



## AGENDA

### CAPITOLA PLANNING COMMISSION THURSDAY, FEBRUARY 5, 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  
Senior Planner Bane  
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

NONE

#### 4. APPROVAL OF MINUTES

A. January 15, 2009

#### 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. **4630 TOPAZ STREET** **#08-045** **APN: 034-063-09**

Coastal Permit and Architectural and Site Review to demolish a one-story single-family residence and construct a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District. \*1 (Environmental Determination: Categorical Exemption) (J. McCargar, owner/filed: 9/8/08)

#### 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: 036-161-10**  
 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. \*2 (Environmental Determination: Negative Declaration) (P. & S. Lebherz, owners/filed: 5/16/08)

**B. 107 STOCKTON AVENUE #08-058 APN: 035-173-01**  
 Coastal Permit and Architectural and Site Review to remodel and add a second story to an existing to an existing commercial building; add a residential unit; and a variance to the height requirement in the CV (Central Village) Zoning District. \*2 (Environmental Determination: Categorical Exemption) (P. Kearns, owner/filed: 10/28/08)

## 7. ORAL COMMUNICATIONS

- A. Director's Report
1. Requested Work Items
  2. Meeting Schedule
  3. Memo RE: Planned Development Process
- B. Commission Comments

## 8. ADJOURNMENT

Adjourn to a Special Meeting of the Planning Commission to be held on Thursday, February 19, 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.**