



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, SEPTEMBER 4, 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

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. August 7, 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. **4055 CAPITOLA ROAD- PROJECT APPLICATION #08-042**

SIGN PERMIT FOR A WALL SIGN FOR AN EXISTING BANK (BANK OF AMERICA) IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-261-14) CATEGORICALLY EXEMPT. FILED 8/6/08
PROPERTY OWNER: BANK OF AMERICA
APPLICANT: AKC SERVICES, INC

B. **603 GILROY DRIVE - PROJECT APPLICATION #07-064**

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 035-072-08). FILED 6/12/08 *1
PROPERTY OWNERS: JOHN & JANICE THEODOSI
APPLICANT: KARL GOEPFRICH

C. **200 KENNEDY DRIVE- PROJECT APPLICATION #07-004**

CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE REVIEW TO CO-LOCATE ANTENNAS TO AN EXISTING POLE AND ADD AN ASSOCIATED EQUIPMENT AREA FOR WIRELESS PERSONAL COMMUNICATIONS SERVICE (T-MOBILE) IN THE IP (INDUSTRIAL PARK) ZONING DISTRICT. (APN 036-031-01) FILED 1/11/07
PROPERTY OWNER: JOHN MCCOY
REPRESENTATIVE: DANA AGUIRRE C/O T-MOBILE

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. **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 IN TO 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

B. **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

C. **115 & 117 LAWN WAY – PROJECT APPLICATION #08-002**

ARCHITECTURAL AND SITE REVIEW AND COASTAL PERMIT FOR INTERIOR REMODEL, EXTERIOR MODIFICATIONS AND A NEW FOUNDATION FOR A DUPLEX AT 116 & 117 LAWN WAY IN THE CV (CENTRAL VILLAGE - LAWN WAY RESIDENTIAL OVERLAY) ZONING DISTRICT. (APN 035-251-02) *2
PROPERTY OWNER: HOWARD DEMERA
REPRESENTATIVE: DALE MEYER

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 18, 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.