



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, March 7, 2013 – 7:00 PM

Chairperson Mick Routh
Commissioners Ron Graves
 Gayle Ortiz
 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. February 7, 2013 Regular Planning Commission Meeting

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. Noble Gulch Sewer Improvement Project #13-013

Coastal Permit to abandon a sewer line currently located in Nobel Gulch Creek, and to replace the line with approximately 6,600 linear feet of 12" pipeline realigned through portions of Brookvale Terrace Mobile Home Park and city public streets, including Kennedy Drive, Rosedale Avenue, Carl Lane, Bay Avenue, and Monterey Avenue.

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Mitigated Negative Declaration

Applicant: Santa Cruz County Sanitation District, filed: 1/25/13

B. 1330 47th AVENUE #13-014 APN: 036-066-13

Coastal Permit and Design Permit to construct a new two-story single-family house in the R-1 (Single-Family Residence) Zoning District.

This project requires a Coastal Permit which is not appealable to the California Coastal

Commission.
Environmental Review: Categorical Exemption
Owner: Gary Lindeke, filed: 1/25/13
Applicant: Michael Wittwer

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. 4200 AUTO PLAZA DRIVE #13-020 APN: 034-141-30, 31

Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, car wash, and parking lot improvements in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Charles Canfield, filed: 2/6/13
Representative: Toyota of Santa Cruz

B. 426 CAPITOLA AVENUE #13-019 APN: 035-141-33

Certification of a Negative Declaration, Coastal Development Permit, Architectural and Site Review and a Conditional Use Permit for approval of a temporary parking lot in the MHE (Mobile Home Exclusive) Zoning District.
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Negative Declaration
Property Owner: City of Capitola, filed: 1/30/13

C. AMENDMENT TO CAPITOLA MUNICIPAL CODE CHAPTER 17.39 PERTAINING TO PLANNED DEVELOPMENT DISTRICT REGULATIONS

The Planning Commission will consider a Coastal Plan and Ordinance Amendment to the Capitola Municipal Code Chapter 17.39 amending Sections 17.39.020, 17.39.030, 17.39.040, 17.39.050, 17.39.060 and 17.39.080 of the Capitola Municipal Code and adding Section 17.39.110 to the Capitola Municipal Code pertaining to Planned Development District Regulations.
This project requires an amendment to the City's Local Coastal Plan.
Environmental Determination: Categorical Exemption
Applicant: City of Capitola
Representative: Susan Westman

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, April 4, 2013 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

<p>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</p>

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 1st 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.ci.capitola.ca.us. 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

