



AGENDA - REVISED SPECIAL JOINT MEETING

CAPITOLA PLANNING COMMISSION AND CITY COUNCIL

Wednesday, March 4, 6:00 p.m.
City Council Chambers, 420 Capitola Avenue

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Planning Commissioners Stephanie Harlan, Ed Newman, Gayle Ortiz, Michael Termini, and Chairperson Ron Burke

Council Members Ron Graves, Sam Storey, Kirby Nicol, Dennis Norton, and Mayor Robert "Bob" Begun

2. ORAL COMMUNICATIONS

Pursuant to Government Code §54956, Oral Communications are confined to the matters described below.

3. PUBLIC HEARINGS

A. Amendments to the Capitola Municipal Code Title 17 Zoning Ordinance and the Local Coastal Program related to the City's Housing Element compliance. The two proposed amendments to be discussed are as follows:

1. The addition of a Density Bonus implementation ordinance (Chapter 18.03) to allow for a range of greater residential densities in exchange for levels of affordability to meet state law.
2. Amend Chapter 17.20 creating an Affordable Housing Overlay to allow for increased residential densities in exchange for levels of affordability on two opportunity sites: 600 Park Avenue (APN: 036-151-15) and 1745 & 1785 46th Avenue-Capitola Gardens (APN: 034-124-20 & 034-124-21).

RECOMMENDATION:

That the City Council: accept the staff report and participate in the public hearing and joint session discussion with the Planning Commission. Recommendations from the Planning Commission on these items will come before City Council for consideration at a future City Council meeting.

That the Planning Commission:

1. Approve the Addendum to the Initial Study for Housing Element Implementation Amendments and Negative Declaration (IS/ND) (Attachment A) finding the proposed project refinements meet the conditions identified in California Environmental Quality Act Guidelines Section 15164 as there are no new significant environmental impacts resulting from this project refinement.

2. Adopt a resolution (Attachment B) recommending that the City Council:

Adopt the proposed ordinance to amend the Capitola Municipal Code by adding Chapter 18.03 to implement the State mandated **Residential Density Bonus Ordinance** (Attachment C); add Chapter 17.20 to establish an **Affordable Housing Overlay Zone** (Attachment D); amend the City zoning map to add the AHO zone to the Capitola Gardens and 600 Park sites (APN 034-124-20, 034-124-21, & 036-151-15) (Attachment E) ; **Amend the General Plan Land Use Element** by revising the land use densities for these two sites from the Residential R-LM Low-Medium 5-10 Units/Acre to Residential R-H High 10-20 Units/Acre. (Attachment F); direct the City Manager to submit these **Local Coastal Plan (LCP) amendments** to the Executive Director of the Coastal Commission for final certification.

- B. At the request of the Planning Commission this agenda item will include a short presentation on the Housing Element process, a discussion of the consequences of non-compliance, and an examination of Housing Element Opportunities that have been identified in commercially zoned areas.

4. **ADJOURNMENT**

The Planning Commission will adjourn to its next regular meeting to be held on Thursday, March 5, 2009, at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola.

The City Council will adjourn to its regular meeting to be held on Thursday, March 12, 2009, at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola.

If you require special assistance in order to attend the meeting, including needs addressed by ADA, please notify the City at 831-475-7300 at least 3 days prior to meeting.