

An aerial photograph showing a coastal town with houses on a hill overlooking a cliff drive. The cliff drive is a road built on a steep, eroded cliff face. Several cars are parked along the road. The ocean is visible below the cliff, with waves crashing against a rocky shore. The sky is overcast.

Cliff Drive Resiliency Planning

August 12, 2025

Tonight's Agenda

- 1 Introductions
- 2 Study Area & Existing Conditions
- 3 Proposed Plan
- 4 Local Coastal Program Update
- 5 Questions
- 6 Next Steps

Cliff Drive Study Area



History of Cliff Drive



Existing Conditions

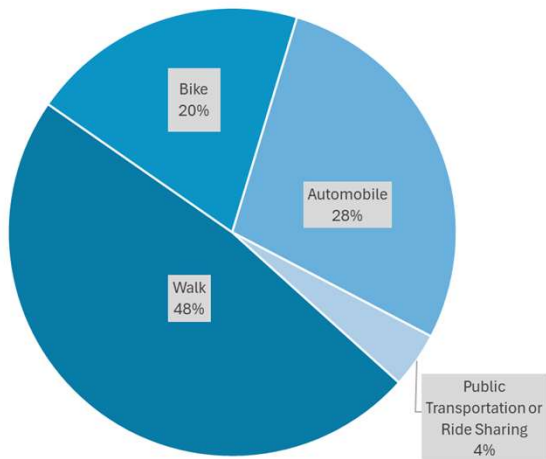


Existing Conditions

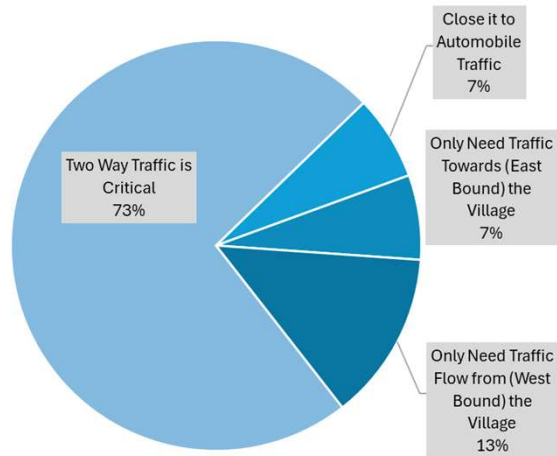


Community Feedback

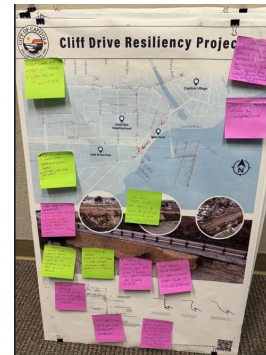
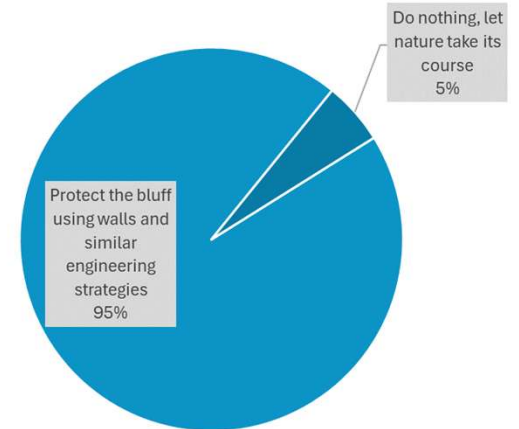
How do you travel to Vista Point and/ or Capitola Village?



How important is two way vehicle traffic on Cliff Drive?

