

# CAPITOLA

# Currents



VOLUME 4, ISSUE 1

WINTER 2004

## NEWS CORNER

Boards & Commissions Vacancies:  
Recreation Advisory and Village  
Master Plan Advisory Committee.  
Apply on-line or call 475-7300.

Stephanie Harlan elected  
new Mayor for 2004

Winter Recreation Classes Begin  
January 2, 2004. Call 475-5935

Capitola Museum Exhibit:  
In the Company of Frederick Hihn.  
Open Friday – Sunday 12 – 4

City Hall Closed on the  
following days:  
Jan.1, Jan. 19, Feb. 12 & Feb. 16

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## City Manager Corner

### THE RISPIN MANSION A Recent History

The Rispin Mansion represents an area of some historical significance to the City of Capitola. Henry Allen Rispin, a large Capitola land owner and businessman purchased the land that encompassed most of the City of Capitola in 1919, with plans to sell properties to Bay Area Residents for summer homes. The Rispin Mansion was built in 1922, as both a residence and a site to entertain potential buyers. Mr. Rispin overextended himself and was forced to sell the property to Burlingame millionaire Robert Hayes Smith, in 1929. Smith suffered bankruptcy in 1936, and his Capitola holdings were liquidated. Rispin Mansion remained empty until 1941 when it was acquired by the Oblates of St. Joseph's for use by the Order of Poor Clares. In December 1985 the City purchased the Rispin Mansion property. The Rispin Mansion now forms a district that is on the National Register of Historic Places.

In its current condition the property is not only a liability to the City in an annual amount ranging from \$30,000 to \$75,000 per year or more, but its historical and environmental values are degrading. Trespassers, vandals, homeless and youth find their way onto the property forging through the environment to reach their destination, destroying the architecture, lighting fires, and engaging in various activities that are often destructive to the area.

In November 1997, the City entered into an Exclusive Right to Negotiate Agreement with a development team. About one year later a Draft Environmental Impact Report was issued in response to a development plan prepared by that team. This EIR was recirculated in November 2001, and some of the project objectives, as represented by that recirculated for the Rispin Mansion development and as identified by the applicant and reviewed by the City, seek to balance the eco-

nomie, historical, environmental and community objectives, including: providing public access to the restored historical Rispin Mansion, gardens and grounds; protecting and enhancing the ecosystem of the Rispin Mansion site, especially the riparian vegetation and the monarch butterfly habitat; and achieving historical certification of the project from the State Historic Preservation Office/National Park Service.

To find out more about the Rispin Mansion you can: 1) Visit the City's website at [ci.capitola.ca.us](http://ci.capitola.ca.us) (click on News and Events, then click on Rispin FAQ); 2) Review the Environmental Impact Report, copies of which can be found at the Capitola Library or City Hall; 3) Visit the Capitola Museum during its business hours.

### RECYCLE THOSE CHRISTMAS TREES

Waste Management will pick up your tree curbside for free January 2 – January 23. Trees must be cut in three-foot lengths and can be no more than six inches in diameter. Remove all tinsel, plastic, garland and metal stands. Place the tree curbside on your day of service. Remember: Flocked trees cannot be taken as yard waste. Flocked trees must be cut in three-foot lengths and put in the garbage. You may also drop your tree off for free recycling at the Jade Street Community Center from December 26 – January 12.

Trees will be chipped for mulch to help plants grow or fuel to generate electricity.

## CITY ALLOWS GRANNY UNITS

Secondary Dwelling Units (SDUs) appear under many aliases — granny flats, garage apartments, carriage houses, ancillary units. For some home owners, the most attractive aspect of SDUs is the potential for extra income from renting out the unit. Other home owners view the extra space as a flexible addition that can be used as a home office, as lodging for teenage children or elderly family members, or as a guest room with great privacy.

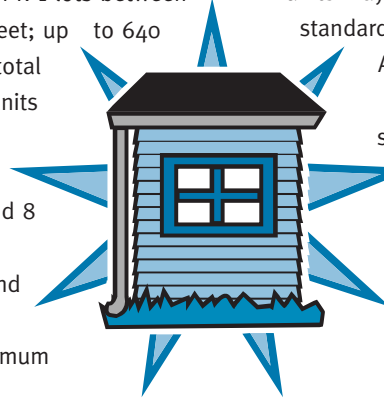
As a result of AB 1866, the California State Legislature requires that local governments allow SDUs in single-family districts. State law also allows local agencies to impose certain standards on SDU's including parking, height, setback, lot coverage, architectural review, and maximum size of a unit.

