

# City of Capitola

## Town Hall/Special City Council Meeting

### Agenda

### Wednesday, April 02, 2025 – 5:30 PM



NBMS Performing Arts Center  
250 Washburn Avenue, Capitola, CA 95010

**Mayor:** Joe Clarke

**Vice Mayor:** Alexander Pedersen

**Council Members:** Gerry Jensen, Margaux Morgan, Melinda Orbach

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### Town Hall/Special Meeting of the Capitola City Council – 5:30 PM

*Note: This is a Town Hall - No decisions or actions will be made by the Capitola City Council. All correspondence received prior to 5:00 p.m. on the Tuesday preceding the Special Meeting will be distributed to Councilmembers to review prior to the meeting. Information submitted after 5 p.m. on that Tuesday may not have time to reach Councilmembers, nor be read by them prior to consideration of an item.*

#### 1. Roll Call

Council Members Gerry Jensen, Margaux Morgan, Melinda Orbach, Vice Mayor Alexander Pedersen, and Mayor Joe Clarke

#### 2. Additional Materials

*Additional information submitted to the City after distribution of the agenda packet.*

[A.](#) Item 3A - Correspondence Received

#### 3. General Government / Public Hearings

*All items listed in "General Government / Public Hearings" are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.*

[A.](#) Rail Trail Project Town Hall

Recommended Action: None. No Council action will be taken at the Town Hall.

**4. Adjournment** - *The next regularly scheduled City Council meeting is on April 10, 2025, at 6:00 PM.*

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#### How to View the Meeting

This meeting is open to the public for in-person attendance at the New Brighton Middle School Performing Arts Center located at 250 Washburn Avenue, Capitola, California, 95010. A recording of the meeting will be available on the City's website and YouTube Channel within 48 hours of the meeting.

#### How to Provide Comments to the City Council

Members of the public may provide public comments to the City Council in-person during the Town Hall, during the dedicated Public Comment Period. Please refer to the staff report for more information. If you are unable to attend in-person, please email your comments to [citycouncil@ci.capitola.ca.us](mailto:citycouncil@ci.capitola.ca.us) and they will be included as a part of the record for the meeting.

**Notice regarding City Council:** The City Council regularly meets on the 2nd and 4th Thursday of each month at 6:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The City Council Agenda and the complete Agenda Packet are available for review on the City’s website and at Capitola City Hall prior to the meeting. Need more information? Contact the City Clerk’s office at 831-475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk’s office at least 24 hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

**Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a [jgautho@ci.capitola.ca.us](mailto:jgautho@ci.capitola.ca.us).**

**Televised Meetings:** Regular City Council meetings are cablecast “Live” on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed “Live” on the City’s website by clicking on the Home Page link “Meeting Agendas/Videos.” Archived meetings can be viewed from the website at any time.

**Gautho, Julia**

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**From:** Mark Ban <markban@sbcglobal.net>  
**Sent:** Saturday, March 29, 2025 4:21 PM  
**To:** City Council  
**Subject:** Re: Rail trail

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a long-term resident on McCormick Avenue off of Park Avenue. I am very familiar with Park Avenue and the railroad Tracks. Walking the railroad tracks, the future rail trail is a very pleasant experience on our beautiful coast. Walking or bicycling Park Avenue is not the same experience. It is just sharing another busy roadway. Putting the rail trail on Park Avenue is a sell out.

Capitola residence will be losing forever the trail we all wanted and were promised. Please protect Capitola. Keep the trail on the rail corridor for safety, tranquility, beauty and something we can be proud of now and in the future. Capitola residence deserve better than the second rate Park Avenue after thought plan.

Mark Ban

Sent from my iPhone

> On Mar 1, 2025, at 7:41 PM, Mark Ban <markban@sbcglobal.net> wrote:

>

> When we voted on Greenway or the train we were assured there was plenty of room to build both a rail and trail in the Train corridor. If that was overstated then the interim trail would be the best. Keep the trail off the streets and in the railroad right of way where it belongs.