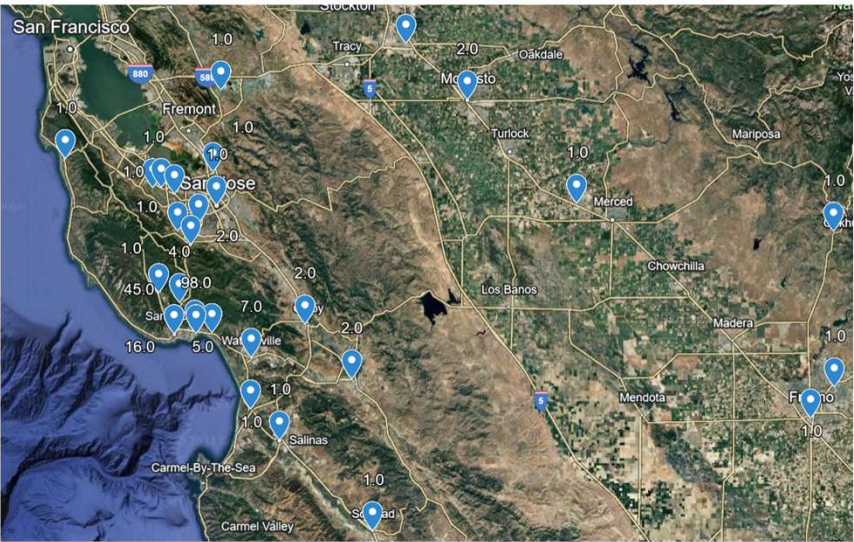
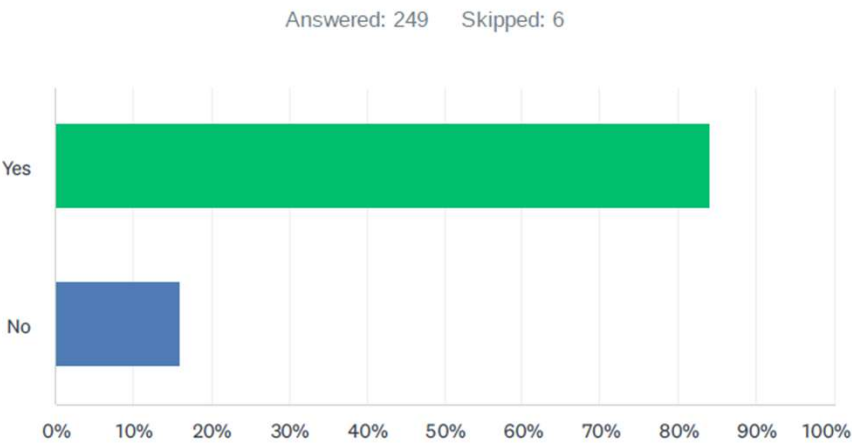


The bluff supporting Cliff Drive is threatened by erosion. If the City can reasonably attain funding, we should do one of the following options.



