



**AGENDA
SPECIAL MEETING
CAPITOLA PLANNING COMMISSION
WEDNESDAY, APRIL 29, 2008
6:00 P.M. – COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Harlan, Newman, Ortiz, Termini and Chairperson Burke

Staff: Community Development Director Goldstein
 Housing and Redevelopment Project Manager Foster
 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. March 4, 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.

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. ZONING AMENDMENT TO CREATE AN AFFORDABLE HOUSING OVERLAY

Amendment to the Capitola Municipal Code Title 17 pertaining to the Zoning Ordinance and Local Coastal Program related to the City's Housing Element compliance and the creation of affordable housing opportunity sites.

Amend Chapter 17.20 creating an Affordable Housing Overlay to allow for increased residential densities in exchange for levels of affordability on specific opportunity sites: 600

Park Avenue (APN: 036-151-15) and 1745 & 1785 46th Avenue, and Capitola Gardens (APN: 034-124-20 & 034-124-21).

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, May 7, 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.