

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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Th11c

**LCP-3-CAP-20-00982-2 (LAND USE MAP AND ZONING CODE AND
MAPS UPDATE)**

APRIL 15, 2021 HEARING

CORRESPONDENCE



City of Capitola
420 Capitola Avenue, Capitola, CA 95010
Web: www.cityofcapitola.org | Tel: (831) 475-7300
Yvette Brooks, Mayor

March 26, 2021

California Coastal Commission, Central Coast District
Attn: Rainey Graeven, Coastal Planner
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: Capitola Land Use Plan Map and Zoning Code Update - Suggested Modifications

Dear California Coastal Commission,

First, on behalf of the City of Capitola I would like to commend your staff at the Central Coast District Office in Santa Cruz. In 2014, the City of Capitola began the great endeavor of updating our entire zoning code to make it more comprehensive, resolve internally consistencies and to make the document more user friendly. The staff at the Central Coast office provided support throughout the update, with three rounds of comments on the entire document and too many meetings to list. In our six plus years of coordination, it has been an absolute pleasure working with District Manager Craig and Coastal Planner Graeven to find common ground in our efforts to protect coastal resources.

The City is in receipt of a March 12, 2021, letter from Coastal Planner Graeven outlining four staff-recommended modifications to the City's submittal for LCP certification that will be considered by your Board. **As a City Council that has spent six years updating our zoning code, we would like to provide additional background for your review in hopes that you approve the City's LCP amendment as submitted.**

Change #1: Modify the Proposed Land Use Plan Map Designations of the Monarch Cove Inn and the Inn at Depot Hill: from the R-1 (Single-Family Residential) land use designation with a VS (Visitor-Serving) overlay to the VA (Visitor Accommodation) land use designation; retain the VS overlay on each of these properties.

The Monarch Cove Inn is located in the Depot Hill neighborhood and includes a nine-room bed and breakfast and two separate cottages. The Inn has been owned by the Blodgett family since 1960 and operated as a bed and breakfast since 1990. In 2005, the Coastal Commission converted the land use designation and zoning of the site from Visitor Serving- Automatic Review- Single-Family (VS/AR/R-1) to solely Visitor Serving during the review of a subdivision on an adjacent property. This conversion requires the family property to remain a visitor serving use in perpetuity.

Mr. Blodgett is now ready to retire in the main home and would like to ability to pass down the two cottages under separate ownership to his children. The City supports Mr. Blodgett's request after 31 years of providing visitor serving use on the family property.

In regards to the Inn at Depot Hill site, the City designated the base zone as R-1 (single-family residential) due to the surrounding properties being R-1. This Coastal Commission staff-

proposed change is not substantial, and the City does not object to this proposed change.

Change #2: Modify the Proposed Zoning Map Designations of the Monarch Cove Inn and the Inn at Depot Hill and clarify this change in Proposed Zoning Code Sections 17.28.010(B)(3) and (5): Eliminate the proposed R-1 (Single-Family Residential) Zoning Designation for these two properties from the proposed Zoning Map; apply the VS overlay to these properties on the Zoning Map. The VS designation will act as both the underlying zoning designation and the overlay district for these properties (VS-MC for Monarch Cove Inn and VS-G for the Inn at Depot Hill).

See comments under #1.

Change 3: Remove “Single-Family Dwelling” as a Conditional Use on the Monarch Cove Inn site and clarify that residential uses are prohibited on the former Capitola Theater Site. For the Monarch Cove Inn, the current owners would be eligible to reside on the property for the duration of their ownership under the existing (and proposed to be retained) caretaker unit, which is a conditional use on the property. The Monarch Cove Inn modifications are below in Table 17.28-1 (which include striking references to footnotes #3 and #12 of the table, the effect of which will disallow single-family dwellings at the site, not including the caretaker unit). The modifications for the Capitola Theater Site are located in Tables 17.28-1 and 17.20-1 (these modifications include new language for footnote #12 in Table 17.28-1 and for footnote #6 in Table 17.20-1, which will have the effect of prohibiting single- and multi-family dwellings on the former theater site):

In regards to the Monarch Cove Inn, it is important to understand the challenges of a visitors serving use located within a single-family neighborhood. The Monarch Cove Inn is located in Capitola's cherished Depot Hill neighborhood. The neighborhood sits above the Capitola Village on a bluff. Depot Hill is almost entirely a single-family neighborhood with two multi-family apartments on the periphery. There is one entrance in and out of the neighborhood accessed from Monterey Avenue. The Monarch Cove Inn is located at the furthest point from that access, so all guests must drive through the neighborhood to reach the Inn. The Inn has a use permit which allows weddings and events of up to 50 guests under an on-site parking agreement, with an allowance of up to 82 guests on Friday through Sundays using a shuttle service from offsite parking lots. Over the years, the Inn and special events have been a point of contention in the neighborhood, due to traffic impacts and noise.

In 2012, the Monarch Cove Inn applied for an expansion to modify the site to a hotel with 41 rooms. During the environmental impact review (EIR), the owners withdrew the application because of the outcry by neighbors over impacts related to the visitor serving use. Allowing the property to return to the original single-family residential land use was supported by many Depot Hill residence during the zoning code update public hearings.

The former Capitola Theater Site is located in the Capitola Village within one hundred yards of the Capitola beach. It is a large parcel currently utilized as a private parking lot. In 2014, during the General Plan Update, our city leaders put endless hours into brainstorming future development of the former Capitola Theater site. Ultimately, the City established policies within the General Plan to support incentives for the owner to develop a hotel on the site. During the zoning code update, the new incentives of additional floor area and height were incorporated into the code for a hotel. The City intended to utilize a carrot rather than a stick approach. We

Coastal Commission preliminary comments on Local Coastal Plan (Zoning Code Update)
March 25, 2021

worked closely with the property owner through the visioning process and while drafting the General Plan and Zoning Code to ensure the vision could be realized through the incentives proposed.