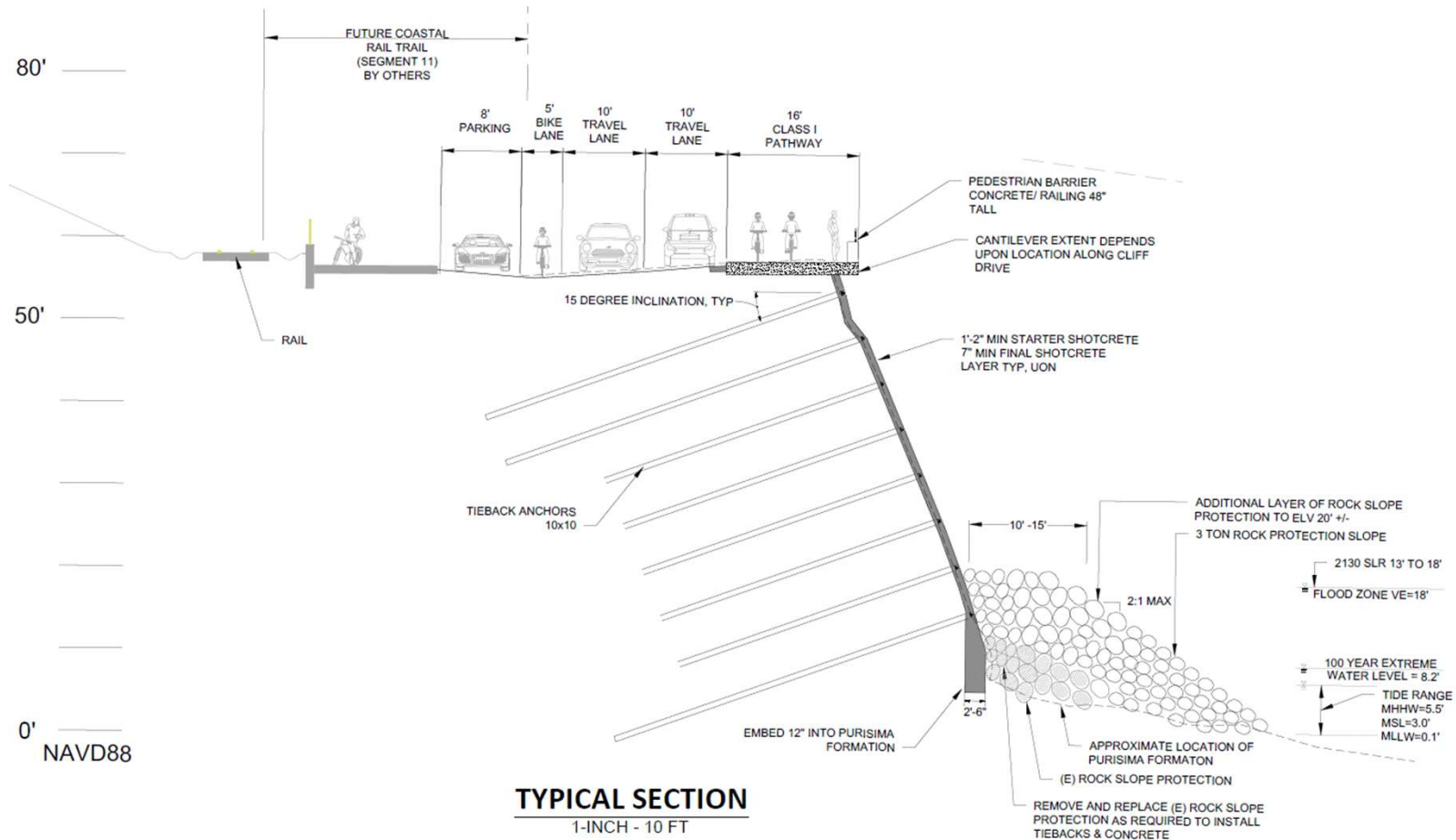
August 2024 Survey – 255 Responses

Q7 Do you support continued efforts to protect Cliff Drive from further bluff erosion, such as building a retaining wall?

