



## AGENDA

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

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

Commissioners Burke, Hale, Newman, Norton and Chairperson Harlan

Staff: Interim Community Development Director Carney  
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. July 3, 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. **1806 47<sup>TH</sup> AVENUE - PROJECT APPLICATION #08-038**

ARCHITECTURAL AND SITE REVIEW FOR A REMODEL AND SINGLE-STORY ADDITION TO A SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-022-31)

CATEGORICALLY EXEMPT. FILED 6/26/08 \*1

PROPERTY OWNER/APPLICANT: ED ORTEGA

B. **207 MONTEREY AVENUE - PROJECT APPLICATION #08-032**

REQUEST FOR APPROVAL OF A COASTAL PERMIT AND MINOR LAND DIVISION TO CONVERT A COMMERCIAL RETAIL SPACE AND TWO APARTMENT UNITS INTO THREE CONDOMINIUM UNITS IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-185-23)

CATEGORICALLY EXEMPT. FILED 5/29/08 \*1

PROPERTY OWNER/ APPLICANT: GI 112 CAPITOLA & 207 MONTEREY AVENUE, LLC

- C. **112 CAPITOLA AVENUE - PROJECT APPLICATION #08-033**  
 REQUEST FOR APPROVAL OF A COASTAL PERMIT AND A MINOR LAND DIVISION TO CONVERT A COMMERCIAL RETAIL SPACE AND AN APARTMENT UNIT IN TO TWO CONDOMINIUM UNITS IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-185-24) CATEGORICALLY EXEMPT. FILED 5/29/08 \*1  
 PROPERTY OWNER/ APPLICANT: GI 112 CAPITOLA & 207 MONTEREY AVENUE, LLC

## 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. **1710 41<sup>ST</sup> AVENUE- PROJECT APPLICATION #08-022**  
 ARCHITECTURAL AND SITE REVIEW FOR AN EXTERIOR REMODEL, SIGN PERMIT, AND MODIFICATION TO AN EXISTING RETAIL CONDITIONAL USE PERMIT TO PERMIT OUTDOOR SEATING AND PRODUCT DISPLAY FOR A COMMERCIAL BUILDING (FORMERLY RAPLPH'S) IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-131-07) CATEGORICALLY EXEMPT. FILED 4/29/08  
 PROPERTY OWNER: SANDELMAN SANFORD TRUSTEE C/O RALPHS FOODS  
 APPLICANT: WHOLE FOODS MARKET/BECKHAM DESIGN GROUP ARCHITECTS
- B. **410 ESCALONA- PROJECT APPLICATION #08-034**  
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AND DETACHED SECONDARY DWELLING UNIT IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-121-24) FILED 5/30/08 \*1  
 PROPERTY OWNERS: T.J. & CONNIE WELCH  
 APPLICANT: DEREK VAN ALSTINE
- C. **603 OAK DRIVE - PROJECT APPLICATION #08-036**  
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO DEMOLISH A ONE-STORY SINGLE-FAMILY HOUSE AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY HOUSE WITH ATTACHED GARAGE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 035-073-08) FILED 6/12/08 \*1  
 PROPERTY OWNERS: FORSTER/GAUKEL  
 APPLICANT: DEREK VAN ALSTINE

## 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, September 4, 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.**