



# AGENDA

## CAPITOLA PLANNING COMMISSION

### Thursday, May 7, 2020 – 7:00 PM

Chairperson            Ed Newman  
Commissioners        Courtney Christiansen  
                                 Mick Routh  
                                 TJ Welch  
                                 Peter Wilk

#### **NOTICE OF REMOTE ACCESS ONLY:**

In accordance with the current Shelter in Place Order from Santa Cruz County Health Services and Executive Order N-29-20 from the Executive Department of the State of California, the Planning Commission meeting will not be physically open to the public and in person attendance cannot be accommodated.

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting online at <http://capitolaca.igam2.com/Citizens/Default.aspx> or live on Spectrum Cable Television channel 8.

Remote participation is possible in the form of emailed public comment.

#### **How to comment via email:**

1. As always, send additional materials to the Planning Commission via [planningcommission@ci.capitola.ca.us](mailto:planningcommission@ci.capitola.ca.us) by 5 p.m. the Wednesday before the meeting and they will be distributed to agenda recipients.
2. During the meeting, send comments via email to [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us)
  - Identify the item you wish to comment on in your email's subject line.
  - Emailed comments will be accepted from the start of the meeting until the Chair announces that public comment for that Consent Agenda/Public Hearing item is closed.
  - Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
  - Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
  - Emails received by [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us) outside of the comment period outlined above will not be included in the record.

**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 - Mar 5, 2020 7:00 PM****4. 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. 319 Riverview Avenue****#18-0609****APN: 035-171-05**

Design Permit and Conditional Use Permit for reconstruction of an historic structure with new addition for a second unit (duplex) located within the C-V (Central Village) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Pauline & Bud LoMonaco

Representative: Dennis Norton, Filed: 11.30.2018

**B. 115 San Jose Avenue****#19-0186****APN: 035-221-18&19**

Master Conditional Use Permit for the mixed-use Capitola Mercantile including specific allowances for to-go food establishments, tasting rooms, retail sales, personal services, and designated shared seating areas with onsite consumption of beer and wine located within the C-V (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: Capitola Associates, LLC

Representative: Dennis Norton, Filed: 04.19.2019

**5. DIRECTOR'S REPORT****6. COMMISSION COMMUNICATIONS****7. 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 Design Permit 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) 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 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). 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).