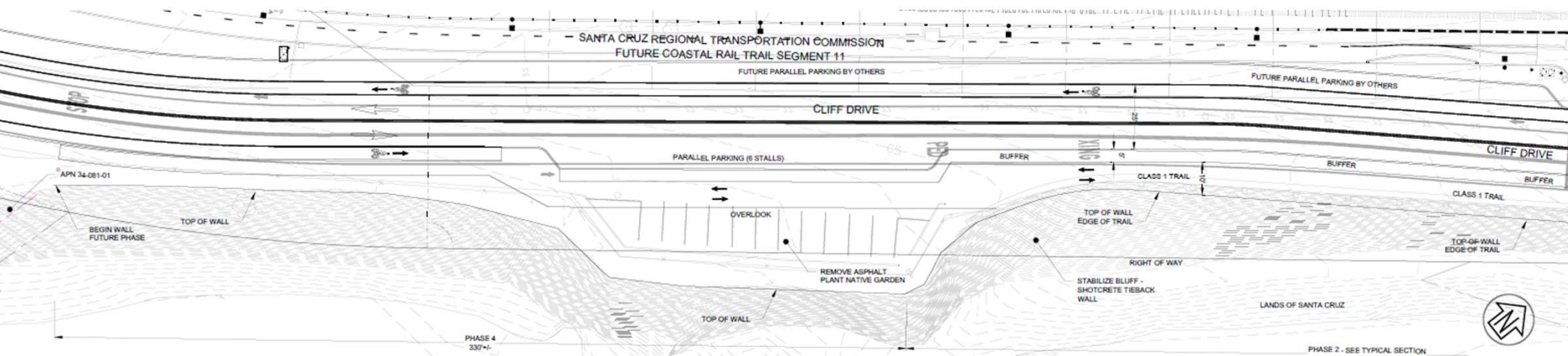


ANSWER CHOICES	RESPONSES	
Yes	83.94%	209
No	16.06%	40
TOTAL		249

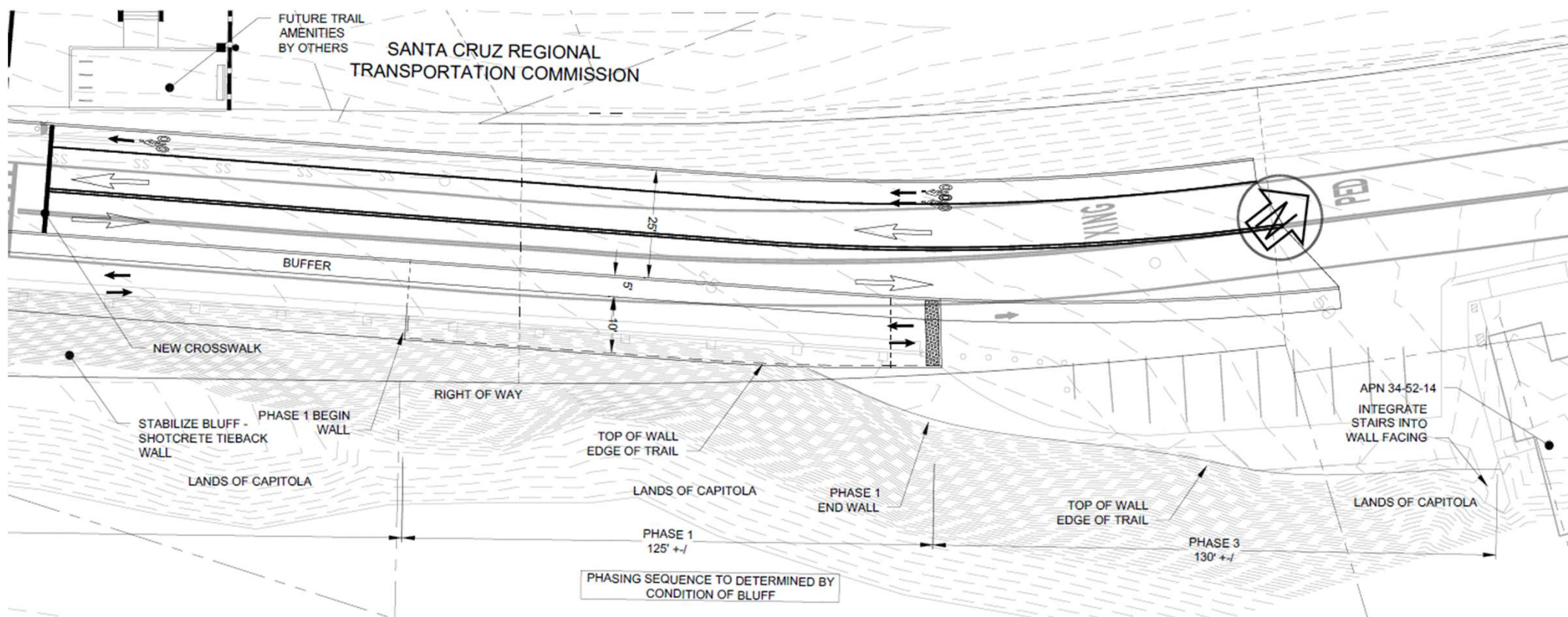
Proposed Plan



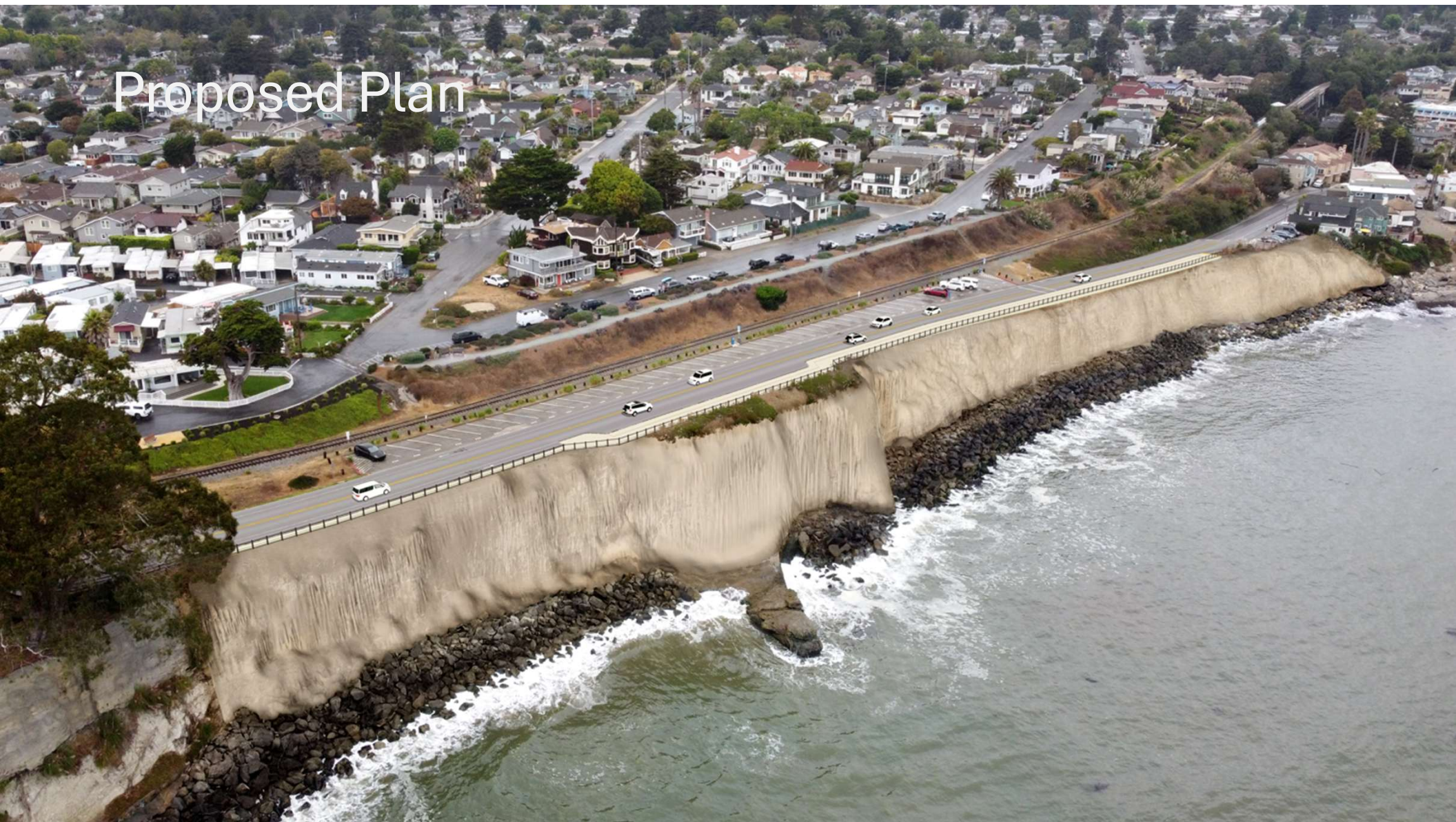
Proposed Plan



Proposed Plan



Proposed Plan



Capitola Local Coastal Program Update



- What is the Local Coastal Program?
- Why do we have to update the LCP?
