



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, JUNE 4, 2009 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
Special Counsel Jolie Houston
Senior Planner Bane
Minute Clerk Evans

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. May 7, 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. **504 BAY AVENUE**

#07-022

APN: 036-062-39, 40, 41

Request for a time extension to a previously approved Coastal Permit, Sign Permit, Architectural and Site Review, modification to an existing bakery (Gayle's) and Conditional Use Permit to construct an awning over an existing outdoor patio and add approximately 185 square feet to a commercial building in the CN (Neighborhood Commercial) Zoning District. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Upper Village Shops JT Venture, filed: 4/22/09

Representative: Joe Ortiz DBA Capitola Gayle's

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. 750 47th AVENUE**#09-011****APN: 035-551-01**

Consider recommendation to the City Council regarding a Coastal Permit and Relocation Impact Report for the closure of Surf and Sand Mobile Home Park in the MHE (Mobile Home Exclusive) Zoning District and located in the Coastal Zone.

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. 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.

Environmental Determination: Categorical Exemption

Property Owner: Surf and Sand, LLC, filed: 1/20/09

Representative: Mark D. Alpert-Hart King & Coldren

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, July 2, 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.

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.