The Coastal Commission staff recommendation is to prohibit residential use on the site. This modification would remove the property owners right to develop the lot under the current zoning, with residential above first story commercial. We respectfully request you reconsider this modification as our community leaders dedicated many meetings arriving at an incentivized approach to hotel development on the site.

Change 4: 4. Modify Proposed IP Sections 17.28.020(B)(2) and 17.88.080(G) as follows to ensure consistency with the LUP's visual resource protection policies:

This Coastal Commission staff-proposed change is not substantial, and the City does not object to this proposed change.

In closing, I hope you consider our request to approve the City's LCP amendment as submitted. We share in the Coastal Commissions mission to protect coastal resources and accessibility and believe our LCP submittal achieves this shared responsibility.

Thank you for your consideration,



Yvette Brooks
Mayor of Capitola

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Th11c

Prepared April 12, 2021 for April 15, 2021 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Rainey Graeven, Coastal Planner

**Subject: Additional hearing materials for Th11c
LCP Amendment Number LCP-3-CAP-20-0082-2 (Land Use Map and
Implementation Plan/Map Updates)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

STATEMENT ADDRESSING THE CALIFORNIA COASTAL COMMISSION REGARDING THE
EXPANSION OF VISITOR SERVING ZONING FOR MONARCH COVE INN

Dear Coastal Commission members and Staff,

My family purchased the El Salto/Monarch Cove Inn property in 1960 as a family estate. The zoning at that time was R1/V.S. which allowed for both commercial and single family use. From 1960 to 1988, my mother used the property as a home for our family and rented a few of the rooms/cottages on a month to month basis. In the late 1980's my mother's health deteriorated and she was unable to manage the property and it went into decline. The property was red-tagged and closed by the City of Capitola in 1989. At this time, I entered the picture, fixed all of the red-tags, new water, electric, sewer lines, and many other red-tagged items. I completed the improvements by 1990 with my own funds of \$1,000,000.00, and then purchased one-half of the property from my mother, which I renamed the Monarch Cove Inn. From 1990 to 2005 the zoning was still mixed use R1/V.S. I loved the property and enjoyed improving the property as a visitor serving capacity but felt safe in that if the visitor serving project did not work for some reason, I could still revert to using the property as a personal family home because of the flexibility of the dual zoning.

However, in 2005 the California Coastal Commission eliminated the R1 zoning stating that it considered the visitor serving zoning for the Monarch Cove Inn to be paramount to any other interests. This seemed very unfair at the time considering the historical and grand-fathered mixed uses. In 2012 to 2014, I went forward with an expansion process to enlarge the Monarch Cove Inn to a 41 room upscale hotel with underground parking. We supported this effort with personal funding of \$500,000. During the EIR process, formidable opposition arose and residents of Depot Hill collected 300 signatures objecting to the development. At that time, we withdrew the application in hopes of a better reception by our neighbors in the future.

From 2014 to present we have operated the Monarch Cove Inn at a loss, and have sought out buyers for the property. There has not been interest in the sale based upon the limited possibility of future development because of the strong neighborhood rejection and lack of public support, making the site unfeasible for future operators.

My wife is 73, and I am 78 years old. We are both in poor health and do not have the time or inclination to take on a development battle or continue to invest in a losing business which is underdeveloped and currently not financially viable, unless we receive your support. The City of Capitola and its residents back our position for the necessity of returning our property right of dual zoning. We support the City of Capitola proposal to revert to our former R/1/VS zoning which allows us the option to either live as a family in our residence at this property as our home, continue with the visitor serving use, or some combination thereof. The simple fact is that my wife and I have been losing \$250,000 per year for the last 10 years promoting the existence of the Monarch Cove Inn for the enjoyment of all people. We did this from our heart.

In furtherance of promoting our mutual goal of protecting and enhancing coastal resources and accessibility, we have offered the dedication and development of a portion of our property for public coastal access to a viewpoint. We have also offered overnight accommodations such as Airbnb on our property as possible mitigation for possible R1 use. Please refer to our document "Monarch Cove Overlook".

You must recognize our diligent efforts to make the VS zoning work on our property since your last zoning decision in 2005, and our ongoing personal financial support in our effort to open our property to all Californians. We need your recognition and backing of the City of Capitola's zoning revision in order for us to carry on.