> Mark Ban

>

> Sent from my iPhone

**Gautho, Julia**

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**From:** Morgan Jackson <morggyuki198004@gmail.com>  
**Sent:** Sunday, March 30, 2025 6:20 PM  
**To:** City Council  
**Subject:** Capitola Trail

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Clarke and City Council members,

Please approve Option A or Option B for Park Avenue.  
Both are better options for Monarch Butterflies.

I'm a Cabrillo College student and I can't afford a car. When I am riding my bike it would be much safer if the trail is built along Park Avenue.

Thank you,

Achilles Jackson-Essiem  
104 Lloyd Court  
Aptos, CA 95003  
Sent from my iPhone

**Gautho, Julia**

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**From:** Amanda Drake <amandadrake831@yahoo.com>  
**Sent:** Sunday, March 30, 2025 8:46 PM  
**To:** City Council  
**Subject:** Keep it on the rail corridor!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Council,

Please uphold the will of the voters and Measure L by keeping the trail on the existing rail corridor. Doing anything other than that will degrade safety, increase congestion, and take away from the charm and character of our city.

Do the right thing: uphold Measure L!

Thank you,  
Amanda Drake  
Sent from my iPhone

**Gautho, Julia**

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**From:** Bryson Drake <b1831@yahoo.com>  
**Sent:** Sunday, March 30, 2025 9:05 PM  
**To:** City Council  
**Subject:** Rail corridor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Council,

Please uphold the will of the voters and Measure L by keeping the trail on the existing rail corridor. Doing anything other than that will degrade safety, increase congestion, and take away from the charm and character of our city. If the RTC is willing to spend million of dollars on the rail, it only makes sense to make a trail that everyone can safely use and enjoy. Putting bikes on the road completely defeats the whole idea behind the trail system Capitola residents voted for.

Do the right thing: uphold Measure L!

Bryson Drake  
211 Junipero Ct Capitola

**Gautho, Julia**

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**From:** Cami Corvin <corvinslegalservices@gmail.com>  
**Sent:** Monday, March 31, 2025 12:47 PM  
**To:** City Council; Gerry Jensen; Clarke, Joe; Pedersen, Alexander; Margaux Morgan; Melinda Orbach; Regional Transportation Commission  
**Subject:** Questions for town hall meeting on the 4/2/25

Dear Council,

I want to submit the following questions and remarks for the April 2, 2025, town hall meeting.

1. Would preserving the trail in the rail corridor better comply with the intent of Measure L?
2. Would using the trestle and staying in the rail corridor keep the trail out of the Village?

Remarks:

1. In your submission of the MH Encroachment document, you stated that only five mobile homes would be affected if there were variances, which would have to be granted by HUD. Currently, no variances have been granted, and they are NOT guaranteed to be granted, making the homes affected to be more like 15 or so versus 5. This is very misleading to the public and the residents.

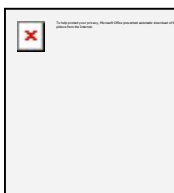
2. Regarding "moving" mobile homes to another park, when I did the research, I found that no other parks allowed older mobile homes to be moved into their parks. Please submit or advise as to what parks you are referring to so that the residents will be able to confirm this. Again, this is very misleading to the public and the residents.

If you are going to submit options, these need to be viable and honest. At this point, I feel the backdoor antics and misleading information to the public and residents are not in the best interest of RTC, City of Capitola.

The current council has been sworn in and took an oath (many of which I have myself) to uphold the law and the best interest of CAPITOLA, not just your constituents. I would like to know that you will adhere to that and do what is right for the City. Please remember this when voting and try to understand what is happening right under our noses. Both sides need to be looked at.

Thank you for your time.

