

## AGENDA

**CAPITOLA PLANNING COMMISSION  
THURSDAY, NOVEMBER 15, 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 UHARIET

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

- **NOVEMBER 1, 2007**

### UNFINISHED BUSINESS

NONE

### 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. **1525 PROSPECT AVENUE - PROJECT APPLICATION #07-011**  
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE DEMOLITION OF SINGLE-FAMILY RESIDENCE, AND CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 034-045-02) CATEGORICALLY EXEMPT. FILED 1/26/07 \*1  
PROPERTY OWNER: TRACY MARTIN & ROB CHURCHWELL  
REPRESENTATIVE: RICHARD EMIGH

2. **4810 EMERALD STREET- PROJECT APPLICATION #07-061**  
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 034-037-07) CATEGORICALLY EXEMPT. FILED 9/14/07 \*1  
PROPERTY OWNER/APPLICANT: BRIAN & MARYANN BARRY  
REPRESENTATIVE: THACHER & THOMPSON ARCHITECTS

### **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. **115 SAN JOSE AVENUE- PROJECT APPLICATION #07-059**  
COASTAL PERMIT, ARCHITECTURAL AND SITE REVIEW AND MODIFICATION TO PREVIOUSLY APPROVED CONDITIONAL USE PERMIT APPLICATION #03-001 TO ALLOW TAKE-OUT FOOD OR BEVERAGES AND TO CONSTRUCT MINOR FACADE CHANGES TO AN EXISTING BUILDING IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-221-27) FILED 9/4/07 \*2  
PROPERTY OWNER: CAPITOLA ASSOCIATES, LLC  
REPRESENTATIVE: DENNIS NORTON
2. **212 CENTRAL AVENUE - PROJECT APPLICATION #07-041**  
ARCHITECTURAL AND SITE REVIEW FOR A FIRST AND SECOND FLOOR ADDITION TO A SINGLE FAMILY RESIDENCE AND NEW DETACHED GARAGE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT (APN 026-122-20). FILED 06/26/07  
PROPERTY OWNER: KURT AND GAIL PAGNINI  
APPLICANT: RICHARD EMIGH
3. **107 SAXON AVENUE- PROJECT APPLICATION #07-053**  
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE REMODEL AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, INCLUDING CONSTRUCTION OF A NEW SECOND-STORY AND BASEMENT IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-131-05). FILED 8/07/07 \*2  
PROPERTY OWNER: MIKE GRABILL  
APPLICANT: DEREK VAN ALSTINE

### **NEW BUSINESS**

NONE

**WRITTEN COMMUNICATIONS**

**ORAL COMMUNICATIONS**

1. DIRECTOR'S REPORT
2. COMMISSION COMMENTS

**ADJOURNMENT** - ADJOURN TO THE REGULARLY SCHEDULED PLANNING COMMISSION MEETING TO BE HELD **THURSDAY, DECEMBER 6, 2007 AT 7:00 P.M.** IN THE COMMUNITY ROOM AT CITY HALL.

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 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 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 ADRESSED BY THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE PLANNING DIRECTOR AT (831) 475-7300 AT LEAST 3 DAYS PRIOR TO THE MEETING.**