# A CAPITOLIA

# **AGENDA**

# CAPITOLA PLANNING COMMISSION THURSDAY, JANUARY 15, 2008 7:00 P.M. – COUNCIL CHAMBERS

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Harlan, Newman, Ortiz, Termini and Chairperson Burke

Staff: Community Development Director Goldstein

City Attorney Barisone Senior Planner Bane

Housing and Redevelopment Project Manager Foster

Planning Consultant Marquez

Minute Clerk Uharriet

## 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.

#### 3. NEW BUSINESS

- A. Committee Appointment
  - Commission on the Environment

# 4. APPROVAL OF MINUTES

A. December 18, 2008

## 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.

NONE

#### 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 Explanation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission discussion; and 6) Decision.

A. 110 GROVE LANE #08-026 APN 0036-161-10

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE IN THE AR/RM-LM (AUTOMATIC REVIEW/MULTIPLE-FAMILY RESIDENCE: LOW MEDIUM) ZONING DISTRICT. FILED 5/16/08 \*2

OWNERS: SHARON & PHIL LEBHERZ REPRESENTATIVE: MARTHA MATSON

В. CITYWIDE ZONING AMENDMENTS AND OVERLAY DISTRICT ASSESSOR'S PARCEL NO.: 034-124-20, 034-124-21, 034-172-01, 036-151-15 AMENDMENTS TO CAPITOLA MUNICPAL CODE TITLE 17 PERTAINING TO THE ZONING ORDINANCE AND LOCAL COASTAL PROGRAM, TO ALLOW MIXED USE RESIDENTIAL IN CHAPTER 17.22 CR (COMMERCIAL/RESIDENTIAL DISTRICT), CHAPTER 17.24 CN (NEIGHBORHOOD COMMERCIAL DISTRICT), CHAPTER 17.27 (COMMUNITY DISTRICT), **CHAPTER** COMMERCIAL 17.33 (PROFESSIONAL OFFICE DISTRICT). ADDITION OF DENSITY BONUS IMPLEMENTATION ORDINANCE CHAPTER 18.03 AS REQUIRED BY STATE LAW. TO ALLOW FOR A RANGE OF GREATER RESIDENTIAL DENSITIES OF UP TO 35% IN EXCHANGE FOR LEVELS OF AFFORDABILITY OF UP TO 40%. CREATION OF HOUSING OPPORTUNITY SITES WITH AN AFFORDABLE HOUSING OVERLAY DISTRICT FOR THE RM (MULTI-FAMILY DISTRICT), CHAPTER 17.20 AHO (AFFORDABLE HOUSING OVERLAY). THE AFFORDABLE HOUSING OVERLAY WOULD ALLOW INCREASED DENSITY OF UP TO 20 UNITS PER ACRE IN THE RM DISTRICT IN RETURN FOR THE PROVISION OF A MINIMUM OF 35% AFFORDABLE HOUSING UNITS. THE PROPOSED AFFORDABLE HOUSING OVERLAY DISTRICT AFFECTS ASSESSOR'S PARCEL NUMBERS: 034-124-20, 034-124-21, 034-172-01, 036-151-15. (CITY OF CAPITOLA, APPLICANT, FILED 12/11/08; ENVIRONMENTAL STATUS: ADDENDUM THE ADOPTED NEGATIVE DECLARATION)

#### 7. ORAL COMMUNICATIONS

- A. Director's Report
- B. Commission Comments

#### 8. ADJOURNMENT

Adjourn to a Special Meeting of the Planning Commission to be held on Thursday, January 29, 2009, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

ALL DECISIONS OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (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. 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 THIRTY ONE DOLLAR (\$131) 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.

# **COASTAL PERMITS:**

- \*1. THIS COASTAL PERMIT IS NOT APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION. SECTION 17.46.110
- \*2. THIS COASTAL PERMIT IS APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION, AFTER ALL LOCAL APPEALS HAVE BEEN EXHAUSTED. APPEALS MUST BE FILED WITH THE COASTAL COMMISSION WITHIN TEN (10) WORKING DAYS AFTER RECEIPT BY THE COASTAL COMMISSION OF A VALID NOTICE OF FINAL ACTION FROM THE CITY.

IF YOU REQUIRE SPECIAL ASSISTANCE IN ORDER TO ATTEND, INCLUDING NEEDS ADDRESSED BY THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE PLANNING DIRECTOR AT (831) 475-7300 AT LEAST 3 DAYS PRIOR TO THE MEETING.