- What updates are proposed?

Capitola Local Coastal Program Update



What is the Local Coastal Program (LCP)?

The guiding policy and regulatory framework for development and resource protection within the City's coastal zone.



Capitola Local Coastal Program Update



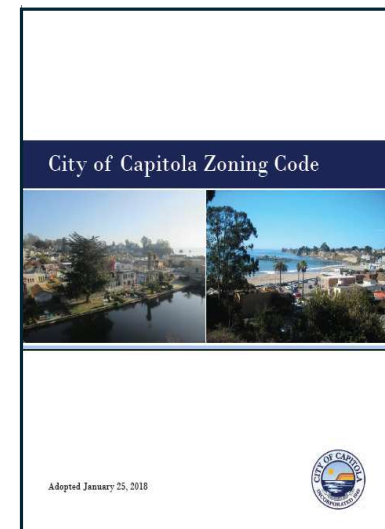
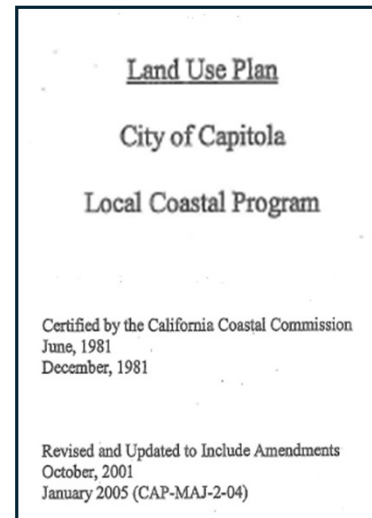
2 Key Components

