



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, APRIL 3, 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. March 20, 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. **725 MONTEREY AVENUE- PROJECT APPLICATION #08-007**

COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE, INCLUDING AN ATTACHED SECONDARY DWELLING UNIT IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-211-16) CATEGORICALLY EXEMPT. FILED 2/21/08.*1

PROPERTY OWNER/APPLICANT: ROBERT & LINDA RASMUSSEN

REPRESENTATIVE: DENNIS NORTON

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. **1441 A/B & 1443 A/B 38TH AVENUE - PROJECT APPLICATION #07-062**
 REQUEST FOR APPROVAL OF A MINOR LAND DIVISION TO CONVERT FOUR APARTMENT UNITS TO CONDOMINIUMS IN THE RM-M (MULTIPLE FAMILY RESIDENCE: MEDIUM) ZONING DISTRICT. (APN 034-181-34) CATEGORICALLY EXEMPT. FILED 9/18/07
 PROPERTY OWNER: JOSE I. MORENO
 APPLICANT: LEILANI WILLIAMS

- B. **210 STOCKTON AVENUE- PROJECT APPLICATION #07-066**
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR DEMOLITION OF A TWO-CAR CARPORT AND CONSTRUCTION OF A NEW TWO-CAR GARAGE AND SECOND FLOOR DECK FOR AN EXISTING DUPLEX IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 035-183-23) CATEGORICALLY EXEMPT. FILED 11/19/07 *1
 PROPERTY OWNER: TEDDRA LAPID
 REPRESENTATIVE: DARYL V. WOODS

- C. **504 ESCALONA- PROJECT APPLICATION #08-008**
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO DEMOLISH A SINGLE-FAMILY HOUSE AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY HOUSE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-121-15). FILED 2/21/08 *1
 PROPERTY OWNERS/APPLICANT: CHRIS RASMUSSEN

- D. **328 MONTEREY AVENUE– PROJECT APPLICATION #07-029**
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO CONSTRUCT A FIRST STORY BEDROOM AND GARAGE ADDITION TO A SINGLE-FAMILY RESIDENCE WITH VARIANCES TO THE SIDE AND REAR SETBACK IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-091-14) CATEGORICALLY EXEMPT. FILED 5/22/07.*1
 PROPERTY OWNER/APPLICANT: JAMES & ROBERTA CALDWELL
 REPRESENTATIVE: RICHARD EMIGH

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, April 17, 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.