



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, JUNE 19, 2008 7:00 P.M. – CITY HALL COMMUNITY ROOM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Burke, Hale, 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. June 5, 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. **APTOS TRANSMISSION MAIN RELOCATION PROJECT**
PROJECT APPLICATION #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 AT NEW BRIGHTON STATE BEACH. AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION HAVE BEEN PREPARED. FILED 3/26/08.*2

APPLICANT: SANTA CRUZ COUNTY SANITATION DISTRICT

PROPERTY OWNERS: CITY OF CAPITOLA/ STATE OF CALIFORNIA

B. **370 BAY AVENUE– PROJECT APPLICATION #08-027**

COASTAL PERMIT TO REPLACE A STORM DRAIN HEADWALL AND PIPELINE AND REMOVE A TREE IN NOBLE GULCH PARK IN THE PF (PUBLIC FACILITIES) ZONING DISTRICT. (APN 036-072-29) CATEGORICALLY EXEMPT. FILED 5/19/08.*2

PROPERTY OWNER: CITY OF CAPITOLA

APPLICANT: COUNTY OF SANTA CRUZ

C. **5050 EMERALD STREET – PROJECT APPLICATION #08-028**

MAJOR REVOCABLE ENCROACHMENT PERMIT FOR THE INSTALLATION OF STONE PILLARS AND AN AUTOMATIC GATE WITHIN THE CITY RIGHT-OF-WAY ALONG THE FRONTAGE OF A SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-045-07) CATEGORICALLY EXEMPT. FILED 5/9/08

PROPERTY OWNER/APPLICANT: TODD EDWARDS

D. **219 ELINOR STREET - PROJECT APPLICATION #08-029**

ARCHITECTURAL AND SITE REVIEW TO CONSTRUCT A 313 SQUARE FOOT FIRST STORY ADDITION TO A SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-193-04) CATEGORICALLY EXEMPT. FILED 5/20/08 *1

PROPERTY OWNER: HOWARD & JENNETTE EGAN

REPRESENTATIVE: SUSAN DEE CUMMINS

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. **815 BAY AVENUE – PROJECT APPLICATION #08-020**

CONDITIONAL USE PERMIT TO ESTABLISH A 6,467 SQUARE FOOT MEDICAL CLINIC IN AN EXISTING COMMERCIAL BUILDING IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 035-021-43) FILED 04/21/08

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, July 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.