

**CALIFORNIA COASTAL COMMISSION**

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**Prepared March 21, 2014 (for April 9, 2014 Hearing)**

**W9a**

**To:** Commissioners and Interested Persons

**From:** Madeline Cavalieri, District Manager  
 Adrian Kamada, Coastal Planner

**Subject: City of Capitola LCP Amendment Number LCP-3-CAP-14-0112-1 (Parking Meter Zone B Expansion)**

**Proposed Amendment**

The City of Capitola proposes to amend its certified Local Coastal Program (LCP) Implementation Plan (IP) to expand the existing Parking Meter Zone B to incorporate the new Lower Pacific Cove Parking Lot. The amendment does not authorize new development or changes to Meter Zone B's parking meter rates; it simply expands the zone's area to include the additional area. See **Exhibit 1** for the proposed amendment text.

**Minor LCP Amendment Determination**

Pursuant to California Code of Regulations (CCR) Section 13555, the Executive Director may determine that a proposed LCP amendment is "minor." CCR Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

*CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.*

If the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if one-third of the appointed members of the Commission do not object to the minor LCP amendment determination, then the amendment is deemed approved, and it becomes a certified part of the LCP immediately (in this case, on April 10, 2014).

**The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is minor.**

Parking rates and zones are explicitly identified in the LCP, and any changes to rates and zones and related standards require an LCP amendment. Under the existing certified LCP, only a portion of the city-owned parking lot constitutes Parking Meter Zone B. The proposed LCP IP amendment will revise "Exhibit B" as referred to by Capitola Municipal Code Section 10.36.055(A)(3) to incorporate the new Lower Pacific Cove Parking lot into Parking Meter Zone B. See **Exhibit 1**. This amendment will allow for the 233 existing public parking spaces within the new Lower Pacific Cove Parking lot to be subject to the City's Parking Meter Zone B.

Existing Zone B charges the current rate of 50-cents per hour, and the parking meters operate each day of the week from the hours of eight a.m. to eight p.m. The cost and hour of operation will remain the same under the proposed IP amendment.

The result of this amendment will increase the amount of available parking for visitors by 233 parking spaces in this popular tourist area. The new parking will be in walking distance to the City of Capitola's beach, Village, Wharf, and water-oriented activities, thereby improving access to the coast. Also, the addition of Lower Pacific Cove Parking lot will relieve traffic by reducing the number of vehicles searching for parking throughout the Village and surrounding residential neighborhoods. Finally, the proposed parking lot will not be visible from any significant public areas, including the beach or Wharf areas.

### **California Environmental Quality Act (CEQA)**

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. The City has determined that the project is exempt from CEQA, pursuant to Section 15061(b)(3) of the Public Resources Code. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

### **Coastal Commission Concurrence**

The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its April 9, 2014 meeting at Long Beach. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Adrian Kamada at the Central Coast District Office in Santa Cruz.

### **Procedural Note - LCP Amendment Action Deadline**

This proposed LCP amendment was filed as complete on March 10, 2014. The amendment modifies only the LCP IP and the 60-day action deadline is May 10, 2014. Thus, unless the Commission votes to extend the action deadline (it may be extended by up to one year), the Commission has until May 10, 2014 to take a final action on this LCP amendment.

### Exhibit:

Exhibit 1: Proposed Amendment Text and Map

Exhibit 2: Existing Parking Zone B Map

2996

ORDINANCE NO. 992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA  
AMENDING CHAPTER 10.36.055 OF THE CAPITOLA MUNICIPAL CODE  
AMENDING PARKING METER ZONE B

BE IT ORDAINED BY THE CITY OF CAPITOLA OF THE CITY OF CAPITOLA  
AS FOLLOWS:

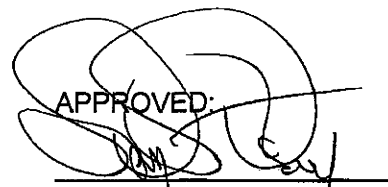
Section 1. Chapter 10.36.055(A)(3) of the Capitola Municipal Code is hereby amended  
to read as follows:

3. Parking Meter Zone B. The city-owned parking lots adjacent to, and directly to  
the north and east of Capitola city hall, portion of APN 35-141-33 located at 426 Capitola  
Avenue, which encompasses the area known as Pacific Cove Parking Lot, as depicted  
on the map attached hereto as Exhibit "B" found on file in the office of the city clerk, shall  
constitute parking meter zone Parking Meter Zone B. The city public works director,  
acting in the director's capacity as superintendent of streets, is hereby authorized to  
install parking meters in all public parking spaces located in zone B and to place  
appropriate signage in zone B relative to said metered parking. Parking meters will  
operate in zone B each day of the week from the hours of eight a.m. to eight p.m. The  
city council, by resolution or minute order, may designate days when said parking  
meters will not operate.