Cami Corvin



**Camilla "Cami" Corvin**

**Notary Public**  
**Legal Document Assistant #59**  
**Contract Paralegal**  
**Corvin's Legal Services**  
**1840 41St. Ave., Suite 205**  
**Capitola, CA 95010**  
**408-406-4137**  
<https://corvinslegalservices.com/>

Review my services? <https://corvinslegalservices.com/recommend/>

**Vice President**  
**Think Local First Santa Cruz**  
<https://thinklocalsantacruz.org/board-and-staff>

**DISCLAIMER TO CONSUMERS:** I am NOT an attorney, cannot give legal advice, and my office is not a law firm. I am only allowed to fill out documents at your direction.

**FOR ATTORNEYS:** I am a paralegal pursuant to California B.P.C. §6450. I can only provide paralegal services under contract with a licensed California attorney.

**This electronic message, including any accompanying documents, is confidential and may contain privileged information under federal and/or state law. If you are neither the intended recipient nor responsible for delivering the message to the intended recipient, you are not authorized to read, share, forward, distribute, copy, or take any other action regarding the message or any attachments. Also, you are not authorized to take or forbear from any legal action based on the message's contents. Please notify the sender immediately if you have received this communication in error. Thank you.**



**Gautho, Julia**

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**From:** Cheryl Ban <cherylban@sbcglobal.net>  
**Sent:** Monday, March 31, 2025 12:52 PM  
**To:** City Council  
**Subject:** Trail in rail corridor

Dear Capitola City Council Member,  
 Keep the Trail in the rail corridor.

The April 17, 2025, special Capitola City Council meeting is premature, this early council vote on a permanent decision about Capitola's Trail/ Rail segment of the Monterey Bay Sanctuary Scenic Trail Network is lacking in fundamental disclosures, complete information and promised extensive studies.

There are important questions to be addressed before a binding vote is taken by our City Council. Has a cohesive plan on costs, especially total costs of this rail/ trail project been reviewed by council? Has the fiscal responsibility been sufficiency considered? Are the future costs of the rail aspect of the project available? Will future taxes be levied through added sales tax, special assessments on property taxes be required?

Are there spread sheets and balance reports available for the public to review the costs, expenditures of proposed project?

Are budgets available to review?

How much has been spent over the years on consultants, engineers, alternative analysis, studies and reevaluated studies?

Regardless of grants and other source of funding, what has been the expenditures?

State and Federal grants and funding do come with high cost to individual taxpayers, they are not 'Free'.

What are legal ramifications to the City of Capitola in regards to the voter mandate of Measure L that was passed in Capitola?

What cost to overturn the citizen's choice, consider the time and division to override measure L, possible court/ legal involvements?

Is there a completed environmental report available?

Do right of ways need to be secured?

Will eminent domain be enacted anywhere along the 32 miles of the corridor for a train?

What plans are available to decide in favor of trains about the scope of Rail Stations?

How many rail stations? Where?

Impact on track corridor for the possibly of massive infrastructure of Rail Stations?

Consider many more high-rise apartment complex's being built on the Track corridor, not needing city of county approval or oversight

implemented through proposed California Bill SB 79.

Are there Capitola rail stations? How many? Are the requirements below accurate?

Is Park Ave near Monterey Ave. a proposed rail station?

Would the rail stations be subject to these requirements:

350 foot long platforms\*

16 foot wide minimum for side platforms

30 foot wide minimum for center platforms

24-48 inch high platform (from top of rail, depends on vehicle type)

ADA accessibility

## Safety and security features

Are there completed conceptual reports?

How many more studies are anticipated?

What is the cost of these ongoing studies?

What is the noise impact of trains and the cost to noise mitigation?

What is the liability to the City of Capitola for instance for noise mitigation, like signs, gates for crossings?

The most concerning are the financial aspects.

What is the cost? Do you know?

What is the current cost per mile of track?

How has the cost per-mile changed over the years?

The recent bridge report about the billion dollar cost for 28 bridges that need to be replaced and five that need rebuilding.

This cost does not address, new single tracks, double tracks (for rail cars to pass each other) the trains, maintenance, fencing, retaining walls, noise mitigation.

