



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, MAY 7, 2009 7:00 P.M. – COMMUNITY ROOM

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. April 2, 2009

B. April 29, 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. APTOS TRANSMISSION MAIN RELOCATION PROJECT #08-016

Coastal Permit to replace sewer lines along Park Avenue, McGregor Drive and through portions of New Brighton State Beach, including demolition of the existing New Brighton Beach restroom/pump station and construction of a new pump station. This project requires a Coastal Permit, the approval of which is appealable to the California Coastal Commission; after all local appeals have been exhausted.

Environmental Determination: Initial Study and Mitigated Negative Declaration

Property Owners: City of Capitola & State of California, filed: 3/26/08

Applicant: Santa Cruz County Sanitation District

Project Planner: Ryan Bane

B. 1855 41st AVENUE #09-037 APN: 034-261-07
Sign Permit for wall signs (“Kohl’s”) in the CC (Community Commercial) Zoning District.
Environmental Review: Categorically Exempt
Property Owner: KLA Capitola, LLC, filed: 3/27/09
Representative: Northwest Signs
Project Planner: Ryan Bane

C. 1601-Q 41st AVENUE #09-033 APN: 034-151-20
Conditional Use Permit for a bakery with limited food preparation in the CC (Community Commercial) Zoning District.
Environmental Review: Categorically Exempt
Property Owner: Benjamin Ow, filed: 3/20/09
Representative: Donut House
Project Planner: John Akeman

D. 2206 PREAKNESS AVENUE #09-026 APN: 034-225-05
Architectural and Site Review for the remodel and addition to an existing one story single family residence in the R-1 (Single-Family Residence) Zoning District.
Environmental Review: Categorically Exempt
Property Owner: James & Sharon Clark, filed: 3/3/09
Representative: Tracy Johnson
Project Planner: John Akeman

E. 1745 49th AVENUE #09-040 APN: 034-023-10
Architectural and Site Review for a remodel and second story addition to an existing two story single-family residence in the R-1 (Single-Family Residence) Zoning District.
Environmental Review: Categorically Exempt
Property Owner: Rich and Kristi Saso, filed 4/1/09
Representative: Derek Van Alstine
Project Planner: Ryan Bane

F. 517 BURLINGAME AVENUE #09-022 APN: 035-094-40
Coastal Permit and Architectural and Site Review for the construction of a new two-story single family residence in the R-1 (Single-Family Residence) Zoning District. This project requires a Coastal Permit which not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: Michael Kelley, filed 2/26/09
Applicant: Peter Guiley
Project Planner: Ryan Bane

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. 2007-2014 HOUSING ELEMENT UPDATE**CITYWIDE**

The City of Capitola is updating its 2007-2014 Housing Element Update, a five-year planning document that outlines how the City will meet current and projected housing needs of all segments of the community. This meeting will include a review of the draft first three chapters of the six chapter document.

7. ORAL COMMUNICATIONS**A. Director's Report**

1. Director's Interpretation – Threshold for Undergrounding Utilities
2. Property Survey and Zone 5

B. Commission Comments**8. ADJOURNMENT**

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, June 4, 2009, 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.

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.