



Minutes

Special Meeting of the Scotts Valley Planning Commission

Date: March 8, 2018

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org .
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Appointed Officials	City Staff Members
Derek Timm, Chair Carlos Arcangeli, Vice Chair Robin Donovan, Commissioner Rosanna Herrera, Commissioner Deborah Muth, Commissioner	Taylor Bateman, Acting Community Development Dir. Michelle Edwards, Senior Planner Brenda Stevens, Assistant Planner

CALL TO ORDER: Meeting called to order at 6:12 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Herrera, Muth, Donovan arrived after the minutes were approved and Timm was absent with cause.

PUBLIC COMMENT: None.

ALTERATIONS TO CONSENT AGENDA: None.

CONSENT AGENDA: The Commission approved the minutes in two motions.

A. Action Meeting Minutes from the January 18, 2018 meeting.

M/S: Muth / Herrera

To approve the Consent Agenda.

Carried: 3/0/2 (AYES: Arcangeli, Herrera, Muth; NOES: None ABSENT: Timm, Donovan.

ALTERATIONS TO REGULAR AGENDA: None

PUBLIC HEARING AGENDA:

1. **Project Business:** "The Hangar at Sky Park"

Address: 260 Mount Hermon Road / APN 022-231-03

Applicant / Property Owner: Hangar At Sky Park, LLC / Corbett W. Wright

Planning Permit Application No's: Planned Development PD17-002, Design Review DR17-013, Environmental Assessment EA17-015, Minor Land Division MLD17-002, Specific Plan Amendment SPA17-001, and Use Permits U17-008/9

Project Description: Consideration of a proposed development to subdivide one 1.51 acre parcel into two parcels. Parcel sizes would be 26,463 and 39,457 sq. ft. One parcel would have a 13,282 sq. ft. building for commercial space (restaurant, retail and live entertainment). The second parcel would include a 2,412 sq. ft. building for a restaurant with drive-thru service.

Staff: Taylor Bateman, Community Development Director

M/S: Donovan / Herrera

To approve Resolution No. 1727 with the following revised conditions:

Amend Condition No. 53 as follows: *Developer shall repair and slurry seal the existing paving in the easement area per the recorded document Grant of Easement and Agreement 2017-0039848.*

Amend Condition No. 20 as follows: *Live entertainment shall consist of indoor (inside restaurant building) and outdoor (outside restaurant building on adjacent patios) acoustic and amplified music and projected movies with audio. Hours of live entertainment may occur Monday-Sunday, seven (7) days a week, between 11:30am to 1:00am, subject to the following exception: There shall be no amplified outdoor entertainment after 10pm, **except on New Year's Eve.***

Add the following conditions:

- *All future food and beverage facilities must have separate grease traps for each building.*
- *The project shall include public art in compliance with General Plan Policy 36.1.*

Carried: 4/0/1 (AYES: Arcangeli, Donovan, Herrera, Muth; NOES: None; ABSENT: Timm)

REGULAR AGENDA:

None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:50pm