



# AGENDA

## CAPITOLA PLANNING COMMISSION

### Thursday, February 6, 2020 – 7:00 PM

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

#### 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. 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. 511 Escalona Drive

**#20-0002**

**APN: 036-125-02**

Design Permit for a second-story addition to an existing single-family residence, an Accessory Dwelling Unit (ADU), and a Major Revocable Encroachment Permit for a wall in the public right of way located within the R-1 (Single-Family) zoning district. Permit is a revision to increase size of ADU from previous 2019 approval.

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: Christine Meserve

Representative: Valerie Hart, Filed: 01.02.2020

**B. 1500 Park Avenue #17-0097 APN: 036-201-01**

Coastal Development Permit to replace an existing storm water drain culvert underneath New Brighton State Beach parking lot, located in the PF-P/VS (Public Facility-Parks/Visitor Serving) 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: California Department of Parks and Recreation

Representative: Ryan Diller, filed: 06.22.16

**C. Grand Avenue Pathway Drainage Improvements #20-0014**

Coastal Development Permit (CDP) for drainage improvements on Hollister Avenue near the Grand Avenue Pathway in the R-1 (Single-Family Residential) Zoning District. The improvements include a new drainage inlet on the west side of Hollister Avenue.

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. Work was completed under an Emergency CDP.

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: Steve Jesberg, Filed: 01.17.2020

**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. 3775 Capitola Road #19-0732 APN: 034-261-39**

Conditional Use Permit for a Community Assembly use for a commercial structure located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: MGP XI Capitola, LLC

Representative: Jesse West, Filed: 12.10.2019

**B. Update to Zoning Ordinance/Local Coastal Plan Implementation Plan**

Update to the City of Capitola Zoning Code including Chapter 17.74 Accessory Dwelling Units and Chapter 17.80 Signs for temporary sign standards and non-commercial messaging in.

The Zoning Code serves as the Implementation Plan of the City's Local Coastal Program and therefore must be certified by the Coastal Commission.

Environmental Determination: Addendum to the General Plan Update EIR

Property: The Zoning Code update affects all properties within the City of Capitola.

Representative: Matt Orbach, Associate Planner, City of Capitola

**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).