



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, MARCH 20, 2008 7:00 P.M. – COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Burke, Marlatt, Newman, Norton and Chairperson Harlan

Staff: Community Development Director Rebagliati
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. APPROVAL OF MINUTES

A. March 6, 2008

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. **1441 A/B & 1443 A/B 38TH AVENUE - PROJECT APPLICATION #07-062**

REQUEST FOR APPROVAL OF A MINOR LAND DIVISION TO CONVERT FOUR APARTMENT UNITS TO CONDOMINIUMS IN THE RM-M (MULTIPLE FAMILY RESIDENCE: MEDIUM) ZONING DISTRICT. (APN 034-181-34) CATEGORICALLY EXEMPT. FILED 9/18/07

PROPERTY OWNER: JOSE I. MORENO

APPLICANT: LEILANI WILLIAMS

B. **ESPLANADE PARK BANDSTAND - PROJECT APPLICATION #08-009**

MINOR MODIFICATION TO PREVIOUSLY APPROVED APPLICATION #05-055 FOR A COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO CONSTRUCT A PERFORMANCE STAGE AND DUMPSTER ENCLOSURE, AND TO RELOCATE A PEDESTRIAN RAMP AT ESPLANADE PARK IN THE PF (PUBLIC FACILITY)

ZONING DISTRICT. THE MODIFICATION IS TO INCOPORATE A NEW PUBLIC ART FEATURE IN THE SITE PLAN AND LANDSCAPE PLAN. (APN 035-262-07). FILED 2/29/08 *1
PROPERTY OWNERS/APPLICANT: CITY OF CAPITOLA

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

A. **1816 & 1820 WHARF ROAD- PROJECT APPLICATION #07-052 & #07-025**

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR CONSTRUCTION OF A RETAINING WALL AND NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH A REQUEST FOR VARIANCES TO THE FRONT YARD AND RIPARIAN HABITAT SETBACKS AND PARKING, IN THE AR/R-1 (AUTOMATIC REVIEW/SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 035-111-17 & 035-111-08) FILED 4/30/07 *2

PROPERTY OWNER/APPLICANT: NEILS & JOANNE KISLING

REPRESENTATIVE: FRANK PHANTON

B. **210 STOCKTON AVENUE- PROJECT APPLICATION #07-066**

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR DEMOLITION OF A TWO-CAR CARPORT AND CONSTRUCTION OF A NEW TWO-CAR GARAGE AND SECOND FLOOR DECK FOR AN EXISTING DUPLEX IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-183-23) CATEGORICALLY EXEMPT. FILED 11/19/07 *1

PROPERTY OWNER: TEDDRA LAPID

REPRESENTATIVE: DARYL V. WOODS

6. NEW BUSINESS

NONE

7. ORAL COMMUNICATIONS

A. Director's Report

B. Commission Comments

8. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, April 3, 2008, 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.