



## MINUTES

### CAPITOLA PLANNING COMMISSION THURSDAY, JULY 3, 2008 7:00 P.M. – COUNCIL CHAMBERS

Chairperson Harlan called the Regular Meeting of the Capitola Planning Commission to order at 7:06 P.M.

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

Present: Commissioners Burke, Newman, Norton and Chairperson Harlan  
Absent: Commissioner Hale (excused)  
Staff: Interim Community Development Director Carney  
Senior Planner Bane  
Associate Planner Akeman  
Minute Clerk Uharriet

#### 2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

#### 3. APPROVAL OF MINUTES

June 19, 2008

**A MOTION WAS MADE BY COMMISSIONER NORTON AND SECONDED BY COMMISSIONER BURKE TO APPROVE THE JUNE 19, 2008 MINUTES.**

**MOTION PASSED 3-0, COMMISSIONER NEWMAN ABSTAINED.**

#### 4. CONSENT CALENDAR

NONE

#### 5. PUBLIC HEARINGS

A. **4980 CLIFF DRIVE- PROJECT APPLICATION #08-013**  
ARCHITECTURAL AND SITE REVIEW FOR A SECOND STORY ADDITION AND EXTERIOR REMODEL TO AN EXISTING THREE UNIT APARTMENT BUILDING IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 034-052-03) CATEGORICALLY EXEMPT. COASTAL PERMIT EXEMPT. FILED 3/11/08 \*2  
PROPERTY OWNER: SALLY HOLT & GREGORY NICHOLLS  
REPRESENTATIVE: HOWELL & MCNEIL DEVELOPMENT LLC

Senior Planner Bane presented the staff report.

Commissioner Norton ascertained that the City does not maintain the landscape area in front of the property.

The public hearing was opened.

Tim McNeill, property owner, spoke in support of the project.

Commissioner Burke questioned how the sheer would be accomplished on the east elevation.

Tom Thacher, project architect, responded that a structural engineer is part of the design team and may recommend a steel frame system to achieve the property sheer for the building.

The public hearing was closed.

Commissioner Newman stated that the applicant complied with the Planning Commission's direction.

Commissioner Norton stated that he did not feel the project was side stepping the city's historic process. He was concerned about the possible lack of landscape maintenance in the front area and suggested adding a condition that the area be incorporated into the city's maintenance program and if not, then require the property owner's to maintain the landscape area.

Commissioner Newman stated that condition #5 addresses the site landscaping adequately.

Chairperson Harlan suggested that a plaque be placed on the home to distinguish the historic home.

**A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER NORTON TO APPROVE PROJECT APPLICATION #08-013 WITH THE FOLLOWING CONDITIONS AND FINDINGS:**

**CONDITIONS**

1. The project approval consists of a significant rehabilitation and remodel, including a 233 square foot addition to an existing 3,130 square foot, 3-unit apartment building at 4980 Cliff Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30AM – 9:00PM, and Saturday 9:00AM – 4:00PM, per city ordinance.
4. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.
5. A final Landscape Plan, including an associated, detailed irrigation plan that includes a drip irrigation system, shall be submitted with the final building plans.
6. Curb, gutter, sidewalk or roadway that is currently deteriorated or is damaged during construction shall be repaired or replaced, as determined by and to the satisfaction of the Public Works Director.

**FINDINGS**

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff and the Planning Commission have reviewed the project. The project conforms to the development standards of the CV (Central Village)

Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

**B. The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff and the Planning Commission have reviewed the project. The project conforms to the development standards of the CV (Central Village) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

**C. This project is categorically exempt under Section 15301 and 15064.5(3) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves remodeling of an existing multiple-family residence. Section 15301 of the CEQA Guidelines exempts interior or exterior alterations of private structures. Section 15064.5(3) exempts the rehabilitation of historic resources that are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings*.

**MOTION PASSED 4-0**

- B. 427 CAPITOLA AVENUE- PROJECT APPLICATION #08-019  
SIGN PERMIT FOR A MONUMENT SIGN AND AWNING SIGN FOR AN EXISTING RESTAURANT (AGAVE) IN THE CN (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT. (APN 035-093-15) CATEGORICALLY EXEMPT. FILED 4/17/08  
PROPERTY OWNER: STAN FERRO  
APPLICANT: GERARDO GONZALEZ & MARIO RUIZ**

Associate Planner Akeman presented the staff report.

