



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, DECEMBER 3, 2009 6:00 P.M. – COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Harlan, Newman, Ortiz, Termini and Chairperson Burke

Staff: Community Development Director Goldstein
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. NEW BUSINESS

NONE

4. APPROVAL OF MINUTES

A. November 5, 2009 Regular Planning Commission Meeting

5. 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. 4140 JADE STREET

#09-126

APN: 034-641-08

Conditional Use Permit and Sign Permit for a medical office (Santa Cruz Orthopaedic Institute) in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: John & Karen Huffman, filed: 10/30/09

Representative: Nicholas & Beth Abidi

B. 904 SIR FRANCIS AVENUE

#06-061

APN: 036-222-07

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.

Environmental Determination: Categorical Exemption

Property Owner: Justin & Lisa Maffia, filed: 11/16/09

Representative: Chuck Burket

C. 120 MONTEREY AVENUE #07-056 APN: 035-262-02, 04, 10, 11

Coastal Permit, Conditional Use Permit and Architectural and Site Review to relocate an antenna for an existing wireless communications facility (T-Mobile) from the existing theatre building to a wood utility light pole adjacent to the existing equipment on site in the CV (Central Village) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Uchiyama-Swenson, LLC, filed: 8/22/07

Representative: Leah Hernikl, Permit Me Inc. for T-Mobile

6. 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. 750 47TH AVENUE #09-110 APN: 034-551-01

Consider an application regarding a Coastal Permit and tentative map for the conversion of the Surf and Sand Mobile Home Park from a rental park to an ownership park in the MHE (Mobile Home Exclusive) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Surf and Sand, LLC, filed: 9/22/09

Representative: Mark D. Alpert – Hart King & Coldren

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, January 21, 2010 at 7:00 p.m., 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.

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.