At its October 9, 2003 meeting, the City Council adopted Ordinance No. 858 which served to enact regulations governing the development of SDU's on residential parcels in the City of Capitola. The purpose of secondary dwelling units is to allow for an increase in the supply of affordable housing, in conformance with the goals and policies of the Housing Element of the City of Capitola General Plan, while maintaining the single-family character of the neighborhoods of the City of Capitola.

The City of Capitola has not allowed SDU's in the past. Now, applicants can submit plans, and the Community Development Department will review them at staff level to determine if they are consistent with the City's design and development standards. If they are, then the plans are forwarded to the Building Department for building permit review.

Briefly, the development standards are: The number of parking spaces required are based on the combined square footage of the primary plus the secondary unit; Second units are not permitted on lots less than 5,000square feet; Size of second unit

can be 500 square feet on R-1 lots between 5,000 and 7,500 square feet; up to 640 sf on larger R-1 lots; but total floor area ratio for both units cannot exceed 60%. Minimum setbacks are 5 feet on the side yards, and 8 feet for the rear yard for detached second units, and detached units must be single story with 15' maximum height. Attached second



units may be two-story, but must meet standard setbacks for the R-1 district.

Any SDU not meeting the City requirements above will be subject to an architecture and site review permit with a public hearing before the Planning Commission. More information is available by calling the Community Development Department at 475-7300



## CODE ENFORCEMENT C O R N E R



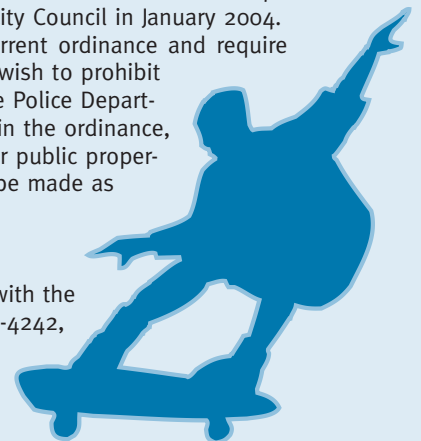
### Skateboarding in Capitola – by Police Chief Richard Ehle

During the 1990's the City of Capitola responded to various citizen and merchant complaints regarding skateboarders damaging property and posing a safety threat to pedestrians by enacting a City Ordinance and then passing some thirty-six different resolutions over a two-year period. Unfortunately, the current City Ordinance is difficult for staff to enforce and interpret. And, it is equally difficult for skateboarders to know what is permissible and what is not. Previously, property owners of shopping centers and commercial buildings petitioned the city to pass a resolution outlawing skateboarding on their properties. This resulted in 36 different resolutions being passed within the city, in addition to the standard prohibitions contained in the City's Ordinance, making skateboarding on certain public properties a criminal violation.

In response to confusion about the law, by citizens, skateboarders and police alike, the City Council requested that the Police Department and the City Attorney take a look at how the city could simplify the ordinance to help make it easier to understand and to enforce. Quite frankly, a revision of the City's Ordinance is long overdue. An analysis of police citations and reports of skateboard related problems indicates that only nine citations have been issued for skateboard violations so far in 2003. Additionally, this year the police have received very few citizen complaints regarding skateboarders.

In response to the City Council's request, I assigned Officer Andy Dally, who has worked with the skateboard issue before, to meet with boarders and skateboard shop owners, to discuss this issue. Andy met with skateboard enthusiasts and provided me with a proposal, which will be going to the City Council in January 2004. Essentially, the proposal is to streamline the current ordinance and require property owners to post their properties, if they wish to prohibit skateboarding on their premise. Additionally, the Police Department is suggesting that the language contained in the ordinance, restricting skateboards from the Village and other public properties such as schools and government buildings, be made as simple and easy to understand as possible.

Citizens wishing to make suggestions about the skateboard issue, or further discuss this matter with the Chief of Police may contact him by phone at 475-4242, extension 213 or by e-mail at: [rehle@ci.capitola.ca.us](mailto:rehle@ci.capitola.ca.us).