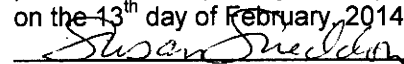
Section 2. This Ordinance shall be in force and take effect thirty (30) days after final  
adoption.

This Ordinance was introduced on the 23<sup>rd</sup> day of January, 2014, and was passed and  
adopted by the City Council of the City of Capitola on the 13<sup>th</sup> day of February, 2014, by  
the following vote:

AYES: Council Members Harlan, Norton, Bottorff, Termini, and Mayor Storey  
NOES: None  
ABSENT: None  
ABSTAIN: None

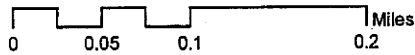
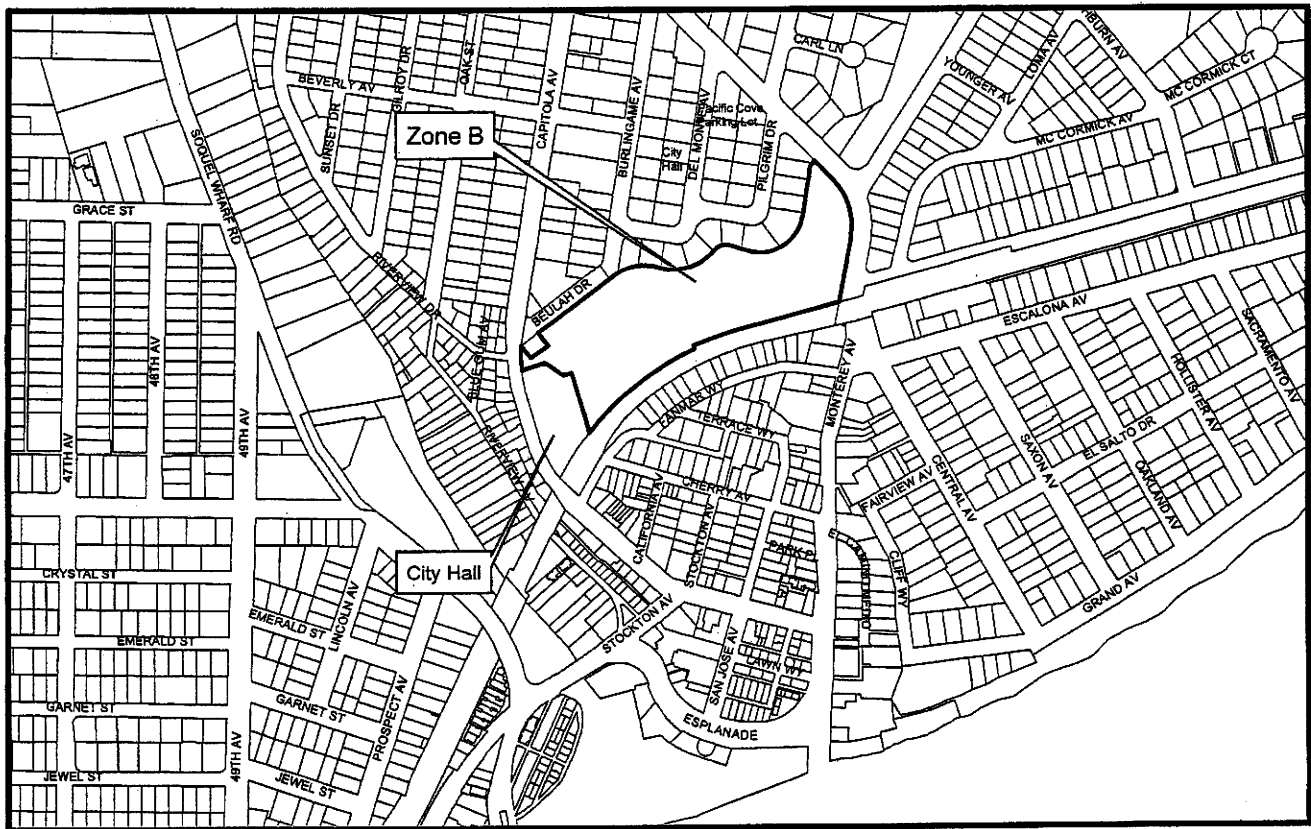
APPROVED:  
  
Sam Storey, Mayor

ATTEST:  
  
Susan Sneddon, City Clerk

This is to certify that the above and foregoing is  
a true and correct copy of Ordinance No. 992  
passed and adopted by the Capitola City Council  
on the 13<sup>th</sup> day of February, 2014.  
  
Susan Sneddon, City Clerk

# City of Capitola Parking Meter Zone B

Exhibit B



January 2014

# Capitola Village Public Parking Map

