



**FINAL MINUTES
CAPITOLA PLANNING COMMISSION
SPECIAL MEETING
MONDAY, MAY 16, 2016
6:30 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioner Smith: Absent, Commissioner Ortiz: Present, Commissioner Newman: Present, Chairperson Commissioner Welch: Present, Commissioner Westman: Present.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

None

B. Public Comments

Member of the public, Brittney Crass, introduced herself as a specialty hot dog cart owner. She would like the Commission to consider allowing food trucks in industrial areas, specifically on Kennedy by the beer and wine establishments. Thought it would be good for people to have access to food while drinking. The closest food option to St Adaruis is 1.4 miles away. Nothing is nearby.

Commissioner Ortiz expressed support for the idea. She asked if Ms. Crass has talked to City Council about amending Code. Ms. Crass stated she has not. Director Grunow clarified that Ms. Crass contacted City Council members through email. The City Council has mentioned a desire to explore the idea. Director Grunow explained that it is doable in this area and could be within the zoning code update.

Commissioner Ortiz loves the idea.

Commissioner Westman asked would it be easier outside of zoning code update?

Commissioner Ortiz explained to Ms. Crass to be sensitive in the site planning to residents in the mobile home park placing truck as far away from residential as possible.

C. Commission Comments

Commissioner Westman requested information on who put the list together, was it adopted, and how was the list communicated to the public. Would like to have this information during the meeting that the historic chapter of the zoning code is reviewed.

D. Staff Comments

None

3. APPROVAL OF MINUTES

A. Planning Commission Minutes for the Special Meeting of May 5, 2016

Commissioners asked if neon was allowed in village. The direction was that all neon (including village) requires approval by Planning Commission as reflected in the minutes.

Commissioner Ortiz noted that Table 17.80.110 should be Table 1 rather than Table 110.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Gayle Ortiz, Commissioner
SECONDER:	Susan Westman, Commissioner
AYES:	Ortiz, Newman, Welch, Westman
ABSENT:	Smith

4. PUBLIC HEARINGS

A. Zoning Code Update All Properties within Capitola

Continuation of Comprehensive Update to the City of Capitola Zoning Code (Municipal Code Chapter 17)

The Zoning Code serves as the Implementation Plan of the City's Local Coastal Program and therefore must be certified by the Coastal Commission.

Environmental Determination: Addendum to the General Plan Update EIR

Property: The Zoning Code update affects all properties within the City of Capitola.

Representative: Katie Cattan, Senior Planner, City of Capitola

Planner Cattan provided an overview of each section of the draft zoning code. The Planning Commission discussed each section or directed staff to continue with not changes. The following summarized the section of code and modifications requested by the Planning Commission:

17.88.030 Allowable Benefits. Move Central Village from MU-V chapter to 17.88.

Planning Commission Direction: Move Central Village Theater Site to section 17.88.

17.88.030 Allowable Benefits. Discussion on revised allowable benefit list.

Planning Commission Direction. Clarify 17.88.030.D what "sidewalk oriented commercial uses" means. The idea is to bring the building up to the street/sidewalk. Update to be clearer of intent. Revised list is improvement.

17.88.040 Available Incentives. Move the Central Village Theater Site from MU-V to 17.88.

Planning Commission Direction: Move the Central Village Theater Site to 17.88.

17.88.060 Application Submittal and Review.

Planning Commission Direction: The organization of this section is confusing. Revise A: The application must go before Planning Commission for a recommendation to the City Council. Remove B. Separate chapter for Conceptual Review will be added.

17.88.080 Findings

Planning Commission Direction: Delete Finding C. Add finding that the Public Benefit exceeds the benefits required by the zoning code or any other provisions of local, state, or federal law.

17.92.010 Purpose

Planning Commission Direction: Move purpose E after purpose C.

17.92.050.B. Cessation of Use.

Planning Commission Direction: Define “Cessation of Use” and specify what operating and non-operating means. Business closed. Extend to 180 consecutive days.

17.92.070.C.3 Measures to Compensate for Impacts.

Planning Commission Direction: Language is too weak. Change provide a community benefit to “neighborhood” benefit. For examples include: reducing number of residential units in a building, providing shared parking, screening trash facilities, improved building design, screening and landscaping.

17.92.080. C Substantial Demolition

Planning Commission Direction: Remove the substantial demolition. Instead, require additions to a non-conforming structure that require a design permit to be approved by Planning Commission and limit additions to 50% of existing non-conforming structure.

17.92.080.D Replication of Single Family Dwellings

Planning Commission Direction: Change replication to reconstruction. Keep recreates the original building footprint, mass, floor area, height, and roof lines but allow deviation in arrangement of doors, windows, and exterior finishes. Similar to reconstruction as included under 17.92.080.E.2 which allows minor changes to arrangement of doors, windows, and rooflines. Add finding that modification to the non-conforming structure preserves the beach cottage character of the city.

Edit. 17.92.080 D.5: Reference to findings should be 17.92.090.

Chapter 17.96 Supplemental Standards

17.96.020.B Animal Keeping: Household Pets

Planning Commission Direction: Add maximum of 4 of each type of pet with a maximum of 8 pets total.

17.96.020.C. Chickens

Planning Commission Direction: Add minimum lot size of 5000 sf. Location of coops shall specify they are not allowed in front or side yard. Must be located behind primary structure. Allowed within rear yard. Keep 20 feet requirement from dwelling units on adjacent properties.

17.96.020.D. Prohibited Animals.

Planning Commission Direction: Add the word ducks as follows “1. Roosters, fowl other than chickens and ducks, goats ...

17.96.040. Home Occupation

Minor Edit: 17.96.040.B.2 Sales and Displays. Add the word onsite as follows. “Products may not be sold onsite directly to customers...”

17.96.060.A Large Commercial Land Uses: Purpose and Applicability

Planning Commission Direction: Keep standard for applicability at 12,000 sf and remove 20,000 sf. Also, reinsert previous code exception for commercial properties within a 300,000 sf shopping center.

17.96.100 Permanent Outdoor Displays

Planning Commission Direction: Do not allow in the MU-V. Add that permanent outdoor display requires approval of a conditional use permit by Planning Commission. Add that vending machines are not allowed as permanent outdoor displays. Make sure it is clear in draft code that Redbox and vending machines located outside a building require a CUP for an accessory use. Define discretionary review.

17.96.110.D.1 Outdoor Lighting. Prohibited Lighting. Drop-down lenses.

Planning Commission Direction: Better define drop down lenses and input image.

17.96.180 Temporary Sidewalk Dining

Public comment: Resident Nels Westman spoke against the proposed temporary sidewalk dining due to impacts on parking and cluttering the sidewalks. Requires additional community input.

Planning Commission Direction: Do not allow in MU-V. Within other commercial zones allow with tighter regulations.

17.96.140 Residential Mixed Use Development in Commercial Zoning Districts

Planning Commission Direction: Move to CC and CR Zones. Remove 17.96.120.C.7 retail location. Reword 17.96.120.C.10 to clarify parking along curb. Clarify if this is parking along frontage. Curb suggests public street parking.

RESULT:	CONTINUED [UNANIMOUS]	Next: 6/19/2016 6:00 PM
MOVER:	Edward Newman, Commissioner	
SECONDER:	Susan Westman, Commissioner	
AYES:	Ortiz, Newman, Welch, Westman	
ABSENT:	Smith	

5. ADJOURNMENT

Approved by the Planning Commission at the special meeting of June 27, 2016.