## CAPITOLA'S FIRST TIME HOMEBUYER PROGRAM

The Capitola Redevelopment Agency is pleased to announce that the Agency's new First Time Homebuyer Program is operational and ready for applicants. The Program helps low- and moderate-income first-time homebuyer households purchase homes in the City of Capitola.

Assistance is in the form of "silent second" loans to meet the gap between the purchase price and the principal first mortgage. Eligible applicants may receive First Time Homebuyer loans for up to \$60,000, or 15% of the purchase price, whichever is less.

Borrowers pay no principal or interest on the First Time Homebuyer second mortgage for as long as they own their home. The entire principal and interest of the second mortgage is due and payable on sale or transfer of the

home, or at such time as the borrower no longer occupies the home as their principal place of residence.

The program is open to applicants who have not owned a home during the three-year period before the purchase with the First Time Homebuyer Program. Their income must be within the following guidelines:

Household Size	Maximum Gross Annual Income
1	\$62,650
2	\$71,600
3	\$80,550
4	\$89,500
5	\$96,650

A recipient of a Capitola First Time Homebuyer silent second loan recently wrote the following letter.

To: Capitola City Council Members

As a recent successful applicant for Capitola's City's First Time Homebuyer Program, I would like to thank the council members for providing me the opportunity to own a home in the community where I live and work.

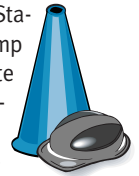
I grew up in Soquel, attended local elementary schools, graduating from Soquel High and Cabrillo College. As the years passed with ever escalating real estate values, I really thought all opportunities to own a home in the area were a thing of the past. Through your Second Mortgage assistance program, I am delighted to at last become a homeowner. Without the funding provided by this program and its reasonable repayment terms, I would not have had the financial opportunity to own a home.

It is my hope that other qualifying residents will take advantage of this great program and become a "first time homebuyer" in our beautiful city by the sea.

Once again, thank you very much for putting a home within my financial reach!

The program is administered by the Housing Authority of the County of Santa Cruz. For application information, please call 464-0170, X 352.

## CAPITAL IMPROVEMENT PROJECT UPDATES



**Lawn Way Storm Water Pump Station:** The new storm water pump station in Lawn Way is complete and operational. This new facility will ease flooding problems along Lawn Way, San Jose Avenue and portions of Monterey Avenue. The pump station was built by J.C. Randolph, Inc of Aptos and includes a duplex pump system with automatic controls. The project also included reconstruction of the sidewalks along Lawn Way and new sod. The City of Capitola and the Santa Cruz County Flood Control and Water Conservation District, Zone 5 provided funding for this project.

**Pedestrian Safety Improvements:** Based on recommendations from the Neighborhood Traffic Advisory Committee five pedestrian improvements have been constructed. These improvements include three new crosswalks, on Capitola Avenue by the Union Pacific trestle, on Park Avenue at Coronado Street, and on Wharf Road at Lincoln Avenue. In addition to the new crosswalks, access improvements were made at the intersections of 41<sup>st</sup> Avenue at Clares Street and Capitola Road at Clares Street to provide a clear path of travel for wheelchairs and strollers through the crosswalk. The City of Capitola and the Capitola Redevelopment Agency provided funding for this project.

**Monterey Avenue Sidewalk Improvement:** A new sidewalk has been constructed along Park Avenue and Monterey Avenue to provide safer pedestrian access in this area. The sidewalk runs along Park Avenue from McCormick Avenue to the intersection of Monterey Avenue and Bay Avenue. The sidewalk was designed to accommodate future extension along the eastern side of Monterey Avenue, up the hill to Washburn Avenue. Funding for this project came from the City of Capitola and Gas Tax revenue received by the City.

**Bike Lane Improvements:** Approximately 3 miles of new bike lanes have been striped throughout the City. These lanes can be found on Brommer Street, Jade Street, 41<sup>st</sup> Avenue, Wharf Road, Hill Street, and Bay Avenue. This project completed the bike lanes designated in the City's General Plan and was paid for by a Transportation Development Act grant from the Santa Cruz County Regional Transportation Commission.

## HARLAN TO SERVE AS MAYOR

The City of Capitola has a new Mayor and Vice Mayor. Stephanie Harlan was elected unanimously by her fellow council members to serve as the new mayor for 2004. This will be her third time as mayor since being first elected in 1984. The first time as mayor being in 1990, then again in 1998. Bruce Arthur was elected to the post of Vice-Mayor.

