

City of Capitola

Planning Commission Special Meeting

Minutes



Thursday, March 31, 2022 – 5:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

Commissioners: Courtney Christiansen, Ed Newman, Mick Routh, Susan Westman,

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Wilk called the meeting to order at 5:00PM. Commissioners Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, and Peter Wilk were present.

2. ORAL COMMUNICATIONS

None presented

A. Additions and Deletions to the Agenda

None presented

B. Public Comments

None presented

C. Commission Comments

None presented

D. Staff Comments

None presented

3. PUBLIC HEARINGS

A. SB9 Ordinance

Ordinance #: 1049

APN: Applicable to all parcels in Single-Family Zone

Project description: Amendments to the Capitola Municipal Code, Adding Section 17.75 Two-Unit Developments to Title 17, Part 3 (Zoning, Citywide Standards), Adding Section 16.78 Urban Lot Splits to Title 16 (Subdivisions), Amending Section 17.74 Accessory Dwelling Units, and Amending Section 16.08 Definitions for the implementation of Government Code Sections 66411.7 and 65852.21 Related to Urban Lot Splits and Two-Unit Developments.

Environmental Determination: Implement of Government Code sections 65852.21 and 66411.7, are not considered a project under CEQA.

Property Owner: Ordinance applies to all properties in the R-1 Zoning District

Representative: Katie Herlihy, Community Development Director

Planning Commission Consultant, Ben Noble presented the report. He explained lots under 5,500 square feet cannot accommodate four 800-square-foot units which comply with the SB9 ordinance setbacks, height, and parking requirements.

The Planning Commission accepted Planning Consultant Ben Noble's presentation on SB9 buildout models on typical Capitola lots and provided feedback on policy questions related to lots under 5,500 square feet.

A majority of the five Commissioners (Westman, Christiansen, and Newman) directed staff to allow additional height up to three stories and require parking through shared access toward the back to the property rather than allow parking across the entire front yard.

Commissioners Routh preferred parking in the front yard rather than additional height.

Commissioner Wilk preferred parking in the front yard rather than sacrificing front yard setback.

Next step: Continue the item, (SB9), to the Planning Commission hearing on April 21, 2022.

Director Katie Herlihy requested a motion to continue with this plan.

Mover: Commissioner Routh

Second: Vice Chair Westman.

Voting Yea: Chair Wilk, Vice Chair Westman, Commissioner Christiansen, Commissioner Newman, Commissioner Routh

B. Ordinance for Objective Design Standards

Permit Number: 22-0126

Location: All zones with multifamily and mixed-use residential, excluding the mixed-use village

Project Description: Ordinance for new objective standards for multifamily and mixed-use residential development

Environmental Determination: Categorically Exempt

Property Owner: Citywide

Representative: Ben Noble, Ben Noble Planning

Planning Consultant Ben Noble presented the draft objective standards for multifamily and mixed-use residential development. He requested general comments and feedback.

The Planning Commission accepted Planning Consultant Ben Noble's presentation, and provided feedback on the standards, specifically:

1. New purpose, applicability, deviations sections up front.
2. New intent statement for circulation and streetscape standards (17.82.040.A.5)
3. New landscaping standards if parking is adjacent to the street (17.82.050.b.1.b)
4. New options for entries not required to face street (17.82.060.B.3.c)

Commissioner Routh stated his objection to inclusion of balconies prior to leaving the meeting for other commitments this evening.

Public comments: None presented.

Recommendation: continue with this plan to April 21, 2022. The plan is noticed for public hearing.

Mover: Vice Chair Westman

Second: Commissioner Christiansen

Voting Yea: Chair Wilk, Vice Chair Westman, Commissioner Christiansen, Commissioner Newman

Abstention: Commissioner Routh

4. DIRECTOR'S REPORT

Director Katie Herlihy provided update on Coastal Commission dining ordinance. We continue to work with the Coastal Commission staff. Additional updates will be available at meeting of April 7, 2022.

5. COMMISSION COMMUNICATIONS

Commissioner Newman provided comments on the city's commitment to the coastal resources.

Director Katie Herlihy noted that we need to look at outdoor parking in the village. It requires a CDP.

Next meeting is April 7, 2022

6. ADJOURNMENT

The meeting was adjourned at 7:21PM to the next Regular Meeting of the Planning Commission on April 21, 2022.

ATTEST/Approved by the Planning Commission

Louis Osemwegie, Clerk to the Commission
