

**CAPITOLA CITY COUNCIL
SPECIAL MEETING ACTION MINUTES
THURSDAY, SEPTEMBER 15, 2016 – 6:00 PM**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Councilmember Dennis Norton: Present, Mayor Ed Bottorff: Present, Council Member Jacques Bertrand: Present, Vice Mayor Stephanie Harlan: Present, Council Member Michael Termini: Present.

2. ADDITIONAL MATERIALS (No additional material received)

3. ADDITIONS AND DELETIONS TO THE AGENDA (None)

4. PUBLIC COMMENTS

Marylin Garrett, local resident, spoke against wireless radiation.

5. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

Council Member Harlan stated that she attended a recent Friends of Soquel Cemetery meeting; she provided an update regarding the creation of a non-profit for various Soquel Cemetery projects. In addition, she stated that the Capitola Friends of Library will have a meeting on Saturday, September 17th.

Council Member Termini stated that the 34th Annual Capitola Art and Wine Festival held on September 10th and 11th was a huge success; he thanked the Chamber of Commerce for spearheading this event.

6. CONSENT CALENDAR

- A. Consider the August 11, 2016, and August 18, 2016, Special City Council Minutes
RECOMMENDED ACTION: Approve minutes.

RESULT:	ADOPTED <i>ITEM NO. 6.A.</i> [UNANIMOUS]
MOVER:	Stephanie Harlan, Vice Mayor
SECONDER:	Michael Termini, Council Member
AYES:	Norton, Bottorff, Bertrand, Harlan, Termini

7. GENERAL GOVERNMENT / PUBLIC HEARINGS

- A. Zoning Code Update [730-85]

RECOMMENDED ACTION: Receive the staff presentation on the proposed Zoning Code beginning with Chapter 17.40, Residential Overlay Zones, review subsequent chapters as time allows, and continue the public hearing to the September 29, 2016 Special City Council meeting.

There was City Council consensus to direct staff on following sections of the Zoning Code Update:

17.40.020.B Page 40-1 Follow-up. Staff to research Capitola Housing Element and see if the one-acre minimum can be decreased. Applicable section requires one-acre minimum for parcels in which the overlay may apply.

17.40.020.H.2.e Page 40-4 Remove relaxed development standards for parking.

17.40.020.J.2 Page 40-6 Remove "55 years" and replace with "natural life of the unit."

17.40.030.E Page 40-8 Update the reference to "Pacific Cove" parking lot to "Beach and Village Parking Lot 1."

17.40.030.E.6 Page 40-8 Change maximum size of a vacation rental sign from one square foot to 8.5 x 11 inches.

17.40.030.E Page 40-8 Add a requirement that all vacation rentals have smoke detectors and carbon monoxide detectors.

Table 17.48-1 Page 48-2 Add "Thermal Recovery" to table next to Photovoltaic panels.

Table 17.48-1 Page 48-2 Remove wind energy systems from table.

Table 17.48-2 Page 48-3: For Cornices, eaves, canopies and similar roof projections

Modify Maximum Projection into required setbacks to:

Interior and Exterior Side: two feet.

Front and Rear: four feet.

Keep Minimum Distance from Property Line:

All property lines: three feet.

Table 17.48-2 Page 48-3

For decks 18 inches or less above grade:

Modify Maximum Projection into required setbacks to:

No Maximum.

Modify Minimum Distance from Property Line:

Five feet front and exterior side.

Table 17.48-2 Page 48-3 Remove Note 3. It is not referenced in the Table.

17.48.030.D.1 Page 48-4 Add a 50% transparency requirement for a wall within a trellis structure.

17.48.030.D.5 Page 48-4 Add a 30 inch maximum height to fire pits.

17.48.030.D Page 48-4 Add outdoor kitchen. Allowed in rear yard if it is two feet from the property line. Must be on grade. May have gas, electric, and plumbing. Same standards as a mini bar for drain size and no 220 electric.

17.48.030.D Page 48-4 Add pizza oven. Require pizza oven to be located in rear yard and be a minimum of 10 feet from property lines.

Table 17.52-1 Page 52-2 Change rear yard requirement accessory structures in single-family and multi-family to have a minimum three foot setback.

- Figure 17.52-1 Page 52-2 Update figure for detached garage to show three foot rear yard setback and 12 foot maximum height .
- 17.52.030.B.4 Page 52-4 Staff edit. Add the word "exterior" as follows "All exterior vending machines..."
- 17.56.030 Page 56-1 Add a reference to the State requirements if an archeological resource is found on site during construction.
- 17.56.030.C.2 Page 56-2 Add or to sentence as follows "Preservation and/or the State..."
- Table 17.60-1 Page 60-2 Remove alley requirements for fence and wall height.
- Figure 17.60-1 Page 60-2 Staff to check with Public Works that site line requirements are met.
- 17.64.020 Page 64-1 Staff to check Local Coastal Plan that names of environmentally sensitive habitat areas are same in code and Local Coastal Plan.
- 17.64.030.1 Page 64-3 Replant for dead tree removal must be native vegetation or habitat for butterflies.
- 17.72.050.B.2 Page 72-3 Add qualitative standards to ensure that in the MU-V and MU-N there is natural landscaping in addition to hardscape.
- Table 17.72-1 Page 72-3 Change Industrial to a minimum of 5%.

8. ADJOURNMENT

The meeting was adjourned at 8:35 PM.


Ed Bottorff, Mayor

ATTEST:


Ryan Safty, Assistant Planner

MINUTES APPROVED AT THE SEPTEMBER 29, 2016, SPECIAL CITY COUNCIL MEETING.