Upon her election to the position of Mayor, Stephanie stated that her goal is to continue to maintain a high level of service for the residents, business and visitors in the face of uncertainty with the State budget. When Stephanie first came to the council, she vowed to bring an environmental voice to Capitola. That's a promise she stood by, as she helped fight a federal proposal to allow offshore oil drilling along the Central Coast and worked for the designation of the Monterey Bay as a National Marine Sanctuary.

Harlan is a registered nurse, but also carries a teaching credential in elementary and secondary education.

Outgoing Mayor Tony Gualtieri took the opportunity to site several successes during his tenure as mayor including providing \$160,000 to keep Capitola Elementary School open. Other success noted by Tony included, the selling of the Rispin Mansion to the Capitola Redevelopment Agency, moving the summer shuttle bus to the Cross Roads parking lot, the opening of the satellite police station in the Capitola Mall and the adoption of the Art & Cultural Master Plan.

## CAPITOLA RECREATION WINTER SCHEDULE

### How To Register

Register for classes through the Capitola Recreation office only; please do not assume you can register at the first class. Please register at least one week prior to the start of your class. You are automatically enrolled in your class or classes and will receive a receipt in the mail, unless a class is full or is canceled, in which case we will call you. To register, use any of the following easy registration methods:

**Register Online:** [www.ci.capitola.ca.us](http://www.ci.capitola.ca.us) This is not an automated

online registration program. That is, your credit card will not be charged until this information is printed out by our office staff and manually entered into our registration program. Once this process is completed, a receipt will be mailed to you verifying your registration.

**Walk-In:** Register in person at the Capitola Community Center, 4400 Jade Street, Capitola. Our office hours are 8:30 a.m. - 4:30 p.m., Monday through Friday.

**Mail-In:** Simply print out and complete the on-line registration form and drop it in your mailbox; mail-ins will be recorded as received. *If the course you*

*want is scheduled to meet within 7 days, please use the phone-in, fax-in, or walk-in system.*

**Phone-In:** Call us at **475-6115**; please have your MasterCard or Visa ready when you call.

**Fax-In:** Print out and complete the mail-in registration form and send it to us at **475-6279**. Use MasterCard or Visa only; on the form you may indicate if you would like to receive a receipt by mail.

## REMINDER NOTICE: BUSINESS LICENSE RENEWAL DEADLINE IS THURSDAY, JANUARY 15, 2004

**Renewals postmarked 1/16/04 and after or renewals received at the counter 1/16/04 and later are considered late. Late renewals will receive a \$25.00 administrative fee and a 10 % penalty of the tax due per month or partial month late. NOTE: THE 10% PENALTY WILL CONTINUE TO ACCUMULATE MONTHLY UNTIL THE TAX IS PAID IN FULL. (Council**

**Resolution 2929  
& 2949)**



## NEW MUSEUM EXHIBIT OPENS

In the Company of Frederick Hihn: Capitola, 1874-1913, about the life of Capitola's developer, the people who worked for him, and how Capitola grew under Hihn's influence and guardianship to become a prospering settlement. The show will open mid-December and continue through May. Museum hours are noon to 4 p.m., Friday through Sunday. The next exhibit will also feature the unveiling of the newly restored 1889 Cipriano Dodero painting of Capitola, which was originally commissioned by Frederick Hihn. The restoration was completed through the donations of the Capitola community and the Soquel Pioneer and Historical Society. A local artist painter, Andre Bossak and his wife Barbara have donated a portion of their time restoring the painting so that it could be finished in time for the show.

## NEW EMPLOYEES

The City of Capitola is pleased to announce the following appointments to the Police Department: Jason Grogan as a Paid Reserve Officer. Officer Grogan has spent a majority of his life in Santa Cruz County. He currently works for American Medical Response and an area fire department as a paramedic.

Dana Gemingnani was sworn in as a Police Officer on October 15, 2003. Officer Gemignani recently graduated from the Police Academy in Gilroy. She has worked in business and the fire service before entering the academy.

Leland Blankenship was also sworn in as a Police Officer on October 15, 2003. Leland was a Community Service Officer with the Capitola Police Department before entering the Police Academy.



