



Item #:

## CITY COUNCIL AGENDA REPORT

MEETING OF FEBRUARY 9, 2012

FROM: COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNING COMMISSION ACTION MINUTES OF FEBRUARY 2, 2012

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**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Commissioners: Ron Graves, Ed Newman, Mick Routh, Linda Smith and  
Chairperson Gayle Ortiz

Staff: Interim Community Development Director Susan Westman  
Senior Planner Ryan Bane  
Minute Clerk Danielle Uharriet

**2. NEW BUSINESS**

A. Election of Chair and Vice-Chair

**A MOTION WAS MADE BY COMMISSIONER ROUTH AND SECONDED BY COMMISSIONER NEWMAN TO NOMINATE COMMISSIONER GRAVES AS THE CHAIRPERSON.**

**MOTION PASSED 4-0, COMMISSIONER GRAVES ABSTAINED.**

**A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER SMITH TO NOMINATE COMMISSIONER ROUTH AS THE VICE-CHAIRPERSON.**

**MOTION PASSED 4-0, COMMISSIONER ROUTH ABSTAINED.**

**3. ORAL COMMUNICATIONS**

A. Additions and Deletions to Agenda - NONE

B. Public Comments - NONE

C. Commission Comments

Commissioner Routh commented that Park Avenue is in very poor condition and should be repaved.

D. Staff Comments - NONE

**4. APPROVAL OF MINUTES**

A. December 1, 2011 Regular Planning Commission Meeting

Commissioner Ortiz: Page 5, last paragraph: "Gayle Clemson, property owner, spoke in support of the ~~opposition~~ application."

Page 6, paragraph 6: "Chairperson Ortiz stated that ~~there is~~ although the parking plan removes street parking because of the driveway, the development application requires parking to be located on-site."

**APPROVED 5-0, WITH CHANGES**

**5. CONSENT CALENDAR**

**A. 4510 CAPITOLA ROAD #12-005 APN: 034-031-31**

Sign Permit to install a wall sign and a monument sign in the CR (Commercial/Residential) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Richard Talmadge, owner/filed: 1/17/12

Representative: Steve Hosmer/Stokes Signs

**APPROVED 2-1, COMMISSIONER GRAVES DISSENTING. COMMISSIONER NEWMAN AND COMMISSIONER ROUTH RECUSED.**

**6. PUBLIC HEARINGS**

**A. 115 SAN JOSE AVENUE #11-100 APN: 035-221-27**

Conditional Use Permit for a take-out restaurant with the sale and dispensing of alcohol in the CV (Central Village) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Peter Dwares, owner/filed: 9/15/11

Representative: Dennis Norton Designs

**CONTINUED TO THE MARCH 1, 2012 MEETING  
MOTION PASSED 5-0**

**B. 612 GILROY AVENUE #11-112 APN: 035-073-15**

Design Permit for a first and second floor addition to an existing one-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Brian Grocott, filed 10/20/11

Representative: Dennis Norton

**APPROVED 5-0**

**C. 835 BAY AVENUE #12-001 APN: 035-011-03,  
035-381-01**

Conditional Use Permit to install a model manufactured home in conjunction with an existing manufactured home sales business (Ideal Homes) in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Redtree Properties, owner/filed: 1/3/12

Representative: Richard Emigh

**RECOMMENDED TO THE CITY COUNCIL THAT THE PROPOSED USE DOES NOT CONFORM TO THE ZONING DISTRICT STANDARD, AND DOES NOT REPRESENT AN APPROPRIATE GATEWAY TO THE CITY.**

**MOTION PASSED 5-0**

**7. DIRECTOR'S REPORT**

**8. COMMISSION COMMUNICATIONS**

**9. ADJOURNMENT**

Adjourned to a Regular Meeting of the Planning Commission to be held on Thursday, March 1, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.