

**CAPITOLA CITY COUNCIL
SPECIAL MEETING ACTION MINUTES
THURSDAY, AUGUST 18, 2016
7:00 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

None provided.

3. ADDITIONS AND DELETIONS TO THE AGENDA

None provided.

4. PUBLIC COMMENTS

None provided.

5. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

Council Member Norton stated that the Polar Express Train will be traveling from the Santa Cruz Beach Boardwalk to Capitola during the holiday season.

Council Member Bertrand stated that he attended a presentation regarding the [President's Task Force on 21st Century Policing](#)

6. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. Zoning Code Update [730-85]

RECOMMENDED ACTION: Receive the staff presentation, discuss the proposed draft Zoning Code Update, identify desired Code revisions, and continue the public hearing to the September 15, 2016 Special City Council meeting.

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

Note: Page numbering references the page numbers in the Draft Zoning Code Update Attachments 1 and 2 in the August 18, 2016, Special City Council meeting agenda packet (Item No. 6.A.)

Table 17.20-1 Page 20-2 to 20-3: Permitted Land Uses

The City Council discussed small mobile food vendors in the Village such as popcorn and popsicle vendors. The Council directed staff to create a list of items for further discussion, and requested that small mobile food vendors be the first item on the list so the Capitola Village & Wharf Business Improvement Area Advisory Committee can be notified of the possible changes and provide feedback.

17.20.030.B Page 20-5: Height Exceptions.

Omit (1) Up to 30 feet for habitable space with a roof pitch of at least 5/12.

Replace (1) Up to 30 feet for a structure with a minimum 5:12 roof pitch. See figure 17.20-1.

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Keep (2) Projections for non-habitable decorative features and structures as allowed by Section 17.48.030.C.

Add (3) Up to 33 feet for pitched roof with a maximum plate height of 26 feet and no habitable space above the plate line.

RESULT:	APPROVAL REGARDING HEIGHT EXCEPTIONS FOR PLATE HEIGHT OF 26 FEET WITH PITCH ROOF ALLOWED UP TO 26 FEET WITH NO HABITABLE ABOVE 27 FEET
MOVER:	Michael Termini, Council Member
SECONDER:	Mayor Bottorff
AYES:	Dennis Norton, Ed Bottorff, Jacques Bertrand, Michael Termini
ABSTAIN:	Stephanie Harlan, Vice Mayor

17.20.030.E.1 Page 20-6: Building Orientation: Change the word “shall” to “should.”

17.20.030.E.8 (ADD) Page 20-10

Add standards for Garbage and Recycling that they are located to the side and rear of buildings, sufficiently screened from public right-of-way, and designed into the architecture of the building.

17.20.040.D Figure 17.20-8 Page 20-14 In the figure, a 20-foot setback is labeled. "20 feet" should be replaced with "minimum zone setback."

17.20.040.F Page 20-15: Driveways and Curb Cuts: Staff to check with Public Works that the Driveway Dimension Standards for required 2-way width are correct. Question was raised about why the minimum is not double the 1 -way standard at 16.

17.20.040.F Page 20-15: Driveways and Curb Cutes: Staff suggested changing: Footnote [1] should be listed as a standard so it is not overlooked.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add Single-Family as prohibited.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add Condition Use Permit (CUP) for Mobile Food Vendor in C-R; note mobile food vendors in one location two times or less per year are regulated as a temporary use in accordance with Section 17.96.180.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add a clarification that Mobile Food Vendors are allowed within Temporary Publicly Attended Activities as governed in Chapter 9.36 of the Municipal Code.

Table 17.24.1 Page 24-3 and 24-4 Discussion on whether or not to prohibit drive-through facilities. City Council wanted more time to think about the issue. Staff directed to add to add to further discussion list.

Table 17.24-1 Page 24-3 and 24-4 City Council had a discussion on Note [5] of the table limiting residential to 50% of a mixed use development. Staff was directed to remove multi-family from C-R zone resulting in the removal of note [5] as well.

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Table 17.24-1 Page 24-3 and 24-4 For Residential Mixed Use in C-R Staff was directed to add a note prohibiting residential from first story.

Table 17.24-1 Page 24-3 and 24-4 Prohibit food preparation and self-storage in C-R (add a dash "-").

Table 17.24-1 Page 24-3 and 24-4 Change addition requirements reference for self-storage from 17.96.130 to 17.96.140.

17.24.020.C Page 24-5 Remove "banks" from types of offices.

17.24.020.C Table 17.24-2 Page 24-5 Prohibit all ground floor office in C-R zoning district.

17.24.020.C Table 17.24-2 Page 24-5 Staff change: Add key. Clarify N/A under CC zone for conversions of retail use to an office use.

17.24.030.A Table 17.24-3 Page 24-6 Modify landscaped Open Space, Minimum in Industrial Zone to 5% minimum. Remove "up to"... "as determined."

17.24.030.C.1 Page 24-7 Change referenced table to 17.24-3

17.24.040.B.2 Page 24-9: Standards: Remove second sentence "At all time there shall be at least 10 feet between the building wall and edge of sidewalk."

17.36 Page 36-1 No changes to Planned Development.

RESULT:	ACCEPTED PLANNING COMMISSION' S REDLINED CHANGES TO PLANNED DEVELOPMENT
MOVER:	Michael Termini, Council Member
SECONDER:	Jacques Bertrand, Council Member
AYES:	Dennis Norton, Ed Bottorff, Jacques Bertrand, Michael Termini
NOES:	Stephanie Harlan, Vice Mayor

7. **ADJOURNMENT**

The meeting was closed at 9:15 PM

Ed Bottorff, Mayor

ATTEST:

Ryan Safty, Associate Planner

MINUTES WERE UNANIMOUSLY APPROVED ON SEPTEMBER 15, 2016