

Capitola Planning Commission

Agenda Report



Meeting: March 3, 2022

From: Community Development Department

Address: 106 Cliff Avenue

Permit Number: #21-0404

APN: 036-112-17

Design Permit and Historical Alteration Permit for additions to a historic single-family residence, a new detached single-story accessory structure that includes an accessory dwelling unit (ADU) and garage, and a Variance for the maximum height of the primary structure. The permit includes the demolition of two non-historic accessory structures behind the primary residence. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals.

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21

Background:

On December 14, 2021, architectural historian Seth Bergstein provided a preliminary design review letter evaluating the proposed remodel and new accessory structure.

On February 9, 2022, staff held a Development and Design Review meeting and reviewed the application.

Approval of historical alteration permits must be consistent with CEQA guidelines. Staff is working with the applicant and Seth Bergstein in order to finalize documentation necessary for a CEQA exemption. Staff is requesting the review be continued to the April 7, 2022, meeting.

Recommendation: Continue the item to the April 7, 2022, Planning Commission meeting.