Land Use Plan (LUP):

Establishes broad policies for land use, coastal access, habitat protection, and hazard management.

Implementation Plan (IP):

Contains the specific zoning standards, ordinances, and procedures to carry out the LUP policies.



Capitola Local Coastal Program Update



Why do we have to update the LCP?

1. **Outdated Policies:** The current LCP was certified in 1981, with only one limited update in 2005,
2. **Resilience Planning:** To address increased coastal erosion, sea-level rise, and public access needs, Capitola must align its policies with current science and best practices.
3. **Funding Requirement:** Cliff Drive Resiliency Project received grant funding from the Coastal Commission. Updating the LCP is a condition of that grant.

Capitola Local Coastal Program Update



What updates are proposed?

- Land Use Plan Part 2 – Public Access Component
- Land Use Plan Part 5 – Natural Hazards
- IP Chapter 17.32: Parks Open Space
- IP Chapter 17.64: Environmentally Sensitive Habitat Areas
- IP Chapter 17.68: Geologic Hazards District
- IP Chapter 17.76: Parking and Loading

Capitola Local Coastal Program Update



Land Use Plan Part 2 – Public Access Component

- Updated Summary on Existing Access, Cliff Drive, Hooper Beach, Capitola Wharf,
- Updated references of Southern Pacific to RTC
- Update policies:
 - Policy II-2 – Add multi-modal enhancements
 - Policy II-4 – Cliff Drive policy toward maximizing public access & multimodal. Remove RTC reference
 - Policy II-5 – Remove RTC policy
 - Policy II-6 – Outdated Hooper Beach boat storage
 - Policy II-7 – Remove reference to RTC
 - Policy II-8 – Add multi-modal
 - Policy ii-14 – Remove reference to SP Railroad

Capitola Local Coastal Program Update



Land Use Plan Part 5 – Natural Hazards

- Updated Bluff and Beach Erosion summary
- Added reference to Coastal Act regarding Sea Level Rise
- Updated Bluff and Beach Erosion policies
 - Policy VII-1 Add sea level rise to coastal planning
 - Policy VII-2 Remove reference to guidance document
 - Policy VII-9 Updated shoreline structure policy
 - Policy VII-11 Update drainage and add vegetation
 - Policy VII-12 New policy on Cliff Drive projects
 - Policy VII-13 New policy on Capitola Village
- Added Objective for Beach and Bluff Erosion
- Removed Implementation items which have been completed

Capitola Local Coastal Program Update



IP Chapter 17.32: Parks Open Space

- Clarified zoning code allowances for improvements identified by Cliff Drive Resiliency Project

Capitola Local Coastal Program Update



IP Chapter 17.64: Environmentally Sensitive Habitat Areas

- Clarified allowance for development of public access in certain sensitive habitat areas

Capitola Local Coastal Program Update



IP Chapter 17.68: Geologic Hazards District

- Elevate the importance of recognizing and addressing coastal hazards
- Clarify timespan and methods of evaluating development stability and safety from hazards
- Address consistency of defining a bluff across City code

Capitola Local Coastal Program Update



IP Chapter 17.76: Parking and Loading

- Clarified RTC Ownership of Former Southern Pacific Right of Way

Capitola Local Coastal Program Update



Any questions?

Capitola Local Coastal Program Update



Capitola Local Coastal Program Update



Submit LCP/IP to Coastal Commission



Complete – Schedule for Hearing.