Did the Santa Cruz Regional Transportation Commission change from light rail to intercity rail?

If correct, the trains themselves would not be slower moving light rail, other options, faster trains would be considered, like diesel?

Is it necessary to literally change the landscape through track realignment, from curved tracks to straight tracks to accommodate faster trains?

Decisions made only on a piecemeal segment basis, lack the integrity of the reality of the entire project.

Each segment, segments 5, 7,8,9,10,11,12, and 18 connect the whole county.

The council voting April 17, 2025, just days after the public meeting, on segment 10-11, Park Avenue limited options rerouting of Trail off of the expected track corridor is a pressured approach.

Is there an option to follow Measure L and keep the trail on the track corridor?

If detailed information about costs and impacts had been provided at the very onset of rail - trail conversations years ago, measure D might have been understood more accurately and the vote may have been more of a true representation of the people's choice.

Is there a option to build the Trail Now and rail bank the train?

Is Capitola Council having any council meetings about building the trail and rail banking?

The train orthodoxy is creating a looming untenable debt to the future.

Some state, 'the train is for our future, our families, children', hearing the refrain, build at any unknown cost, yet, we must consider the future, the financial untenable debt incurred.

Living in this County, affordability and housing has been at the forefront of government decisions.

The 'Cost of Living' and housing in Santa Cruz County rises with every new tax, reducing affordability for our children, elders, community, escalating the very problem of affordability and sustainability, the leaders proclaim to correct.

Stop taxing, realign the hard earned money already raised by this county, realign to the needs of the community, for instance, funding to repair deteriorating roads.

If these questions have been addressed, I apologize for the redundancy.

I have been unable to find clear direction, that is why I am taking the time to write to each of you.

If I a citizen of Capitola were to ask each of my council members about specific details to this proposed project would I receive information to understand the overall picture of the proposed Trail/ Rail project?

I ask as a Resident of Santa Cruz County and City of Capitola, will each council member in good faith seek out and request appropriate data, information to lead our community with vital information needed to make visionary wise decisions?

I want to trust you and that you have performed due diligence to guide your choices.

We have been patiently waiting for years and still waiting for the postponed studies to give us specific important information so we all can make informed choices about the Trail/Rail.

It is time to assess the costs that have been revealed, find the hidden cost and to evaluate what will radically change the landscape of communities, including removing hundreds of trees, forever changing the lands.

The train might have been an idea worth investigating at one time, now it has become a liability to the vitality of our community.

The train simply costs too much, burdening with indebtedness the future.

The train would take years, maybe decades to build.

Build a Trail and the community would be able to use the tracks in the foreseeable future.

The time is now to build a trail and rail bank the train.

Thank-you for reading this email.

A Concerned Capitola Resident,  
Cheryl Ban

**Gautho, Julia**

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**From:** Stephanie Tetter <stephanie.tetter@gmail.com>  
**Sent:** Monday, March 31, 2025 1:06 PM  
**To:** City Council  
**Subject:** Question about trail planning

Measure L was voted in to insure the rail/bike trail would ONLY BE BUILT IN THE RAIL CORRIDOR. Putting it on Park Avenue would violate Capitola Municipal Code. Why are you considering going against both the law and the will of the people?

This is outrageous, and offensive.

Also, there is an error message that comes up when users try to post questions by using the QR code on the postcard. Not a good look!

Sent from my iPhone  
Please excuse any typos!

**Gautho, Julia**

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**From:** Christine Miguel <christinemiguel1@yahoo.com>  
**Sent:** Monday, March 31, 2025 3:19 PM  
**To:** City Council  
**Subject:** Questions for Town Hall Meeting 4/2/25

Can you please show me the document you have received for the variance for our homes. I have not seen anything to support that statement. So if you haven't received anything that changes the homes from 5 to around 15 homes.

