



# AGENDA

## CAPITOLA PLANNING COMMISSION

### Thursday, November 3, 2016 – 7:00 PM

Chairperson            T.J. Welch  
Commissioners        Ed Newman  
                                  Gayle Ortiz  
                                  Linda Smith  
                                  Susan Westman

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

#### 2. ORAL COMMUNICATIONS

##### A. Additions and Deletions to Agenda

##### B. Public Comments

*Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.*

##### C. Commission Comments

##### D. Staff Comments

#### 3. APPROVAL OF MINUTES

##### A. Planning Commission - Regular Meeting - Oct 6, 2016 7:00 PM

#### 4. CONSENT CALENDAR

*All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.*

##### A. 154 Cortez Street            #15-110            APN: 036-222-12

One-year update on Conditional Use Permit for large community care residential facility located in the R-1 (Single-Family Residential) Zoning District.

##### B. 231 Esplanade #16-186            APN: 035-21-101

Sign Permit application for a wall sign, projecting sign, and menu box sign for the new Sotola Bar and Grill restaurant (previously Stockton Bridge Grill) located in the CV (Central Village) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Steve Yates

Representative: Ashley Bernardi, filed: 10/4/16

## 5. PUBLIC HEARINGS

*Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.*

- A. 407 El Salto Drive #16-178 036-133-18**  
 Major Revocable Encroachment Permit and Fence Permit with a height exception for a new front-yard fence and gate to be located within the public right-of-way of a residence located in the R-1 (Single Family Residential) zoning district.  
 This project is in the Coastal Zone but does not require a Coastal Development Permit.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Rebecca Peters  
 Representative: Rebecca Peters, filed: 9/26/16  
NOTE: Request for Continuance to December 1, 2016 Planning Commission Meeting
- B. 4025 Bromer Street #16-177 APN: 034-164-08**  
 Conceptual Review to demolish an existing office building and to construct a new three-story mixed-use building with office space on the first floor and two residences on the second and third floors, located in the CC (Community Commercial) zoning district.  
 This project is in the Coastal Zone and requires a Coastal Development Permit that is not appealable to the California Coastal Commission.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Stuart Family Trust  
 Representative: Lot C Architecture, filed: 9/26/16
- C. 226 Monterey Avenue #16-125 036-111-15**  
 Design Permit for an addition to an existing two-story single-family home and construction of a new secondary dwelling unit with a variance to the maximum 80% valuation for improvements to a non-conforming structure, located in the R-1 (Single-Family Residential) Zoning District.  
 This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the city.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Nancy and Mark Nicholson  
 Representative: Derek Van Alstine, filed 6/16/2016
- D. 105 Sacramento Avenue 16-133 036-144-05**  
 Design Permit to demolish an existing residence and secondary dwelling unit and construction of a new two-story residence with variance requests for height, setbacks, and landscaping, located in the R-1 (Single-Family Residential) Zoning District.  
 This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the city.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Lani and Tim Holdener  
 Representative: Derek Van Alstine, filed: 6/28/16

**6. DIRECTOR'S REPORT****7. COMMISSION COMMUNICATIONS****8. ADJOURNMENT**

**APPEALS:** The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Notice regarding Planning Commission meetings:** The Planning Commission meets regularly on the 1<sup>st</sup> Thursday of each month at 7:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org). Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

**Televised Meetings:** Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org).