



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, June 7, 2018 – 7:00 PM

Chairperson Sam Storey
Commissioners Linda Smith
Ed Newman
TJ Welch
Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Apr 5, 2018 7:00 PM

2. Planning Commission - Regular Meeting - May 3, 2018 7:00 PM

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. 734 Orchid Avenue #18-0136 APN: 036-181-03

Design Permit for an addition to a single-family home, located in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Nora Seaman

Representative: Derek Van Alstine, Designer, Filed: 03.27.2018

B. 4795 Garnet Street #18-0154 APN: 034-037-16

Design Permit to add new roofs to an existing nonconforming duplex and detached garage in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: CBP Enterprises

Representative: Heidi Anderson Spicer, Architect, Filed: 04.04.2018

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 Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

A. 620 Monterey Avenue #18-041 APN: 036-101-38

Coastal Development Permit to demolish one classroom building and 12 existing portable buildings onsite and construct four new buildings for classrooms, art/woodshop rooms, physical education, and locker rooms at New Brighton Middle School.

This project is in the Coastal Zone and requires a Coastal Development Permit that is not appealable to the Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Soquel Union Elementary School District

Representative: Madi Architecture and Planning

B. 105 Stockton Avenue #18-0170 APN: 035-171-21

Amendment to the Master Sign Program at 103/105 Stockton Avenue to allow an additional wall sign in the C-V (Central Village) Zoning District.

This project is located within the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Peter Hubback

Representative: Vahan Tchakerian, Filed: 04.17.2018

C. Retail Marijuana Sales in Regional Commercial Zoning District

Amendment to Regional Commercial Zoning District to allow a new conditional use for a limited number of retail cannabis establishments, subject to regulations and review criteria, in compliance with state law. The proposed ordinance shall only go into effect if a ballot measure for a cannabis tax is passed by Capitola voters in November 2018.

This zoning amendment will not impact properties in the Coastal Zone and therefore does not require Coastal Commission adoption.

Environmental Determination: Categorical Exemption

Property Owner: All properties in the Regional Commercial zone

Representative: Katie Herlihy, Community Development Director

D. 4015 Capitola Road #17-019 APN: 034-261-40

Design Permit to renovate the existing SEARS into three tenant spaces (Sears, TJ Maxx/Homegoods, and PetSmart) with remodeled exterior facades, two 4,000 square foot building pads for a future development phase, and a Master Sign Program located for the three tenants within the CC (Community Commercial) zoning district.

This project is not located in the Coastal Zone.

Environmental Determination: Categorical Exemption, Section 15270 of the CEQA guidelines

Property Owner: Seritage SRC Finance LLC

Representative: Mark Rone, Cypress Equities

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit can be appealed to the City Council within the (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.

All 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 five hundred dollar (\$500) 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.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: www.cityofcapitola.org.