

AGENDA

**CAPITOLA PLANNING COMMISSION
THURSDAY, DECEMBER 6, 2007
7:00 PM – COMMUNITY ROOM
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

- **NOVEMBER 15, 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.

NONE

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. **212 CENTRAL AVENUE - PROJECT APPLICATION #07-041**

COASTAL PERMIT, VARIANCE TO FRONT AND SIDE YARD SETBACKS, 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 *2

PROPERTY OWNER: KURT AND GAIL PAGNINI
APPLICANT: RICHARD EMIGH

2. **107 SAXON AVENUE- PROJECT APPLICATION #07-053**

COASTAL PERMIT, VARIANCE TO THE FRONT YARD SETBACK, 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 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 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 ADDRESSED BY THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE PLANNING DIRECTOR AT (831) 475-7300 AT LEAST 3 DAYS PRIOR TO THE MEETING.