



## AGENDA

### CAPITOLA PLANNING COMMISSION THURSDAY, JULY 2, 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  
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. June 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.*

**A. 810-A BAY AVENUE**

**#09-057**

**APN: 036-051-29**

Conditional Use Permit for a dance studio in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Anna Gotti Family Properties, LLC, filed: 5/27/09

Representative: William Fisher

Project Planner: John Akeman

**B. 925 SIR FRANCIS AVENUE**

**#09-058**

**APN: 036-224-03**

Architectural and Site Review for a second story addition to an existing two story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: John Simon and Jen Tam, filed: 6/9/09

Project Planner: John Akeman

**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. 612 CAPITOLA AVENUE #08-024 APN: 035-302-09**

Coastal Permit and Architectural and Site Review to construct a new two-story single-family residence 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: Joe Martina, filed: 5/13/08

Representative: Richard Emigh

Project Planner: John Akeman

**B. 1255 41<sup>st</sup> AVENUE #08-054 APN: 034-611-01**

Coastal Permit, Conditional Use Permit, and Architectural and Site Review to demolish an existing church facility and construct a three-story, 82-unit hotel and associated facilities in the CC (Community Commercial) Zoning District. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Initial Study and Mitigated Negative Declaration

Property Owner: Aspromonte Inns, LLC, filed: 10/2/08

Representative: Robert D. Corbett, Architect, AIA

Project Planner: Ryan Bane

**C. 120 MONTEREY AVENUE #09-004 APN: 035-262-02, 04, 10, 11**

Conceptual review to demolish an existing theatre and construct a six-story, 79-unit hotel and associated facilities in the CV (Central Village) Zoning District.

Property Owner: Uchiyama-Swenson, LLC, filed: 1/12/09

Representative: Barry Swenson Builder/Chris Ferrante

Project Planner: Ryan Bane

**7. ORAL COMMUNICATIONS**

**A.** Director's Report

**B.** Commission Comments

**8. ADJOURNMENT**

Adjourn to a Special Meeting of the Planning Commission to be held on Wednesday, July 8, 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.

**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.**