With much Sincerity,

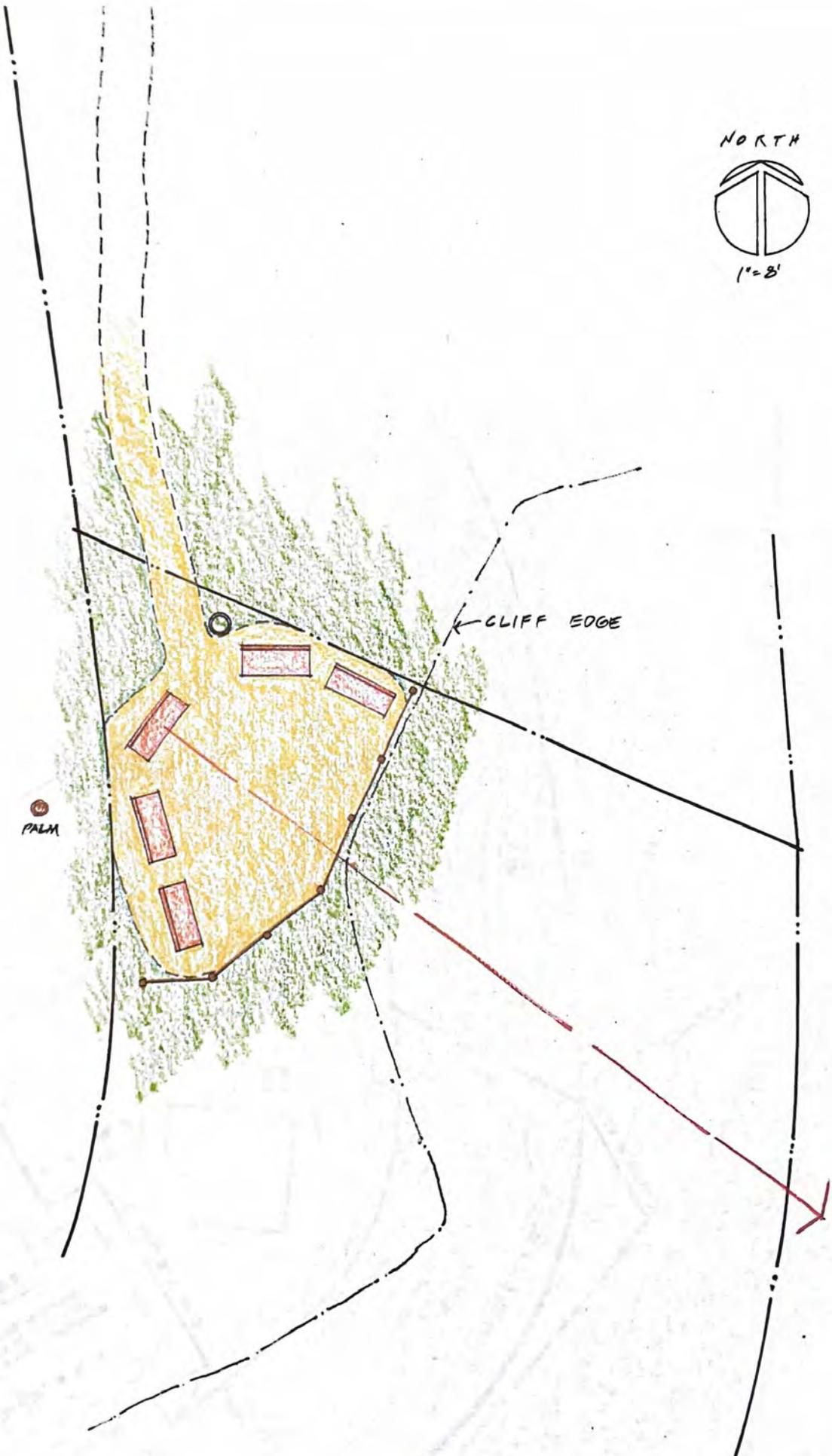
Bob and Lonna Blodgett

ESCALONA OVERLOOK, CAPITOLA CALIFORNIA

The Escalona Overlook proposal will create a dedicated public location for enjoying long views out to Monterey Bay. The Overlook will be at the very end of Escalona Drive on Depot Hill in Capitola and will afford coastal views from Seacliff all the way to Monterey County. The existing Escalona Drive public right of way extends towards the coast on its easterly end but stops before reaching the coastal bluff. Mr. Blodgett currently owns a parcel of land between the end of Escalona Drive and the coastal bluff. While most of this parcel includes inaccessible cliff areas, there is an opportunity to create a public viewpoint safely set back from the cliff.

Mr. Blodgett wants to explore dedicating a portion of this lot for a public coastal access area and viewpoint. This remarkable overlook will allow the public to enjoy the dramatic views it provides. This location for public access will provide the visitors to Depot Hill the sweeping views sought by the Coastal Commission staff during the on-going discussions of Visitor-Serving zoning for the El Salto properties. Appropriate signage at the easterly end of the travelled roadway on Escalona Drive will direct pedestrian visitors along the existing path leading to the overlook location. Creating this new public access to coastal views will provide the opportunity to protect coastal access, as sought by the Coastal Commission, and at the same time, provide the residential zoning for the Blodgett property at the end of El Salto Drive.





= BLODGETT 7.9.20



From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 11:21:25 AM
Attachments: [2001 CUP conditions.pdf](#)
[Depot Hill zoning response - Adam Samuels.pdf](#)
[T11c_Samuels.pdf](#)

From: Adam Samuels <ahsamuels@gmail.com>
Sent: Friday, April 9, 2021 10:44 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Please confirm your receipt of this information.

Dear Coastal Commission members and Staff,

I am writing to you regarding the initial review you are undertaking regarding proposed changes to the City of Capitola's Local Coastal Program Implementation Plan.

- I have been a resident of Capitola for over ten years, and have participated as a citizen during that time in numerous discussions regarding updates to the General Plan and proposed changes to the Monarch Cove Inn property.

My request to the Commission is to not follow Coastal Commission Staff recommendations, and to approve the change in zoning for the Monarch Cove Inn parcels as laid out in the City's IP. Or, to continue discussion of the Capitola IP until this matter can be discussed in ways that accommodate clear definitions of the criteria used to define "suitable" and "appropriate" under which the CCC exercises its authority.

Following are the points I would appreciate your taking under advice:

1. CCC Staff says in the report that "*First, the City proposes to designate as residential two existing visitor-serving overnight accommodation operations (The Monarch Cove Inn and the Inn at Depot Hill). As indicated, the City is a prime visitor destination, there is no evidence to suggest that these sites are not needed to help satisfy that need, and it is not **appropriate** to allow them to be converted to residential uses through the City's proposals.*"
 - a. There is clear evidence that the City has been diligent in pursuing options to increase the number of hotel rooms available – for example, the new proposal for a downtown hotel which is part of the IP as well as previous efforts for other failed projects over the past ten or more years, including one that could have replaced the existing City Hall.
 - b. **Staff's use of "appropriate" is absent a definition of how that term is being applied here, which would allow for an objective assessment by citizens, the City and Commissioners.**
2. CCC Staff comments state that the owners of the Monarch Cove Inn and their personal

circumstances are not worthy of consideration when reviewing the City's plan:

