



AGENDA

CAPITOLA PLANNING COMMISSION THURSDAY, MAY 15, 2008 7:00 P.M. – CITY HALL COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Burke, Newman, Norton and Chairperson Harlan

Staff: Community Development Director Rebagliati
Senior Planner Bane
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. May 1, 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. **750 BAY AVENUE – PROJECT APPLICATION #06-060AMEND**

REQUEST FOR MODIFICATIONS TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT REZONING, CONDITIONAL USE PERMIT, AND ARCHITECTURAL AND SITE DESIGN APPROVAL OF A 4.62 ACRE SITE TO REHABILITATE FIVE EXISTING TWO-STORY APARTMENT BUILDINGS, DEMOLISH AN EXISTING APARTMENT BUILDING AND RECREATION ROOM, CONSTRUCT A NEW 33 UNIT THREE-STORY BUILDING WITH MANAGEMENT OFFICE AND COMMUNITY ROOM, INCREASING THE OVERALL COMPLEX UNIT COUNT FROM 96 UNITS TO 109 UNITS IN THE RM-M (MULTIPLE FAMILY RESIDENCE – MEDIUM) ZONING DISTRICT. (APN 036-051-33) CATEGORICALLY EXEMPT. FILED 5/2/08.

PROPERTY OWNER: THE SALVATION ARMY

APPLICANT: FIRST COMMUNITY HOUSING

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. 1750 41ST AVENUE- PROJECT APPLICATION #07-032

ARCHITECTURAL AND SITE REVIEW FOR AN EXTERIOR REMODEL TO AN EXISTING RETAIL STORE (LONG'S DRUGS), SIGN PERMIT, AND AMENDMENT OF A CONDITIONAL USE PERMIT TO ADD A DRIVE-THRU PHARMACY IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-131-16) CATEGORICALLY EXEMPT. FILED 6/1/07
PROPERTY OWNER: LONGS DRUGS, INC.
APPLICANT: LAILE GIANSETTO, PSM ARCHITECTS, INC.

B. 4980 CLIFF DRIVE- PROJECT APPLICATION #08-013

ARCHITECTURAL AND SITE REVIEW FOR A SECOND STORY ADDITION AND EXTERIOR REMODEL TO AN EXISTING THREE UNIT APARTMENT BUILDING IN THE CV (CENTRAL VILLAGE) ZONING DISTRICT. (APN 034-052-03) CATEGORICALLY EXEMPT. COASTAL PERMIT EXEMPT. FILED 3/11/08 *2
PROPERTY OWNER: SALLY HOLT & GREGORY NICHOLLS
REPRESENTATIVE: HOWELL & MCNEIL DEVELOPMENT LLC

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, June 5, 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.