



AGENDA

CAPITOLA PLANNING COMMISSION

December 6, 2012 – 7:00 PM

Chairperson Ron Graves
Commissioners Ed Newman
 Gayle Ortiz
 Mick Routh
 Linda Smith

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. November 1, 2012 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. 2185 41st AVENUE #12-149 APN: 034-192-02

Sign Permit for a new wall signs in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Hernan Termeno, filed 11/9/12

Representative: Susan Saltado/Liberty Tax

B. 700 ESCALONA AVENUE #12-152 APN: 036-141-05

Amendment to a previously approved Design Permit to construct a new two-story single-family residence to add a second floor deck in the R-1 (Single-Family Residence)

Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Lori Perpich & Alberto Munoz, filed 11/19/12

Representative: Derek Van Alstine

C. 904 SIR FRANCIS AVENUE #06-061TX APN: 036-222-07

Request for a one-year extension to a previously approved Coastal Permit and Architectural and Site Review for the remodel of an existing single-family residence and construction of a new second story in the R-1 (Single Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Justin and Lisa Maffia, owners, filed 11/15/12

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. 2178 41ST AVENUE #12-080 APN 034-221-02

Design Permit and a Conditional Use Permit to demolish an existing food mart, currently run in conjunction with a gas station, and construct a new commercial retail building (7-11) in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Ed Hadad, filed: 6/18/12
Representative: Joe Nguyen, ASI Consulting

B. 4800 GRACE STREET #12-131 APN: 034-023-33

Coastal Development Permit and Design Permit for the construction of a new one-story single-family residence 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 Determination: Categorical Exemption
Owner: Fred & Nan DeJarlais, filed 10/2/12

C. 515 GILROY DRIVE #12-140 APN: 035-081-04

Coastal Development Permit and Design Permit for the demolition of a single-family residence and construction of a new two-story single-family residence 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 Determination: Categorical Exemption
Owner: Mary Byrne, filed 10/28/12
Representative: Frank Phanton

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

Adjourn to the next Planning Commission on Thursday, January 17, 2013 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 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