## E-WASTE RECYCLING UPDATE

On September 25, 2003 Governor Davis signed SB20, E-Waste Recycling, into law. This represents a significant milestone in California's effort to establish a solution to toxic electronic waste. California now has the first "front-end" financed E-Waste recycling law in the country. The key feature of this bill is the provision that requires the State Waste Board to establish an E-Waste recycling fee. Initially the fee, which starts July 1, 2004 will be \$6 to \$10 per device, charged to the consumer at the "point of sale". That fee would then go to fund recycling of E-Waste. Before this bill was enacted, Cities and Counties were paying the entire cost of disposal.

What is E-Waste? They are consumer electronics such as computers, t.v.'s, fax machines and printers. According to the US Environmental Protection Agency, more than 4.6 million tons were discarded in 2000. Due to the presence of toxic lead, mercury, and other hazardous materials, E-Waste threatens public health and the environment. The City of Capitola has been a leader in recycling e-waste, and was the first in the County to hold a free e-waste collection day last spring. Look for our next free e-waste day in May.

Capitola residents can recycle their E-Waste by bringing it to the Buena Vista Landfill, 1231 Buena Vista Drive, Watsonville (1 mile south of Highway 1) from 7:30 to 3:30, Tuesday, Wednesdays or Saturdays.

**CITY OF CAPITOLA**  
 420 Capitola Avenue  
 Capitola, Ca 95010

PREST. STD.  
 U.S. POSTAGE  
**PAID**  
 CAPITOLA, CA 95010  
 PERMIT #13

**Stephanie Harlan** Mayor  
**Bruce Arthur** Vice Mayor  
**Tony Gualtieri** Council Member  
**Dennis Norton** Council Member  
**Gayle Ortiz** Council Member

**Bob Begun** City Treasurer

**Richard Hill** City Manager  
**Pam Greeninger** City Clerk

Please email your comments or suggestions to: [lmurphy@ci.capitola.ca.us](mailto:lmurphy@ci.capitola.ca.us)

Recreation Dept.:  
[caprec@cruzio.com](mailto:caprec@cruzio.com)  
 City Web Site:  
[www.ci.capitola.ca.us](http://www.ci.capitola.ca.us)

# CALENDAR OF CITY MEETINGS

City Council/RDA meetings are held in the City Council Chambers, 420 Capitola Avenue.  
 For all other meetings locations or for more information, call 475-7300  
 or watch Cable Community Channel 8 scroll. Dates are subject to change.

## january

8, 22	City Council/RDA*	7:00
15	Planning Commission	7:00
8	Museum Board	5:30
28	Art & Cultural Commission	7:00
13	Finance Advisory Committee	7:00
27	Wharf Group	12:00
27	Village Master Plan Committee	6:30
14, 28	Arch & Site Review Committee	3:30

## february

11, 26	City Council/RDA*	7:00
5, 19	Planning Commission	7:00
5	Museum Board	5:30
25	Art & Cultural Commission	7:00
10	Finance Advisory Committee	7:00
24	Wharf Group	12:00
17	Village Master Plan Committee	6:30
11, 25	Arch & Site Review Committee	3:30

## march

11, 25	City Council/RDA*	7:00
4, 18	Planning Commission	7:00
4	Museum Board	5:30
24	Art & Cultural Commission	7:00
9	Finance Advisory Committee	7:00
15	Recreation Advisory	7:00
23	Wharf Group	12:00
23	Village Master Plan Committee	6:30
10, 24	Arch & Site Review Committee	3:30

\* RDA meets between 6-7p.m. See agenda for time.

## IMPORTANT NUMBERS

**Administration: 475-7300**

**Building Dept: 475-7300 ext. 218**  
 Americans with Disabilities Act  
 (ADA)  
 Building Permits/Inspections

**Cable TV: Charter TV**  
**1-866-731-5420**

**City Clerk: 475-7300 ext. 228**  
 City Council Information  
 Elections  
 Agendas

**Community Development:**  
**475-7300 ext. 216**

**Emergencies: 911**

**Fire (County): 479-6842**

**Garbage: Waste Management**  
**1-800-665-2209**

**Library: 477-7240**

**Museum: 464-0322**

**Recreation: 475-5935**

**Parking Enforcement: 475-9274**

**Public Works: 475-7300**

Street Repair  
 Road Information  
 Parks  
 Sewer Emergency: 464-5462

**Police:**

Information: 475-4935  
 Emergency: 911