- a. This property was originally purchased by the current owner's family as a vacation home and not as a business. The current owner of the property has stated that it has not been profitable to operate the business – even with the many advantages of owning the site for over thirty years – since 2014.
 - b. **Do Commissioners expect Capitola – or anyone – to operate an unprofitable visitor-serving business on this site?**
 - c. **Is the financial impact of a zoning change not considered to be a part of the review process?**
3. Staff included a narrative that presents the Monarch Cove Inn site as offering “beautiful sweeping views”:
- a. The view is accessible (not readily by anyone with disabilities) only from a couple of locations, since the cliffside is eroding and not subject to repair due to CCC restrictions. The existing grading limits access to nimble visitors.
 - b. Staff also mentions in its citation of the 2005 zoning ruling that the property includes historic buildings – **none of the structures on the property are recognized as historic by the City, or the by the Office of Historic Restoration.**
4. The letter received by the CCC from the current mayor of Capitola includes mention of a history of non-compliance with the conditional use permit for the property:
- a. That permit (a copy is attached) was issued in 2001 and has never been updated. It could be considered to be expired or invalid.
 - b. The City has been asked by citizens on multiple occasions beginning in 2004 to develop a current CUP. To date, no effort has been completed.
 - c. **If the City does not have the resources to update the CUP, how can it be expected to enforce the safe and legal operation of the business?**
5. The Depot Hill neighborhood (where the Monarch Cove Inn is located, at the furthest end from its only entrance) contains 389 households, all sharing a single vehicle ingress/egress, with no secondary access:
- a. Its streets are 25 feet wide, with neither drainage nor sidewalks – it's not designed to handle a constant flow of visitor traffic;
 - b. The neighborhood streets have been described as “footpaths that allow vehicles, not the other way around”;
 - c. **Do Commissioners recognize that access to the Monarch Cove Inn location is the most inconvenient in terms of distance from ingress/egress, and generates additional traffic through a dense and otherwise residential neighborhood?**
6. Section 30222 states: *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*
- a. The TransLegal world law dictionary defines suitable as: “acceptable or right for someone or for a particular purpose or situation”.
 - b. **Where is the definition of “suitable” made evident and clear, particularly when applied to this matter?**
 - c. **How can Commissioners consider this property to be “suitable”, if it's not viable as a business?**
 - d. **Can the Commission impose its point of view on a community where a City does not have the (police or staff) resources in place to maintain or enforce its own use permits, leaving residents to contend with violations of environmental, sound, safety and capacity restrictions?**
7. I ask Commissioners and Staff to consider the suitability of enforcing visitor access to Depot Hill when existing visitor pathways continue to be closed off (the most recent closure along the former Grand Avenue happening in 2019) due to coastal erosion and a lack of means to mediate

these losses.

8. Finally, I am enclosing a presentation made to the City of Capitola in 2015, when the rezoning process involved community members, which is still relevant to the CCC review.

Thank you for your time and attention, and for your commitment to the state of California.

Best regards,
Adam Samuels
504 El Salto Drive
Capitola 95010

Depot Hill Zoning

A plea for responsible change

The issue is clear....



Current zoning isn't consistent with the Depot Hill neighborhood

The El Salto and Monarch Cove Inn properties in the Escalona Gulch/Depot Hill area are currently zoned Visitor Serving (VS). The zoning code currently specifies uses allowed with a conditional use permit on these two properties. On the El Salto property visitor accommodations (e.g., hotels, inns), food service related to lodging use, and residential uses are allowed with a conditional use permit. On the Monarch Cove Inn property a broader range of uses is allowed, including special events (e.g., festivals, weddings), commercial recreation establishments, accessory office and retail uses, and other similar visitor-serving uses.

Depot Hill residents have expressed concern about existing uses on these properties, and new visitor-serving uses that are currently allowed by the zoning code. Residents are concerned about the permitted intensity of new visitor-accommodation uses and their compatibility with the surrounding single-family neighborhood.

– City report on Issues and Options, 2015

Monarch Cove site has no principally permitted uses

On 7/2/2014, 1:28 PM, "Grunow, Rich" [wrote](#):

Hi Adam,

I received your message about permitted uses on the Monarch Cove site. **The property is zoned Visitor-Serving, which interestingly, does not include any principally permitted uses (uses which can be developed without a discretionary permit from the City).**

Below is a list of conditionally permitted uses.

Please let me know if you have any additional questions or would like to discuss.

Thanks, Rich

Visitor Serving – Monarch Cove Inn

- **17.30.047 Conditionally permitted uses – Monarch Cove Inn.**
- The following are the conditionally permitted uses allowed on the Monarch Cove Inn parcels and the portion of parcel 036-142-28 that is located between the two Monarch Cove Inn parcels:
 - A. Accessory structures and accessory uses appurtenant to any conditionally allowed use;
 - B. Hotels, motels, hostels, inns; bed and breakfast lodging;
 - C. Food service related to lodging;
 - D. Assemblages of people, such as festivals, not exceeding ten days and not involving construction of permanent facilities;
 - E. Accessory structures and uses established prior to establishment of main use or structure;
 - F. Habitat restoration; habitat interpretive facility;
 - G. Live entertainment;
 - H. Public paths;
 - I. Business establishments that provide commercial places of amusement or recreation, live entertainment, or service of alcoholic beverages and that are located within two hundred feet of the boundary of a residential district;
 - J. Weddings;
 - K. Business establishments that sell or dispense alcoholic beverages for consumption upon the premises;
 - L. Other visitor-serving uses of a similar character, density, and intensity as those listed in this section and determined by the planning commission to be consistent and compatible with the intent of this chapter and the applicable land use plan;
 - M. Offices and limited retail use, accessory to visitor-serving uses;
 - N. One caretaker unit for the purpose of providing on-site security;
 - O. Access roadway;
 - P. Residential use by the owners and their family members of up to one unit per parcel on the three parcels, as long as a minimum of six guest bedrooms are available for visitor-serving use within the three parcels;
 - Q. Non-family residential use during the off-season months (November through April). (Ord. 886 § 3, 2005)

