



# **AGENDA**

## **CAPITOLA PLANNING COMMISSION**

### **Thursday, March 6, 2014 – 7:00 PM**

Chairperson            Gayle Ortiz  
Commissioners        Ron Graves  
                                 Mick Routh  
                                 Linda Smith  
                                 TJ Welch

**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. Approval of the draft February 6, 2014 Planning Commission meeting minutes**

**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. 1550 McGregor Drive #13-174 APN: 036-34-101**

Design Permit, Conditional Use Permit, Tree Removal Permit, and Coastal Development Permit for a public multiuse park with recycling pod in the PF/VS (public facilities/visitor serving) zoning district.

This project 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

Owner: City of Capitola

Representative: Steve Jesberg, filed 01/08/2014

- B. 306 El Salto Drive #13-181 APN: 036-123-26**  
Design Permit and Coastal Development Permit for an addition to an existing single family home in the R-1 (Single Family) zoning district.  
This application 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: Chris and Cindy Henry  
Representative: Martha Matson, filed 01/23/2014
- C. 4605 Emerald Street #14-011 APN: 034-032-15**  
Design Permit and Coastal Development Permit application to demolish an existing accessory dwelling unit and construct a new single family home, located in the R-1 (Single Family) zoning district.  
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.  
Environmental Determination: Categorical Exemption  
Property Owner: North Point Investments LLC  
Representative: Wayne Miller, filed 01/27/2014
- D. 4625 Emerald Street #14-012 APN: 034-032-22**  
Design Permit and Coastal Development Permit application to demolish an existing single family residence and construct a new Single Family home, located in the R-1 (single family) zoning district.  
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.  
Environmental Determination: Categorical Exemption  
Property Owner: North Point Investments LLC  
Representative: Wayne Miller, filed 01/27/2014
- E. 507 Plum Street/712 Capitola Avenue #14-020 APN: 036-062-14**  
Design Permit and Coastal Development Permit application for a garage addition to a single family home in the CN (Central Neighborhood) Zoning District.  
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.  
Environmental Determination: Categorical Exemption  
Property Owner: Terry Evan David  
Representative: Dennis Norton, filed 02/04/2014
- F. 2001 40th Avenue #14-029 APN: 034-512-02**  
Conditional Use Permit for a Pure Barre Capitola Fitness Studio in the CC (Community Commercial) Zoning District.  
This project is not located within the Coastal Zone.  
Environmental Determination: Categorical Exemption  
Property Owner: Lockwood Epping Properties  
Representative: Ashley Weaver, filed 02/14/2014

**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. 110 Lawn Way #14-006 APN: 035-124-05**

Design Permit, Variance, and Coastal Development Permit application for an addition to a single family home in the CV (Central Village) Zoning District. The applicant is requesting a variance for onsite parking.

This project 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: Norma Kettman

Representative: Gary Lindeke, filed 1/24/2014

**B. 1740 Wharf Road #14-016 APN: 035-111-14**

Design Permit, Variance, Coastal Development Permit, and Tree Removal Permit for a new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District. The applicant is requesting a variance to the side-yard setback requirement.

This project 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

Owner: Bruce Golino

Representative: Courtney Hughes, William Fisher Architecture, filed 02/03/2014

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

Adjourn to the next Planning Commission on Thursday, April 3, 2014 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

**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 one hundred forty two dollar (\$142.00) 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 at 12:00 Noon on the Saturday following the meetings on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings can also be viewed from the City's website: [www.ci.capitola.ca.us](http://www.ci.capitola.ca.us)