



**REVISED
AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, JULY 1, 2010
7:00 P.M. – COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Burke, Harlan, Ortiz, Termini and Chairperson Newman

Staff: Community Development Director Goldstein
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. June 3, 2010 Regular Planning Commission Meeting

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.

NONE

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. 201 ESPLANADE

#10-023

APN: 035-211-05

Sign Permit to install a wall sign (Mr. Kebab) in the CV (Central Village) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: J. Xavier Sanchez

Representative: Kamal Dayekh, filed: 4/13/10

B. 701 RIVERVIEW DRIVE

#10-029

APN: 035-042-25

Appeal of a tree removal permit denial to remove an oak tree on a property located in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Robert & Laurie Haggerty, filed 5/27/10

C. 627 CAPITOLA AVENUE

#10-003

APN: 035-301-03

Coastal Permit, Conditional Use Permit to convert a residential/commercial mixed use to a multiple-family residential use and Architectural and Site Review to construct a new two-car garage and second floor addition in the CN (Neighborhood Commercial) Zoning District.

The project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Michael O'Brien, filed: 1/11/10

D. 101 GRAND AVENUE

#09-143

APN: 036-114-12

Coastal Permit to install a blufftop stabilization system and to plug a sea cave at the base of the bluff of the Crest Apartment buildings in the AR/R-1 (Automatic Review/Single-Family Residence) Zoning District.

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Mitigated Negative Declaration

Property Owner: Crest Enterprises, LLC, filed 12/21/09

Representative: Dennis Norton

6. ORAL COMMUNICATIONS

A. Director's Report

1. Community Tree and Forest Management

B. Commission Comments

7. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, August 5, 2010 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

THE FOLLOWING DECISIONS OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (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 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 SIX DOLLAR (\$136) 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.

IF YOU REQUIRE SPECIAL ASSISTANCE IN ORDER TO ATTEND, INCLUDING NEEDS ADDRESSED BY THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE CITY AT LEAST 3 DAYS PRIOR TO THE MEETING BY CALLING (831) 475-7300