



AGENDA

SPECIAL CAPITOLA PLANNING COMMISSION THURSDAY, JULY 16, 2009 7:00 P.M. – COUNCIL CHAMBERS

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

Commissioners Harlan, Newman, Ortiz, Termini and Chairperson Burke

Staff: Senior Planner Bane
Housing and Redevelopment Project Manager Foster
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. July 2, 2009

B. July 8, 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. PARK AVENUE AT MONTEREY	#09-066	APN: VARIOUS
CLIFF DRIVE AT OPAL CLIFF DRIVE		CITY LIMIT
41ST AVENUE AT THE RAIL ROAD TRACKS		LOCATIONS
41ST AVENUE AT GROSS ROAD		

Sign Permit for a governmental commercial promotional sign ("Shop Capitola...Support Your Community") to be attached to existing City of Capitola signs located at four city limit locations.

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola; filed 7/2/09

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. 1255 41st 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

B. 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 review the Draft Housing Element Chapters 1-6 and receive public comment.

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, August 6, 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.