Visitor Serving – El Salto Resort

- **17.30.048 Conditionally permitted uses – El Salto.**
- The following are the conditionally permitted uses allowed on El Salto parcels 036-142-26, 036-143-30, and the portion of parcel 036-142-28 located outside the Monarch Cove Inn properties:
- A. Accessory structures and accessory uses appurtenant to any conditionally allowed use;
- B. Hotels, motels, hostels, inns, bed and breakfast lodging;
- C. Food service related to lodging use;
- D. Single family residential use consistent with R-1 standards;
- E. Multi-family residential use consistent with RM-LM standards;
- F. Public paths;
- G. One caretaker unit for the purpose of providing on-site security. (Ord. 886 § 3, 2005)

Compliance and enforcement of the Monarch Cove Inn CUP is unworkable

- The operator is not consistently and reliably complying with the terms of the CUP;
- City staff (police and community development departments) are not prepared to consistently and reliably enforce the conditions of the CUP;
- Elected officials are not taking action to ensure that the CUP they implemented is enforced;
- The operator on occasion limits public access, making visitor-serving a questionable status.

Without enforceable use, the current zoning remains unworkable

The zoning policy must reflect a workable use for the operator, the neighborhood and the community

- Unless the city can consistently and reliably enforce the permitted uses, and dedicate the resources to do so, maintaining the current zoning of the property impacts the neighborhood and the community as a whole.

General Plan - Traffic

Depot Hill does not have the infrastructure to support any increase in traffic.

- There is only one small roadway on and off the hill. This creates an access problem not just for residents and visitors but for emergency vehicles.
- The General Plan and Zoning states that adequate infrastructure should be in place if new development is considered.
- The General Plan identifies maintaining neighborhood roadways without expansion as a goal.
- There is not adequate infrastructure in place and expanding infrastructure on Depot Hill would be contrary to the General Plan.

The Monarchs - our other residents

Any expansion of the Monarch Cove Inn would threaten an already endangered Monarch Butterfly Preserve.

- For the first time in many years, the Monarch population at this site is increasing.
- Monarch populations are threatened worldwide and the City of Capitola has identified protection of this endangered species as a goal within our General Plan.
- Any construction, expansion or increased traffic will irreparably harm this unique butterfly habitat.

Option 1 - comments

Maintain existing permitted uses

- While operating an 11 unit bed and breakfast might be compatible with neighborhood character, the current practice of allowing weddings and events is not, and poses an ongoing threat to neighborhood safety as well as quiet enjoyment.
- The City does not have resources to monitor or enforce the current CUP.

Option 2 - comments

Modify permitted uses

- Limiting use to a bed and breakfast not to exceed the current number (11) of units, without allowing additional uses such as weddings and events *might* meet neighborhoods concerns;
- This option could allow ongoing coastal access to visitors and residents (as long as operator is not allowed to block public access roadway).

Option 3 - comments

Limit intensity of visitor accommodation uses

- Limiting intensity to current accommodation (Bed and Breakfast of no more than 11 units) could meet neighborhood requirements.
- Any increase in number of units, size or density would aggravate an already unworkable situation.

Option 4 - comments

Rezone to R-1

- This would be the ideal choice among the proposed options. A bed and breakfast could still operate. Coastal access along the public right of way would be preserved, and ongoing conflicts and the accompanying costs of monitoring conflicting uses would be reduced or eliminated.
- The Coastal Commission would very likely take into account the ongoing incompatibility issues, the fact that the operator has tried to block access on a public right of way and the preservation of fragile Monarch butterfly habitat in making their decision.

Thank you!



4/12/01

CONDITIONS

1. Lodging and weddings/events shall be limited to a maximum of 18 parking spaces utilizing on-site parking facilities. Events scheduled on Mondays through Thursdays shall be limited to a maximum of 40 guests and events scheduled on Fridays, Saturdays and Sundays shall be limited to a maximum of 75 guests if remote parking and a guest shuttle service are utilized. All service vehicles are to shuttle from parking area. Neighborhood events specifically given for local neighborhood residents who do not drive to the site shall not be limited in size.
2. Weddings/events shall be limited to no more than one per day, two per week and six per month. The monthly schedule of events indicating the number of guests planned at each event shall be submitted to the Community Development Director at least 30 days in advance and shall be posted on the gates of the resort at least 30 days in advance. Neighborhood events specifically given for local neighborhood residents shall not be counted in the limitations on the number of allowed events.
3. Weddings shall be scheduled to occur only between the hours of 12:00 noon and 6:00 PM. Other types of events may be scheduled to occur between the hours of 8:00 AM and 6:00 PM.
4. All wedding/event parking at the resort shall take place within the revised gates of the resort. No guest or shuttle parking shall be allowed on Escalona Drive, El Salto Drive, Livermore Avenue or other surrounding streets in the residential neighborhood.
5. Evidence of contracts and agreements for use of off-site parking facilities and shuttle services shall be submitted to the Community Development Director at least 30 days in advance of events utilizing such parking facilities and shuttle services. The use of remote parking facilities at the Christian Fellowship Church in Soquel and the Crossroads Center at 820 Bay Avenue are approved as a part of this permit. Other remote parking facilities may be approved at the discretion of the Community Development Director if submitted at least 45 days in advance of events utilizing such facilities.
6. Noise levels during events shall not exceed 70 dba as measured at the sound monitoring location shown on the site plan. A Noise monitoring devices shall be placed at the edge of the residential property on the wall. No public address system shall be used for events and no amplification of live music shall be allowed. The applicants shall be responsible for ensuring that decibel readings are taken, and recorded in writing, every half hour during live entertainment to ensure compliance with this condition.
7. Only live acoustic music shall be allowed at events. Use of karaoke machines, disc jockey, or amplified music shall not be allowed.
8. A security guard shall be present on site during all events to control traffic, parking and guests. The security guard shall carry a cellular phone, and the name and phone number of the security guard shall be provided at least one week in advance of events to the City Police Department and Community Development Director, and shall be posted on the resort gates. The security guard shall maintain a log of any complaints received that shall be available to the City staff upon request.