I'm not willing to be moved to another park that's isn't in walking distance to the ocean or town, as far as I know there are no open spaces in Santa Cruz. The park in West Side Santa Cruz might have space but the rent starts at 4k a month. Unless you're paying my rent until I die I can't afford that. So once again I don't think your giving us correct or honest information

Christine spc 77 Castle Estate

[Sent from Yahoo Mail for iPad](#)

# Capitola City Council

## Agenda Report

**Meeting:** April 2, 2025

**From:** City Manager Department

**Subject:** Rail Trail Project Town Hall



Recommended Action: None. No Council action will be taken at the Town Hall.

Background/Discussion: On February 13, 2025, the City Council heard an item regarding Park Avenue Traffic Calming Improvements with Coastal Rail Trail Options. The staff report for that item can be reviewed by clicking the link listed as Attachment 1. At the conclusion of that hearing, the City Council directed staff to host a town hall meeting in collaboration with the Santa Cruz County Regional Transportation Commission (RTC) to review long-term impacts of the Rail Trail, provide updates on the use of the Capitola Trestle, review impacts of potential litigation from Measure L, and provide a general overview of the Rail Trail project's impacts in Capitola.

The RTC independently hosted a public meeting at New Brighton Middle School on March 4 to provide context regarding the Rail Trail.

In response to the Council's direction on February 13 and March 13, staff has coordinated a Town Hall meeting in collaboration with Santa Cruz County and the RTC.

**Date:** Wednesday, April 2, 2025

**Time:** 5:30 P.M. to 7:30 P.M.

**Location:** New Brighton Middle School Performing Arts Center

This meeting is being noticed as a City Council meeting so that Council Members may attend as audience members. There will be no Council decision. The Town Hall will follow the agenda below:

- 1) Mayors Welcome & Facilitator Introduction – 5 minutes
- 2) Presentation – 35 minutes
  - a. Project Context
  - b. Current Project Overview
    - i. Rail Trail Segments 10 & 11
    - ii. Funding
    - iii. Timeline
  - c. Plan for Trail through Capitola Village & ATP Grant
  - d. Park Avenue Realignment
    - i. Background
    - ii. Original plan
    - iii. New proposed plan
  - e. Measure L
  - f. Use of Capitola Trestle
    - i. Option 1
    - ii. Option 2
  - g. Mobile Home Encroachments
  - h. Ongoing Maintenance Costs

- i. Future Zero Emission Passenger Rail and Trail (ZEPRT)
- 3) Answers to Pre-Submitted Questions – 30 minutes
- 4) Public Comment – 45 minutes
- 5) Staff Responses
- 6) Mayor Thank You and Conclusion

Fiscal Impact: Outreach efforts, facilitation, and broadcasting costs are approximately \$5,000.

Attachments:

1. Link to February 13<sup>th</sup> Staff Report:  
<https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-22dcaa307be5437dbb1328e7ace00934/ITEM-Attachment-007-c0473858d01a4529a85b7dc9ae72d794.pdf>
2. Link to Correspondence Received 2/13 through 3/28 - DropBox Folder:  
[https://www.dropbox.com/scl/fo/4hn7q7g5ph4lh8dfpt9xf/ADOhg2XzWE9dex2XpDFN5\\_c?rlkey=ynxkqpgf123jgd6iqyf7xcd8v&st=ko7ddavl&dl=0](https://www.dropbox.com/scl/fo/4hn7q7g5ph4lh8dfpt9xf/ADOhg2XzWE9dex2XpDFN5_c?rlkey=ynxkqpgf123jgd6iqyf7xcd8v&st=ko7ddavl&dl=0)
3. Link to March 13<sup>th</sup> Staff Report:  
<https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-80c1d3262373472a9a50c684fa9cdae4/ITEM-Attachment-006-93431e5d944745df9d52587e69ac71f9.pdf>
4. Link to Town Hall Overview Website, including Informational Materials:  
<https://www.cityofcapitola.org/community/page/town-hall>

Reviewed By: Julia Gautho, City Clerk

Prepared and Approved By: Jamie Goldstein, City Manager