



AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, JANUARY 21, 2010
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
 Senior Planner Bane
 Housing and Redevelopment Project Manager Foster
 Associate Planner Akeman
 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. Election of Chair and Vice-Chair

B. Committee Appointments

- Commission on the Environment
- Arts and Cultural Commission
- Village Master Plan Advisory Committee

4. APPROVAL OF MINUTES

A. December 3, 2009 Regular Planning Commission Meeting

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. 100-200 KENNEDY DRIVE

#09-132

APN: 036-031-01

Request for approval of a major land division to convert an existing two-building light industrial complex in to six commercial condominium units in the IP (Industrial Park) Zoning District

Environmental Determination: Categorical Exemption

Property Owner: John McCoy, Trustee of the McCoy Trust, filed: 11/19/09

Representative: Bob Dwyer

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. 809 BAY AVENUE**#09-144****APN: 035-021-43**

Conceptual review to convert an existing vacant office space (previously occupied by the County Office of Education) into a self-storage facility in the CC (Community Commercial) Zoning District
 Property Owner: Bay Creek Properties LLC, filed: 12/18/09
 Representative: Craig French

B. 2007-2014 HOUSING ELEMENT UPDATE**#09-141****APN: CITYWIDE**

The Housing Element Update covers the planning period from 2007-2014, detailing a schedule of action the Capitola community is undertaking or plans to undertake, to achieve its housing goals and objectives. The document updates and expands the City's 2004 Housing Element, and is consistent with the existing General Plan.

Environmental Determination: Negative Declaration and Initial Study

Applicant: City of Capitola

C. PROPOSED CHANGES TO COMMUNITY COMMERCIAL ZONING DISTRICT

Consider recommendations to the City Council regarding changes to the parking requirements, allowed uses, and height limitations in the CC (Community Commercial) Zoning District. If approved, the project requires an amendment to the City's Certified Local Coastal Plan, which must be reviewed by the California Coastal Commission.

Environmental Determination: Categorical Exemption

Applicant: City of Capitola

7. OTHER BUSINESS

A. Planning Commission Work Items

8. ORAL COMMUNICATIONS

A. Director's Report

B. Commission Comments

9. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, February 4, 2010 at 7:00 p.m., 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.

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