



PLANNING COMMISSION

MEETING MINUTES EXCERPTS

May 21, 2020

PUBLIC HEARINGS/APPEALS

7.A. HARVEST VILLAGE EXTENSION- 804 CAPITOLA DRIVE (File No. PL20-0007) A two-year extension of the Tentative Subdivision Map, Design Review Permit, and Administrative Permit for the Harvest Village, a single-family residential project subdividing one 1.35-acre parcel into nine lots. The project site is located on the east side of the intersection of Capitola Drive and Capitola Court, within the SFI-173, Single-Family Infill General Plan Designation, and the RI-5, Single-Family Infill Zoning District. (APN 046-160-080)

This item was moved from 6.A during Agenda Review.

Associate Planner Steven Rosen presented the Staff Report, provided background information related to the application and provided a recommendation.

Chair Huether invited the Applicant to speak.

Bob Massaro, Applicant, expressed interest in adding Accessory Dwelling Units (ADUs) in an updated iteration of this project.

Vice-Chair Kelley commented that the Accessory Dwelling Unit regulations have been streamlined to allow Applicants to increase density.

Commissioner Oñate requested clarification on the delays the Applicant has experienced to date.

Mr. Massaro responded to the Commission's questions and comments.

Chair Huether opened the item for public hearing. There were no requests to speak. Public hearing was closed.

Commissioners discussed and began deliberation. They made the following final comments to forward to City Council:

- The Commission encourages an updated iteration of this project with additional ADUs.

Commissioners Murray and Kelley moved and seconded to forward a recommendation to the City Council to adopt a resolution: (1) determining that the project's potential environmental effects were adequately analyzed by a previously adopted negative declaration pursuant to CEQA Guidelines Section 15162; and (2) approving a two-year extension of the Tentative Subdivision Map, Design Review Permit, and Administrative Permit for the previously approved Harvest Village Project at 804 Capitola Avenue.

Motion carried:

AYES: Huether, Kelley, Murray, Oñate, Painter
 NOES:
 ABSENT:
 ABSTAIN:
 RECUSED: