

**MINUTES
CAPITOLA CITY COUNCIL
SPECIAL MEETING ACTION MINUTES
THURSDAY, SEPTEMBER 29, 2016
6:00 PM**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Councilmember Dennis Norton: Present, Mayor Ed Bottorff arrived at 6:45 PM, 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 Termini encouraged those that participated in Vision Capitola to be involved in the City Council meeting discussions regarding the Zoning Code Update.

Vice Mayor Harlan stated that the next Special City Council Meeting to discuss the Zoning Code Update will be held on Saturday, October 1, 2016.

City Manager Goldstein provided an update regarding the Police Chief recruitment; interviews will be held on October 11, 2016.

6. CONSENT CALENDAR

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| RESULT: | ADOPTED <u>ITEM 6.A.</u> [UNANIMOUS] |
| MOVER: | Michael Termini, Councilmember |
| SECONDER: | Jacques Bertrand, Councilmember |
| AYES: | Norton, Bertrand, Harlan, Termini |
| ABSENT: | Bottorff |

- A. Consider the September 8, 2016, Regular City Council Minutes, and the September 15, 2016, Special City Council Minutes
RECOMMENDED ACTION: Approve minutes.

7. GENERAL GOVERNMENT / PUBLIC HEARINGS

- A. Zoning Code Update [730-85]
RECOMMENDED ACTION: Receive the staff presentation on the proposed Zoning Code Update beginning with Chapter 17.74, Secondary Dwelling Units, review subsequent chapters as time allows, and continue the public hearing to the Saturday, October 1, 2016, Special City Council meeting.

CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
September 29, 2016

| Zoning Code Section | Page Reference ¹ | City Council consensus on the following: |
|----------------------------------|-----------------------------|--|
| 17.88.030.A.1 | Page 88-1 | Remove reference to figure 17.88-1. |
| 17.74.030.B.2 and 17.74.040.H | Page 74-2 | Review of DETACHED two-story secondary unit requires a minor use permit and minor design permit. Neighbor is notified and can request a hearing. Second story attached automatically triggers a design permit reviewed by the Planning Commission. |

RESULT: APPROVAL OF DETACHED TWO-STORY SECONDARY UNIT THAT MEETS ALL THE R-1 REQUIREMENT WITH THE FOLLOWING VOTE:
MOVER: Dennis Norton, Council Member
SECONDER: Michael Termini, Council Member
AYES: Norton, Bertrand, Termini, Bottorff
NOES: Harlan

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| Table 17.80-2 | Page 74-3 | Setback standards and height standards should match the standards for a shed. |
| 17.74.040.L | Page 74-4 | Change "relate to" to "complement" |
| 17.74.050.F | Page 74-5 | Add: adjacent "residential" properties. |
| 17.74.050.J | Page 74-5 | Add: protects "public" views. |
| Table 17-76-1 | Page 76-3 | Add note [1] to hotel with 20 guest rooms. Note to require that Parking Demand Study is paid for by the applicant, contracted by the City, and approved by the Planning Commission. |
| 17.76.030.C.1 | Page 76-7 | Remove "generally". |
| 17.76-050.B and E.5 | Page 76-12 | Prohibit shared parking in the Village. Bob Edgren, local resident, provided comments regarding shared parking in the Village |
| 17.76-050.F.4 | Page 76-13 | Exclude hotel from maximum of 25% valet parking. |
| 17.76-050.H | Page 76-14 | Bring back Transit Center credit and limit it to the Mall property with the outer limits being Clares Street, Capitola Road, and 41st Avenue. |

RESULT: APPROVAL OF TRANSIT CENTER PARKING CREDIT AND LIMIT IT TO THE MALL PROPERTY WITH THE OUTER LIMITS BEING CLARES STREET, CAPITOLA ROAD, AND 41ST AVENUE. WITH THE FOLLOWING ROLL CALL VOTE:
MOVER: Dennis Norton, Council Member
SECONDER: Jacques Bertrand, Council Member
AYES: Norton, Bertrand, Termini, Bottorff
NOES: Harlan

| Zoning Code Section | Page Reference | City Council consensus on the following: |
|---------------------|----------------|--|
| 17.76.I.1 | Page 76-14 | In-Lieu parking. Reword to add that in-lieu program applies to hotel uses only per the adopted Council policy. |

¹ Draft Zoning Code Update.

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| 17.76.060.D.2 | Page 76-17 | Change "permitted" to "Preferred". |
| 17.76.060.F | Page 76-17 | Add "Parking lifts shall be maintained and operable through the life of the project." |
| 17.76.060.G | Page 76-17 | Add that all fixtures shall be dark sky compliant. |
| 17.76.060.I.3.e | Page 76-18 | Add "masonry wall "and may extend higher with Planning Commission approval." |
| 17.76.070.D.2 | Page 76-19 | Change to 36 inch box. |
| 17.76.070.E.1 | page 76-19 | Change to 4 inches high. |
| 17.76.080.H | page 76-22 | Delete "and at least 7 feet above the floor or ground." |

8. ADJOURNMENT

The meeting was closed at 9:30 PM.

Ed Botorff, Mayor

ATTEST:

Ryan Safty, Assistant Planner