9. Facility rental agreements for events shall include an attachment containing the Conditional Use Permit conditions. Contracts for events not utilizing guest shuttle service shall contain a clause requiring the event invitation contain written instructions directing all guests to park within the resort gates and prohibiting parking on the surrounding neighborhood streets. Contracts for events utilizing guest shuttle services shall contain a clause requiring that all event invitations contain a map and written instructions directing guests to the remote parking and shuttle, directing that all guests arrive at the remote parking at least 30 minutes in advance of the event, and prohibiting parking at the resort or on local neighborhood streets.
10. A fence along the resort's western property line and relocation of the resort entrance gates shall be completed. The applicant shall have reports by an architectural historian and an arborist prepared, as well as, a design consistent with those recommendations. Those matters will be brought directly to the Council for review and determination. The fence must be completed ~~thirty~~ ninety (90) days from the Council's decision.
11. This permit does not include authorization for any tree removal. Any future tree removal shall be approved in advance by the Community Development Director, who may require that such work be performed by or under the direction of a qualified arborist and with the possible requirement for a biotic report.
12. Conditional use permit will end at such time as the holder of the permit ceases to have a valid entertainment permit for the subject property.
13. All wedding/events activities shall take place 20 feet from the western property line and/or fence.
14. The subject property (APN 36-142-27, 36-142-28 and 36-143-31) must remain under single ownership during the term of this conditional use permit and no portion of said property may be sub-leased for a term of (30) days or more (unless an explicit amendment to this permit is obtained). If the ownership of the business contemplated by the use permit is fractionalized, this conditional use permit will terminate.
15. The permit is for three years. This permit shall be subject to review and reconsideration at the discretion of the City Council if permit conditions are violated or any changes to the property are made.

FINDINGS

- A. **The project, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

The visitor serving use at Monarch Cove Inn/El Salto Resort is a priority land use under the Coastal Act, and is consistent with the zoning and general plan land use designations for the property. Approval of the Conditional Use Permit application supports on-going visitor serving use of the resort property, which has historical importance. Conditions of approval have been

included to ensure that the conditional use permit for weddings and events is consistent with the Zoning Ordinance and General Plan. The condition of single ownership of the property has been added for proper administration of this conditional use permit. Multiple business owners located on the subject property would make proper enforcement of the permit infeasible.

B. The project will maintain the character and integrity of the neighborhood.

Conditions of approval have been imposed on the project to ensure that the visitor serving use, including weddings and events on site, will not create adverse impacts on the surrounding area. Conditions of approval have been imposed which address noise, parking, traffic and use intensity.

C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves no expansion of use, but represents issuance of a Conditional Use Permit to an existing non-conforming use (existing non-conforming due to lack of conditional use permit, which is required for any use in the AR/VS/R districts), with conditions of approval to ensure that the use is operated in a manner compatible with the surrounding area, in compliance with relevant regulations, and in accordance with an historic and acceptable use intensity in terms of size and number of weddings and events on site. Weddings and events will be limited to 25 guests if on-site parking is used. Weddings and events may be held with up to 75 persons if a shuttle service is provided to off-site parking, which will limit traffic on neighborhood streets to an acceptable level, reducing the level of traffic than has historically been associated with the Resort. Section 15301 of the CEQA Guidelines provides that operation, repair, maintenance, and minor alteration of existing private structures, facilities and mechanical equipment, involving negligible or no expansion of use beyond that existing, is exempt from CEQA review.



McCormick Ave

Escalona Dr

Escalona Dr

Escalona Dr

Escalona Dr

El Salto Dr

Livermore Ave

Sacramento Ave



El Salto Dr

Hollister Ave

El Salto Dr

Oakland Ave

Saxon Ave

Escalona Dr

Central Ave

Central Ave

Fairview Ave

El Salto Dr

Saxon Ave

Central Ave

El Camino Mejlo

Cliff Ave

Grand Ave

Grand Ave

Grand Ave

Capitola Bluffs

From: CentralCoast@Coastal
To: Graeven.Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Monday, April 12, 2021 9:08:49 AM

From: Jean Pereira Dunn <10nanakids@gmail.com>
Sent: Saturday, April 10, 2021 4:08 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Dear Costal Commission,

We are 21 year residents of Depot Hill in Capitola, California. We find it shocking that we were not alerted regarding your zoning plans for our little Depot Hill neighborhood. With its inadequate infrastructure, extremely narrow streets and no sidewalks, permitting any type of Visitor Serving facility would be irresponsible. To be sure, Visitor Serving at the end of our tiny neighborhood has been challenging. For the record, we would much prefer residential private housing like the rest of our neighborhood.

If you want more Visitor Service in Capitola, perhaps Swenson or anyone who wishes to develop the downtown parking lot and put a hotel on that property instead of over-burdening our small single-family neighborhood.

Hopefully, without future traffic and a return to residential housing, maybe the Monarch Butterflies will return to their natural habitat!

Sincerely,

Bruce and Jean Dunn

700 El Salto Dr.
Capitola, CA 95010
831-475-5121

Sent from [Mail](#) for Windows 10

From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Monday, April 12, 2021 9:06:40 AM

From: Katharine Parker <katharinep3@gmail.com>
Sent: Friday, April 9, 2021 4:07 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Cc: Katharine Parker <katharinep3@gmail.com>
Subject: Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Address to: CentralCoast@coastal.ca.gov
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Dear CA Coastal Commissioners,

I am writing regarding the proposed Capitola City Amendment to the land use plan and the Coastal Commission's recommendation to NOT approve the City's change to land use for Monarch Cove. This is a perfect example of an idea that sounds good but is not in this instance. And my letter is not a NIMBY one. If any of you spent any time in our neighborhood this is what you would see: neighbors and visitors strolling the middle of the streets (we have no sidewalks), many with babies, children and dogs. I see many daily repeat visitors from other parts of the county and one time visitors from all over the world as well. Visitors like that the neighborhood is friendly, uncommercial, and WALKABLE. We already have lovely views from most of Grand Avenue. BUT on occasion, and more often recently, we get unconscious visitors who speed through the neighborhood. This is especially dangerous as now that we already have many more visitors there are many more cars parked and people are walking out and around them. There is also only one ingress/egress which gets backed up during weekends holidays & summer. So your proposal will potentially cause very unsafe traffic conditions in the neighborhood. It could also wreck the very welcoming nature of a primarily residential neighborhood.

