



**AGENDA  
CAPITOLA PLANNING COMMISSION  
THURSDAY, MAY 6, 2010  
7:00 P.M. – COUNCIL CHAMBERS**

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

Commissioners Burke, Harlan, Ortiz, Termini and Chairperson Newman

Staff: Community Development Director Goldstein  
Senior Planner Bane  
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. April 1, 2010 Regular Planning Commission Meeting

**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. 822 BAY AVENUE**

**#10-022**

**APN: 036-011-28**

Sign Permit to install a monument sign (The Capitola Inn) in the AR/RM-M (Automatic Review/Multiple-Family Medium Density) CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Hirabhai D. Patel

Representative: Northwest Signs, filed: 4/12/10

**B. 2040 EDMUND LANE**

**#09-107**

**APN: 034-412-55**

Request for a significant alteration to the exterior appearance of a previously approved two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Paul Hiss, filed: 4/15/10

Representative: John Hiss

**C. 201 ESPLANDE #10-023 APN: 035-211-05**

Sign Permit to install a wall sign (Mr. Kebab) in the CV (Central Village) Zoning District.  
Environmental Determination: Categorical Exemption  
Property Owner: J. Xavier Sanchez  
Representative: Kamal Dayekh, filed: 4/13/10

**D. 1820 41<sup>ST</sup> AVENUE, #F #10-028 APN: 034-131-22, 24**

Conditional Use Permit to establish a retail use (pharmacy) in the CC (Community Commercial) Zoning District.  
Environmental Determination: Categorical Exemption  
Property Owner: Chaboya Ranch, etal c/o Susan Vaudagna  
Representative: Lauden Integrative Pharmacy c/o Winston George Whittaker, filed: 4/19/10

**E. 1955 41<sup>ST</sup> AVENUE, B-7 #10-026 APN: 034-261-53**

Conditional Use Permit to establish a personal service use (waxing salon) in the CC (Community Commercial) Zoning District.  
Environmental Determination: Categorical Exemption  
Property Owner: JFG Capitola/Winfield Partners  
Representative: HJM Inc., filed: 4/14/10

## 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. 220 OAKLAND AVENUE #10-018 APN: 036-124-20**

Coastal Permit and Architectural and Site Review to convert an existing church into a single-family residence, including a first and second story addition, and variances to the floor area ratio and garage, rear and side setbacks in the R-1 (Single-Family Residence) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.  
Environmental Review: Categorical Exempt  
Property Owner: Christy Bohnet, filed: 3/9/10  
Representative: John Draga

## 6. ORAL COMMUNICATIONS

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

## 7. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, June 3, 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**