Commissioner Harlan questioned the number of approved monument signs within the Village area. She stated that monument signs were designed for shopping centers, not individual businesses. She also questioned the type of material for the proposed sign.

Commissioner Newman stated that the sign ordinance specifies that approval of a monument sign is at the discretion of the Planning Commission.

Senior Planner Bane stated that monument signs are permitted in all commercial districts, except the Central Village (CV), with approval from the Planning Commission.

The public hearing was opened.

Kat Lyons, realtor, representing the business spoke in support of the application.

Mardeen Gordon, sign designer, spoke in support of the application. The proposed sign is to be constructed of Alumacorr, a synthetic material, and painted with vinyl graphics. The agave cactus will be raised from the cut-out area behind the design. The applicant considered a sand-blasted wood sign, but it was cost prohibitive. The goal was to design a sign with some dimension at a lower cost.

Commissioner Newman ascertained that the application includes an awning sign, but the applicant does not want the awning sign. He commented that the sign fits well with the building and the site and although the property is at the periphery of the Village, the design does fit with the site.

Commissioner Burke suggested the background color of the sign be changed to something a bit brighter to keep vehicle exhaust and dust from discoloring the sign since it is directly adjacent to the street. He ascertained that the applicant had received a permit for the temporary banner and wanted the banner removed as soon as possible. The awning in the proposal is overkill and he did not support including the awning in the application.

Chairperson Harlan stated that if the awning were to be part of the application, then it would need to be formalized, not with handwritten lettering. She would prefer a nicer material for the sign and would not support the monument sign, although the size was appropriate for the site. She stated that monument signs should be for shopping centers to provide information about tenants at the site or the name of the center, not advertising the individual business.

**A MOTION WAS MADE BY COMMISSIONER BURKE AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE PROJECT APPLICATION #08-019 WITH THE FOLLOWING CONDITIONS AND FINDINGS:**

CONDITIONS

1. The project approval consists of a monument and awning (wall) sign for a restaurant (Taqueria Agave) located at 427 Capitola Avenue.
2. The monument sign must be no higher than thirty (30) inches, and the area at the base of the sign shall be landscaped, subject to the approval of the Community Development Director.
3. If minor modifications to the signs are desired by the applicant (i.e. lettering, materials, colors, illumination, etc.), the changes may be approved by the Community Development Department. Any significant changes shall require Planning Commission approval.
4. The applicant shall obtain a building permit for the sign prior to installation.

FINDINGS

**A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

The Planning Commission finds that the proposed monument and awning (wall) signs comply with the Sign Ordinance regulations in terms of size, material, design and colors.

The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.

The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.

**B. The application will maintain the character and integrity of the neighborhood.**

The Planning Commission finds that the project, as conditioned, complies with the Sign Ordinance, which is developed to ensure projects maintain the character and integrity of this area of the City. The sign is complimentary to the overall design of the building and is not in visual competition with other conforming signs in the area.

**C. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves the installation of an on-premise sign. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

**MOTION PASSED 2-1, CHAIRPERSON HARLAN DISSENTING AND COMMISSIONER NORTON RECUSED.**

**6. NEW BUSINESS**

NONE

**7. ORAL COMMUNICATIONS**

A. Director's Report

Interim Director Carney stated that it was an honor to be the interim director again and thanked the staff during the transition.

B. Commission Comments

Chairperson Harlan asked if the Commission would be interested in listing the Banistini property on the City's list of historic features.

Commissioner Burke suggested that historic features and structures be added during the General Plan update process.

Commissioner Newman announced that meetings are now available online with the new video streaming on the City's website.

Chairperson Harlan requested the Planning Commission be made available online as soon as possible.

Commissioner Burke announced that the Water Festival would be held on October 4, 2008.

**8. ADJOURNMENT**

Adjourn at 8:00 P.M. to a Regular Meeting of the Planning Commission to be held on Thursday, August 7, 2008, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Adopted by the Planning Commission on August 7, 2008

Approved by Ryan Bane, Senior Planner \_\_\_\_\_