Second, Monarch Cove is located close to the riparian corridor flowing seasonally into the Bay. Wintering Monarchs sometimes reside there. At this time they stay undisturbed. Can you guarantee that their habitat remain undisturbed?

Third, have you checked the cliffs between Monarch Cove and New Brighton? These have beautiful views and are open to the public; but are sadly heavily littered and graffitied.

I understand that the Coastal Commission wants to insure public access to the coast. Come take a walk in Depot Hill and you will see plenty of views at this time. Fill up the neighborhood with speeding cars and no one, visitors or neighbors, will want to walk around.

Respectfully,

Katharine Parker

From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Monday, April 12, 2021 9:06:00 AM

From: Thomas Bonura <tom.bonura@gmail.com>
Sent: Friday, April 9, 2021 3:47 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Cc: Lindsey Roscoe <lindseyr@mac.com>; citycouncil@ci.capitola.ca.us <citycouncil@ci.capitola.ca.us>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

First: I believe Capitola has done a poor job of informing the residents of the affected neighborhood, Depot Hill, about this Coastal Commission item. I am interested in the matter and had received no prior notice of this meeting. I would like to see the item continued to allow for the city and community to have an opportunity to comment.

Second: We have owned our home at 606 El Salto Drive (a few hundred yards from the Monarch Inn) for more than 35 years. The Inn and its defunct parent, The Depot Hill Resort, have been a constant problem for the neighborhood. Traffic moving at times at unsafe speeds, the lack of sidewalks, increased noise have all been issues that are easily verifiable in the City records. The Coastal Commission's amendment to change the zoning of the Monarch Cove Inn to expand visitor serving use and eliminate residential use is likely to exacerbate these problems. Therefore we object to the proposed changes and support the return of residential zoning to the Monarch Cove Inn.

Thomas Bonura
Lindsey Roscoe
606 El Salto Drive
Capitola, CA 95010

From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:49:27 PM

From: Cat Atchison <cathlin7@icloud.com>
Sent: Friday, April 9, 2021 2:46 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

CentralCoast@coastal.ca.gov

Dear Coastal Commission members and Staff,

I am writing to you regarding the initial review you are undertaking regarding the proposed changes to the City of Capitola's Local Coastal Program Implementation Plan.

I have lived in Capitola for 25 years. During at least 20 of those 25 years there has been ongoing conflict among Monarch Cove, the City of Capitola, and community members stemming from the use and abuse of Monarch Cove zoning issues. This zoning may have been appropriate 50 years ago when El Salto was surrounded by several blocks of open land. The original resort property and buffer was sold off by the Blodgetts and has been converted to single family residences.

The acreage of the current Monarch Cove is a small fraction of the original resort. While an 11 room Bed and Breakfast alone might have been compatible some five decades ago, 20+ years of conflict is a clear indication that it is no longer suitable or appropriate. Thirty years of documentation at Capitola City Hall establishes this lack of suitability. This ongoing conflict has cost the City a great deal of staff, Council and Police time. Over all these years the City of Capitola was, and remains, unable to enforce or even monitor ongoing violations. There are several sites targeted for development within Capitola that will provide visitor serving rooms that will more than make up for the loss of eleven rooms.

While I am writing as a private citizen, I want to mention that I am the Chair of the Capitola Commission on the Environment (COE). One of Capitola's, and the COE's priorities is

protection of the Monarch Butterfly. The Monarch grove adjacent to, and including part of the Monarch Cove property, is one of the County's primary Monarch overwintering sites.

There has been a steady decline in numbers of Monarchs in recent years, both locally and nationally. The community participates in planting nectar plants in our yards to support our Monarchs. Visitors enjoy walking on Depot Hill and visiting the Monarch preserve. Visitor access would be more available, not less, if the property was zoned residential with a dedicated easement to the Monarch area and the road/path to the Cliff.

My request to the Commission is to not follow Staff guidance, and to approve the change in zoning for the Monarch Cove Inn parcels as laid out in the City's IP.

Thank you very much for your time and thoughtful consideration.

Sincerely,

Cathlin Atchison
703 Escalona Drive
Capitola, CA 95010

Cathlin7@ iCloud.com
831-566-9884

From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:25:41 PM

From: Ralph Bannister <ralph_b@icloud.com>
Sent: Friday, April 9, 2021 2:24 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

I oppose the coastal Commission's demand that Capitola amend its 10-year plan which supports the return of Residential Zoning for the Monarch Cove Inn.

I live in the immediate Depot Hill neighborhood in which the Monarch Cove Inn resides and do not believe that the small narrow streets are adequate. The increased traffic caused by expanding the capacity of the Inn will negatively impact the quality of life in this very dense residential neighborhood.

Please certify Capitola's 10-year Plan without modification.

Ralph Bannister
102 Livermore Ave.
Capitola, CA 95010

From: CentralCoast@Coastal
To: Graeven.Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:11:39 PM

From: Brandt MD, Ryan <BrandtR@sutterhealth.org>
Sent: Friday, April 9, 2021 12:03 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Hi,

I live in Depot Hill, Capitola and strongly urge you to support Capitola's amendment to allow the Monarch Cove property to return to R1 (residential) zoning. Our neighborhood has one street leading into it (Escalona Drive) and allowing the Monarch Cove to return to R1 zoning will reduce noise, traffic, congestion and be more consistent with Depot Hill's character. The Monarch Cove is a small bed and breakfast and we have plenty of hotels nearby that can house guests seeking to enjoy our neighborhood. This is a win-win for the neighborhood, Monarch Cove and our community.

