



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, April 5, 2018 – 7:00 PM

Chairperson Sam Storey
Commissioners Linda Smith
Ed Newman
TJ Welch
Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. NEW BUSINESS
3. 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

4. APPROVAL OF MINUTES

- A. Approval of draft March 1, 2018, Planning Commission minutes
 1. Planning Commission - Regular Meeting - Mar 1, 2018 7:00 PM

5. 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. **110 Hollister Avenue #18-0085 APN: 036-144-10**
Design Permit to demolish an existing, one-story single-family residence and construct a new two-story single-family residence in the R-1 Single-Family Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: Lisa and Mark Garrigues
Representative: Clark E Shultes

6. 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. 1098 38th Avenue #18-0052 APN: 034-172-01

Fence exception to permit a six-foot high fence in the front yard along the side property line and an eight-foot high solid fence on the side property line extending to the rear property line. This project is located in the RM-M (Multi-Family Medium Density) zoning district. This project is in the Coastal Zone and does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption
Property Owner: Central California Alliance for Health

B. 1725 48th Avenue #17-0403 APN: 034-022-41

Design Permit and Conditional Use Permit to convert an existing historic barn into an Accessory Dwelling Unit and build a new single car garage in the R-1 (Single-Family Residential) 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: Michael and Elizabeth Adams
Representative: Dennis Norton Filed: 10/10/17

C. 4201 Capitola Road #17-0441 APN: 034-121-36 & 37

Tentative Map for a three-lot subdivision, Design Permit for three new single-family homes, Variance request to allow encroachments into side yard setbacks, and demolition of two existing structures located at 4201 Capitola Road within the CN (Neighborhood Commercial) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Property Owner: Magnolia Tree Investments
Representative: Matthew Thompson, Architect. Filed: 11.09.2017

7. DIRECTOR'S REPORT**8. COMMISSION COMMUNICATIONS****9. 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 1st 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. 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.