

AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, SEPTEMBER 6, 2007 7:00 PM – COUNCIL CHAMBERS 420 CAPITOLA AVENUE, CAPITOLA

CALL TO ORDER

ROLL CALL: COMMISSIONERS MARLATT, BURKE, HARLAN, NORTON
AND CHAIRPERSON NEWMAN

STAFF: COMMUNITY DEVELOPMENT DIRECTOR REBAGLIATI
ASSOCIATE PLANNER AKEMAN

PLEDGE OF ALLEGIANCE LED BY CHAIR NEWMAN

ORAL COMMUNICATIONS

A. ADDITIONS AND DELETIONS FROM THE AGENDA

B. PUBLIC COMMENTS - *SHORT COMMUNICATIONS FROM THE PUBLIC
CONCERNING MATTERS NOT ON THE AGENDA.*

APPROVAL OF MINUTES

- **AUGUST 2, 2007**

UNFINISHED BUSINESS

CONSENT CALENDAR

ALL MATTERS UNDER "CONSENT CALENDAR" ARE CONSIDERED BY THE PLANNING DEPARTMENT TO BE ROUTINE AND WILL BE ENACTED IN ONE MOTION BY THE PLANNING COMMISSION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPERATE DISCUSSION ON THESE ITEMS UNLESS MEMBERS OF THE COMMISSION OR PUBLIC REQUEST SUCH REVIEW.

1. **201-D MONTEREY AVENUE - PROJECT APPLICATION #07-048**
AMENDMENT TO A PREVIOUSLY APPROVED CONDITIONAL USE-PERMIT TO EXPAND A TAKE-OUT DELI/SANDWICH SHOP INTO THE NEIGHBORING SPACE LOCATED IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-185-06) CATEGORICALLY EXEMPT. FILED 7/20/07
PROPERTY OWNER: JAMES & BARBARA REDING
APPLICANT/REPRESENTATIVE: FILIZ ERBEKTAS
2. **210 ESPLANADE- PROJECT APPLICATION #07-046**
CONDITIONAL USE PERMIT TO ADD TWO ROOMS TO AN EXISTING HOTEL USE IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-221-08, -09) CATEGORICALLY EXEMPT. FILED 7/18/07
PROPERTY OWNER: MICHAEL HERBERG

REPRESENTATIVE: DON ANDRE, ARCHITECT

3. **4705 TOPAZ - PROJECT APPLICATION #07-038**
ARCHITECTURAL AND SITE REVIEW FOR CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN THE R-1 (SINGLE FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-065-18) CATEGORICALLY EXEMPT. FILED 06/08/07
PROPERTY OWNER: GREGORY CLARK
APPLICANT: RICHARD EMIGH

PUBLIC HEARINGS

PUBLIC HEARINGS ARE INTENDED TO PROVIDE AN OPPORTUNITY FOR PUBLIC DISCUSSION OF EACH ITEM LISTED AS A PUBLIC HEARING. THE PROCEDURE IS AS FOLLOWS: 1) STAFF EXPLANATION; 2) PUBLIC DISCUSSION; 3) CLOSE PUBLIC PORTION OF THE HEARING; 4) PLANNING COMMISSION DISCUSSION; 5) DECISION.

1. **200 KENNEDY DRIVE - PROJECT APPLICATION #07-019**
(CONTINUED FROM AUGUST 2, 2007)
ARCHITECTURAL AND SITE REVIEW TO CONSTRUCT A LIGHT INDUSTRIAL BUILDING IN THE IP (INDUSTRIAL PARK) ZONING DISTRICT. (APN 036-031-01) CATEGORICALLY EXEMPT. FILED 3/13/07 *1
PROPERTY OWNER: JOHN MCCOY
REPRESENTATIVE: GERALD YATES
2. **1550 41st AVENUE- PROJECT APPLICATION #07-028**
COASTAL PERMIT, SIGN PERMIT, AND ARCHITECTURAL AND SITE REVIEW TO REMODEL AN EXISTING SHOPPING CENTER, AND A CONDITIONAL USE PERMIT TO EXPAND THE EXISTING RETAIL STORE (GOODWILL) AND ESTABLISH A COSMETOLOGY SCHOOL IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-111-22) CATEGORICALLY EXEMPT. FILED 5/11/07 *1
PROPERTY OWNER: JOHN FIGONE
REPRESENTATIVE: GOODWILL INDUSTRIES
3. **711 SUNSET DRIVE- PROJECT APPLICATION #07-040**
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR DEMOLITION OF A SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 035-051-03) CATEGORICALLY EXEMPT. FILED 6/26/07 *1
PROPERTY OWNER/APPLICANT: DONALD & LUISA ODERMANN
REPRESENTATIVE: RICHARD L. EMIGH

NEW BUSINESS

WRITTEN COMMUNICATIONS

ORAL COMMUNICATIONS

1. DIRECTOR'S REPORT
2. COMMISSION COMMENTS

ADJOURNMENT - ADJOURN TO THE REGULARLY SCHEDULED PLANNING COMMISSION MEETING TO BE HELD **THURSDAY, SEPTEMBER 20, 2007 AT 7:00 P.M.** IN THE COUNCIL CHAMBERS.

NOTE: ALL DECISIONS OF THE PLANNING COMMISSION CAN BE APPEALED WITHIN TEN (10) WORKING DAYS OF THE DATE OF ACTION. IF THE FINAL DAY OF THE APPEAL PERIOD FALLS ON A WEEKEND OR HOLIDAY, THE FOLLOWING WORKING DAY SHALL BE THE FINAL DAY FOR FILING APPEALS. 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.

EXPLANATION OF COASTAL PERMIT CODES:

- *1. THIS PROJECT REQUIRES A COASTAL ZONE PERMIT WHICH IS NOT APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION. IT MAY BE APPEALED TO THE CAPITOLA CITY COUNCIL WITHIN TEN (10) WORKING DAYS OF THE ACTION BY THE PLANNING COMMISSION.
- *2. THIS PROJECT REQUIRES A COASTAL ZONE PERMIT, THE APPROVAL OF WHICH IS APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION, AFTER ALL LOCAL APPEALS HAVE BEEN EXHAUSTED. DENIAL OR APPROVAL OF THE COASTAL ZONE PERMIT IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN (10) WORKING DAYS OF ACTION BY THE PLANNING COMMISSION. (GROUNDS FOR THE APPEAL ARE LISTED IN THE CITY MUNICIPAL CODE SECTION 17.46.110.) THE APPEAL MUST BE FILED WITH THE COASTAL COMMISSION WITHIN TEN (10) WORKING DAYS AFTER RECEIPT BY THE COASTAL COMMISSION OF ADEQUATE NOTICE OF THIS FINAL CITY ACTION.

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.