

**CAPITOLA CITY COUNCIL/PLANNING COMMISSION
SPECIAL JOINT MEETING MINUTES
THURSDAY, NOVEMBER 21, 2013**

CITY COUNCIL

Mayor: Stephanie Harlan
 Vice Mayor: Sam Storey
 Council Members: Ed Bottorff
 Dennis Norton
 Michael Termini
 Treasurer: Christine McBroom

PLANNING COMMISSION

Chairperson: Mick Routh
 Commissioners: Ron Graves
 Gayle Ortiz
 Linda Smith
 TJ Welch

**CAPITOLA CITY COUNCIL
SPECIAL MEETING**

THURSDAY, NOVEMBER 21, 2013

6:00 PM

**CITY HALL COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

JOINT MEETING OF THE CAPITOLA CITY COUNCIL

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Dennis Norton, Sam Storey, Ed Bottorff, Michael Termini, and Mayor Stephanie Harlan

Planning Commissioners Ron Graves, Gayle Ortiz, Linda Smith, TJ Welch, and Chairperson Mick Routh

2. ADDITIONAL MATERIALS (None provided)

3. CITY COUNCIL / PLANNING COMMISSION / STAFF COMMENTS (None provided)

4. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. General Plan Update Status Report and Initiation of Public Review. [740-40]

Community Development Director Grunow introduced this item and provided background information regarding the General Plan Update process. He stated that over the past three years, the General Plan Advisory Committee (GPAC), and staff have engaged in an intensive public participation process which has included 19 GPAC meetings, and four public workshops. He stated that GPAC reached consensus on most issues and voted unanimously to recommend that staff initiate the public review of the draft General Plan and Environmental Impact Report (EIR).

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Ed Newman, GPAC Chair, commented on GPAC's three-year review process of the General Plan. He commended the GPAC members for their involvement in the process.

The City Council discussed the following General Plan Policy Issues.

1. Floor Area Ratio (FAR) Limits

Staff provided a presentation to define FAR, provide existing and proposed FAR limits, and illustrate FARs of existing structures in Capitola. Staff also presented a concept for an "increased FAR allowance" for hotels in the Village, properties along the west side of 41st Avenue, and properties fronting the 41st Avenue/Capitola Road intersection.

Members of the Planning Commission and City Council offered diverse opinions on proposed FARs, particularly the "increased FAR allowance" concept. Some members felt that the proposed allowance would set FAR limits too high while others suggested a higher base FAR limit may be a better approach. There was considerable discussion of the findings that would need to be made to permit a request for the increased FAR allowance. Concerns were also expressed that increasing FAR limits could lead to poorly designed projects in the future. Staff explained that good design is not necessarily a function of building intensity and provided examples of projects in Capitola which were well designed despite having higher FARs than many poorly designed projects in the City.

Staff acknowledged that FAR would be a key policy issue which will be discussed further during adoption hearings and suggested that the proposed FAR limits and "increased FAR allowance" remain in the Environmental Impact Report and draft General Plan to allow continued discussion and feedback on the issue.

2. Future Civic Center

Staff provided a presentation of issues raised by the GPAC and public related to draft General Plan policies related to considering relocating city hall, the police station, and the library to the lower Pacific Cove site. Members of the Planning Commission and City Council discussed the topic and offered direction to retain policies to allow future consideration of facilities relocation, independent of future location.

3. Capitola Road

Staff provided a presentation of comments and concerns expressed by the GPAC and members of the public related to policies in the draft General Plan which encourage strengthening connections between 41st Avenue and the Village. Staff suggested a compromised approach to encourage improved pedestrian and bicycle connections along Capitola Road and to retain existing land use designations which allow a mix of single- and multi-family residential and commercial uses. Members of the Planning Commission and City Council discussed the existing mosaic of land uses along Capitola Road and generally agreed that the dividing line between residential and commercial oriented uses was 45th Avenue. Staff suggested that the corridor should be planned in finer detail during the Zoning Ordinance update.

4. McGregor Property

Staff provided a presentation of the McGregor property and comments received from the GPAC and members of the public which objected to the draft General Plan policies which encouraged future development of visitor-serving uses on the site. The Planning Commission and City Council discussed the issue and offered an alternative whereby visitor-serving uses would only be encouraged if and when recreational uses were relocated to a more central location in the City.

5. West Capitola/41st Avenue Neighborhood – “North Forties”

Staff presented objections raised by some members of the GPAC that the term “North Forties” should be removed from the document. Staff explained that the term had been introduced in the General Plan following comments that West Capitola/41st Avenue neighborhood was historically referred to as the “North Forties”. Staff suggested a compromised approach whereby the term would not be used as the neighborhood name, but would be cited in the description of the West Capitola/41st Avenue neighborhood.

Planning Commission and City Council discussion ensued regarding the General Plan Update and the Environmental Impact Report.

Cathlin Atchison, local resident, requested that the City consider climate adaptation and future environmental issues resulting in sea level rise when considering issues in the General Plan.

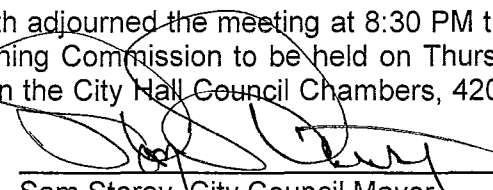
ACTION **Motion made by Planning Commissioner Graves, seconded by Planning Commissioner Ortiz, to authorize staff to initiate public review of the draft General Plan and Environmental Impact Report. The motion was passed unanimously.**

ACTION **Motion made by Council Member Norton, seconded by Council Member Termini, to authorize staff to initiate public review of the draft General Plan and Environmental Impact Report. The motion was passed unanimously.**

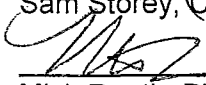
5. **ADJOURNMENT**

Mayor Harlan adjourned the meeting at 8:30 PM to the next Regular Meeting of the City Council on Thursday, November 14, 2013, at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Chairman Mick Routh adjourned the meeting at 8:30 PM to the next Regular Meeting of the Planning Commission to be held on Thursday, December 5, 2013, at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.



Sam Storey, City Council Mayor



Mick Routh, Planning Commission Chair

ATTEST:



Susan Sneddon, City Clerk

Approved by the City Council on January 9, 2014;
Approved by the Planning Commission on January 16, 2014