Thank you

Ryan Brandt 609 El Salto Drive, Capitola CA 95010

From: CentralCoast@Coastal
To: Graeven.Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:08:29 PM

From: Susana Glina Zubiante <scz@charter.net>
Sent: Friday, April 9, 2021 1:54 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Re: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Please confirm your receipt of this information.

Dear Coastal Commission members and Staff,

I am writing to you regarding the initial review you are undertaking regarding proposed changes to the City of Capitola's Local Coastal Program Implementation Plan requesting to NOT approve the Coastal Commission Staff recommendations on the theater, Monarch Inn and Depot Inn. I am a 25 year full time resident of Capitola and have taken part, as a citizen, on numerous discussions regarding updates to the city's General Plan. The issues at hand are still hotly debated by most of our community for numerous reasons including: environmental concerns (monarch butterfly habitat encroachment), public safety (deteriorating cliffs and public access above and below cliffs), concerns with use and view encroachment, and how best to accommodate visitor serving areas in a town that does not have enough resources to police or monitor local safety and permit issues within residential areas. It seems to me that to lock in these properties as strictly visitor serving will not allow for the issues at hand to be reviewed comprehensively. Please delay your decision on this matter or say NO to approving the Capitola Coastal Commissions request.

Thank you for your commitment to the state of California.

With sincere intent of helping to maintain and create a vibrant, safe community in Capitola,CA.

Respectfully yours,

Susana Glina
113 Central Ave.
Capitola, CA 95010

From: CentralCoast@Coastal
To: Graeven.Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:07:41 PM

From: Pamela Greeninger <pamgreeninger@gmail.com>
Sent: Friday, April 9, 2021 1:08 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Dear Members of the California Coastal Commission,

Today I learned about the above-referenced item (City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2) to be considered at your meeting to be held next week. I was especially surprised to learn that the Coastal Commission staff is recommending against approval of Capitola's LCP Amendment, which would allow residential use of the Monarch Cove Inn property. Due to the lateness of learning about this item on your agenda, it seems like the City and the Coastal Commission have not done a great job of getting the word out to the residents of Capitola. There are many people that live on Depot Hill who would be interested in addressing this item, but at this late notice it will be difficult to get the word out and for them to voice their comments prior to your meeting. For that reason, I would encourage you to continue this item in order to allow for the city and community to have an opportunity to comment.

I agree with the comments and materials submitted to the California Coastal Commission by my neighbor Adam Samuels, as well as the statement of Robert and Lonna Blodgett regarding the "Expansion of Visitor Serving Zoning for Monarch Cove Inn," which I received this morning.

My husband and I have lived on Depot Hill for 42 years. Our property is in very close proximity to the Monarch Cove Inn (El Salto Resort) property. Having worked for the City of Capitola for over 32 years in various capacities, and finally as the City Clerk from 1984 until I retired in 2011, I saw many proposals for the expansion of the resort property come before the City Council. The councils have had to thoughtfully consider those applications and impacts to our community. None of the proposals could mitigate the numerous impacts to the Depot Hill neighborhood surrounding the resort. I am certain that any future proposal would meet the same obstacles. For that reason, my husband and I support the City's LCP Amendment, and wholeheartedly endorse returning the Monarch Cove Inn property to its former R-1/VS zoning, which would allow the option of living in the residence on the property and/or to have the option to continue with the Visitor Serving use.

Thank you for your consideration to continue this item to allow for more community input on this item. If you chose to take action, I sincerely hope you will seriously consider the City's recommendation for approval of the LCP Amendment, Adam Samuels' public comments, and the statement of the Monarch Cove property owners, Robert and Lonna Blodgett, pertaining to this important matter.

Sincerely,

Pamela and Stewart Greeninger

From: CentralCoast@Coastal
To: Graeven_Rainey@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)
Date: Friday, April 9, 2021 2:07:11 PM

From: Adam Samuels <ahsamuels@gmail.com>
Sent: Friday, April 9, 2021 12:58 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; prajnamusic@gmail.com <prajnamusic@gmail.com>
Subject: Public Comment on April 2021 Agenda Item Thursday 11c - City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and Implementation Plan/Map Updates)

Sending this on behalf of Steven, who couldn't get the website to behave....

On 4/9/21, 9:56 PM, "Steven Walters" <prajnamusic@gmail.com> wrote:

Hi Adam,

Here it is. Short and sweet.
Hope this helps.
Feel free to cut and paste as needed,

Best,
Steve

----- Forwarded message -----

From: Steven Walters <prajnamusic@gmail.com>
Date: Fri, Apr 9, 2021 at 12:52 PM
Subject: coastal commision.
To: Steven Walters <prajnamusic@gmail.com>

To whom it may concern,

I've been a next door neighbor to Monarch Cove for about nine years now, and have for the most part been very happy living here.
The occasional annoyance of a loud party or an inebriated guest have been far outweighed by the fact that I am allowed to go
and enjoy the property when there is not a private function happening.

I understand that the Blodgetts would like to transform the use of this beautiful property into residential lots. I would be fine with this
but would simply hope that we, as Depot Hill residents would continue to be provided an

easement to enjoy the beautiful view of Monterey Bay.

i hope that my suggestion will be taken into consideration at the appropriate time.

Sincerely,

Steven Walters
720 El Salto Dr, Capitola, CA 95010

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"I have the world's largest collection of seashells. I keep it on all the beaches of the world... perhaps you've seen it."

.....Steven Wright

www.stevenwaltersmusic.com

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"I have the world's largest collection of seashells. I keep it on all the beaches of the world... perhaps you've seen it."

.....Steven Wright

www.stevenwaltersmusic.com