

## **AGENDA**

### **CAPITOLA PLANNING COMMISSION THURSDAY, SEPTEMBER 20, 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  
SENIOR PLANNER BANE  
ASSOCIATE PLANNER AKEMAN  
MINUTE CLERK UHARRIET

#### **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**

- **SEPTEMBER 6, 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. **4705 TOPAZ AVENUE - PROJECT APPLICATION #07-038**  
**(CONTINUED FROM SEPTEMBER 6, 2007)**  
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
2. **309 CAPITOLA AVENUE- PROJECT APPLICATION #07-051**

SIGN PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR A MINOR EXTERIOR REMODEL TO AN EXISTING COMMERCIAL STORE IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-172-06) CATEGORICALLY EXEMPT. FILED 7/30/07  
PROPERTY OWNER: BEI-SCOTT LLC  
APPLICANT: SCOTT STEIN

3. **711 SUNSET DRIVE- PROJECT APPLICATION #07-040**  
**(CONTINUED FROM SEPTEMBER 6, 2007)**

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

**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. **1550 41<sup>st</sup> AVENUE- PROJECT APPLICATION #07-028**  
**(CONTINUED FROM SEPTEMBER 6, 2007)**

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

2. **1330 47<sup>TH</sup> AVENUE (LOT 1)- PROJECT APPLICATION #07-050**

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR APPROVAL TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-066-01) CATEGORICALLY EXEMPT. FILED 7/30/07 \*1  
PROPERTY OWNER/APPLICANT: GARY LINDEKE

3. **1330 47<sup>TH</sup> AVENUE (LOT 2)– PROJECT APPLICATION #07-049**  
CONDITIONAL CERTIFICATE OF COMPLIANCE TO RE-ESTABLISH A PREVIOUSLY EXISTING LOT LINE, AND A COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR APPROVAL TO DEMOLISH A SINGLE-FAMILY HOME AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-066-01) CATEGORICALLY EXEMPT. FILED 7/30/07 \*1  
PROPERTY OWNER/APPLICANT: GARY LINDEKE
4. **1601-Q 41<sup>ST</sup> AVENUE - PROJECT APPLICATION #07-058**  
CONDITIONAL USE PERMIT TO ESTABLISH A FITNESS GYM (4MINUTES 2FITNESS) IN AN EXISTING MULTI-TENANT RETAIL COMPLEX (KINGS PLAZA) LOCATED IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-151-20) CATEGORICALLY EXEMPT. FILED 8/23/07.  
PROPERTY OWNER: DAVID OW, TRUSTEE  
APPLICANT/REPRESENTATIVE: STEVE PEABODY

## **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, OCTOBER 4, 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.**