



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, OCTOBER 16, 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. September 18, 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. **904 SIR FRANCIS AVENUE – PROJECT APPLICATION #06-061**

REQUEST FOR A PERMIT EXTENSION FOR A PREVIOUSLY APPROVED COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SECOND-STORY IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-222-07) CATEGORICALLY EXEMPT. FILED 09/11/06 *1
PROPERTY OWNER: JUSTIN & LISA MAFFIA
REPRESENTATIVE: CHUCK BURKET

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. **210 ESPLANADE- PROJECT APPLICATION #08-048**
 COASTAL PERMIT AND CONDITIONAL USE PERMIT TO CONVERT AN EXISTING TAKE-OUT RESTAURANT INTO A HOTEL ROOM IN CONJUNCTION WITH AN EXISTING HOTEL USE IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-221-08, -09) CATEGORICALLY EXEMPT. FILED 9/19/08 2*
 PROPERTY OWNER: MICHAEL HERBERG
 REPRESENTATIVE: DON ANDRE, ARCHITECT
- B. **410 ESCALONA AVENUE- PROJECT APPLICATION #08-052**
 REQUEST FOR A VARIANCE TO THE REAR YARD SETBACK FOR A PREVIOUSLY APPROVED SECONDARY DWELLING UNIT IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-121-24). FILED 9/29/08 *2
 PROPERTY OWNERS: T.J. & CONNIE WELCH
 APPLICANT: DEREK VAN ALSTINE

6. NEW BUSINESS

- A. Planned Development Process
- b. Condominium Conversion Discussion

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, November 6, 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.