



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, MARCH 6, 2008 7:00 P.M. – COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Burke, Marlatt, Newman, Norton and Chairperson Harlan

Staff: Community Development Director Rebagliati
 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. February 21, 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. **430 KENNEDY AVENUE – PROJECT APPLICATION #08-001**

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO CONSTRUCT TWO 400 SQUARE FOOT DETACHED STEEL BUILDING GARAGES AT THE CITY OF CAPITOLA CORPORATION YARD IN THE PF-F (PUBLIC FACILITY-FACILITY) ZONING DISTRICT. (APN 036-041-22) CATEGORICALLY EXEMPT. FILED 1/24/08.*1

PROPERTY OWNER/APPLICANT: CITY OF CAPITOLA

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. 1550 41st AVENUE- PROJECT APPLICATION #07-028

FOUR MONTH REVIEW OF THE GOODWILL DONATION CENTER AS CONDITIONED BY THE APPROVAL OF APPLICATION #07-028 TO REMODEL AN EXISTING SHOPPING CENTER, AND A CONDITIONAL USE PERMIT TO EXPAND THE EXISTING RETAIL STORE (GOODWILL) AND ESTABLISH A COSMETOLOGY SCHOOL IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-111-22) CATEGORICALLY EXEMPT. FILED 5/11/07 *1

PROPERTY OWNER: GOODWILL INDUSTRIES

REPRESENTATIVE: GOODWILL INDUSTRIES

B. GREEN BUILDING ORDINANCE – PROJECT APPLICATION #08-006

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA AMENDING TITLE 17 OF THE CITY MUNICIPAL CODE BY ADDING SECTION 17.100 PERTAINING TO GREEN BUILDING REGULATIONS. (CITYWIDE) EXEMPT FROM CEQA SECTION 15061(B)(3). FILED 2/19/08

APPLICANT: CITY OF CAPITOLA

C. 1816 & 1820 WHARF ROAD- PROJECT APPLICATION #07-052 & #07-025

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR CONSTRUCTION OF A RETAINING WALL AND NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH A REQUEST FOR VARIANCES TO THE SETBACKS AND PARKING, IN THE AR/R-1 (AUTOMATIC REVIEW/SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 035-111-17 & 035-111-08) FILED 4/30/07 *2

PROPERTY OWNER/APPLICANT: NEILS & JOANNE KISLING

REPRESENTATIVE: FRANK PHANTON

6. NEW BUSINESS

NONE

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, March 20, 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.