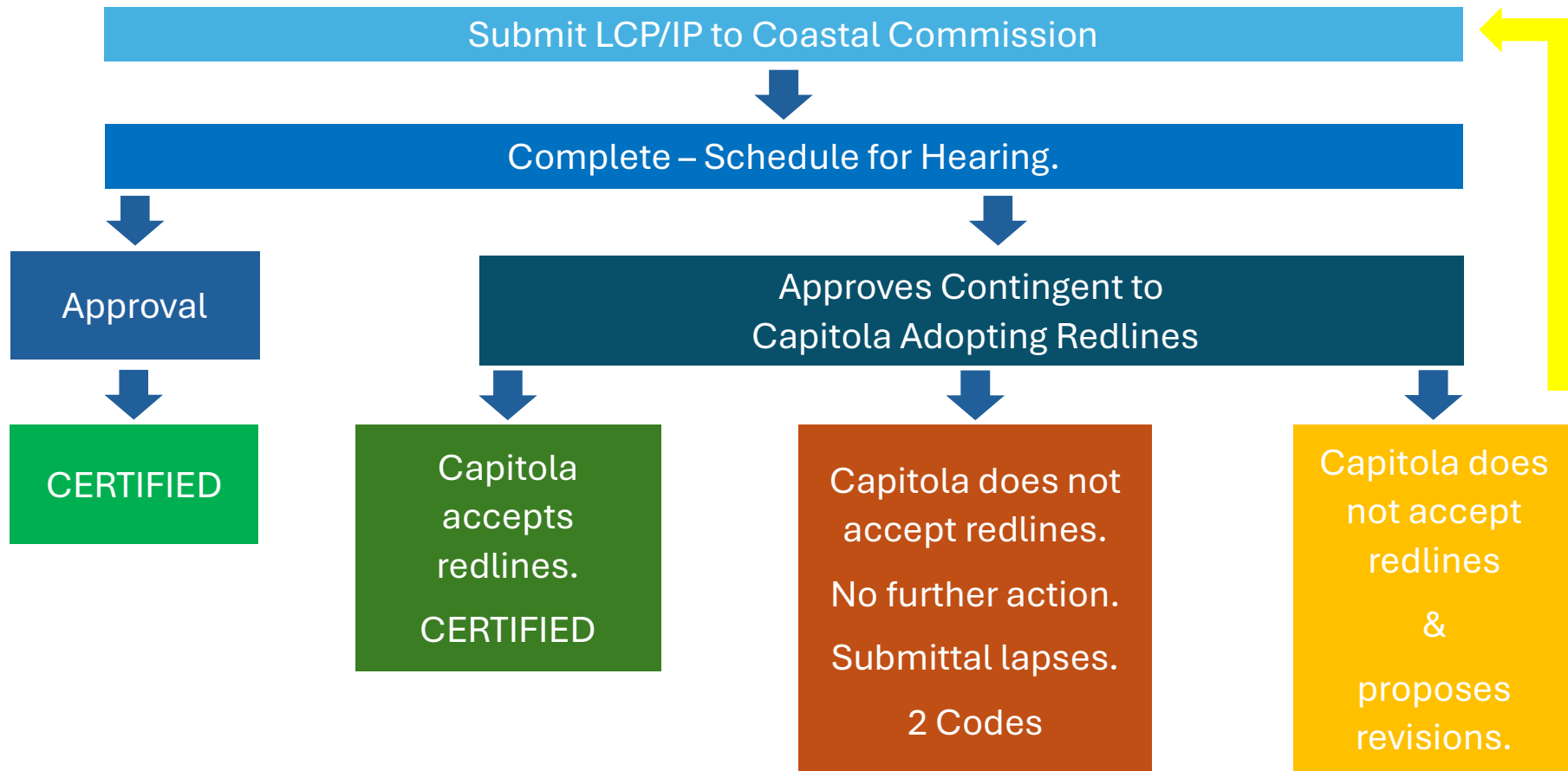


Approval



CERTIFIED

Capitola Local Coastal Program Update



An aerial photograph of a residential neighborhood, showing a river flowing through the center. A bridge crosses the river, and a road runs along the riverbank. The houses are densely packed, and there are trees and greenery throughout the area. The text "THANK YOU FOR ATTENDING" is overlaid in a large, orange, sans-serif font.

THANK YOU FOR ATTENDING