



# Minutes

## Meeting of the Scotts Valley Planning Commission

**Date: May 10, 2018**

**Time: 6:00 PM**

<b>CITY OF SCOTTS VALLEY</b> 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5630	<b>MEETING LOCATION</b> City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	<b>POSTING:</b> The agenda was posted at City Hall, SV Senior Center, SV Library and on the Internet at <a href="http://www.scottsvalley.org">www.scottsvalley.org</a> .
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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, Community Development Dir. Michelle Edwards, Senior Planner Brenda Stevens, Assistant Planner

**CALL TO ORDER:** Meeting called to order at 6:05 p.m.

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

**ROLL CALL:** Present: Arcangeli, Donovan, Herrera, Muth, and Timm.

**PUBLIC COMMENT:** None.

**ALTERATIONS TO CONSENT AGENDA:** None.

**CONSENT AGENDA:** The Commission approved the minutes.

A. Action Meeting Minutes from the April 12, 2018 meeting.

**M/S: Muth/Herrera**

To approve the Consent Agenda.

**Carried: 5/0/0 (AYES:** Arcangeli, Donovan, Herrera, Muth, and Timm **NOES: None;**  
**ABSENT: None**

**ALTERATIONS TO REGULAR AGENDA:** The Commission decided to rearrange the order of the items being heard to the following order: Item #6, Item #1, Item #2, Item #3, Item #5 and Item #4.

**REGULAR AGENDA:**

6. **Address/APN:** 2980 El Rancho Drive  
**Applicant /Property Owner:** Jeff Bettencourt / Michael Coulson  
**Planning Permit Application Nos:** DR18-004, EA-18-004  
**Project Description:** Consideration of a Design Review application to allow one new monument sign for a commercial business known as Sutter health Palo Alto Medical Foundation.  
**Staff:** Brenda Stevens, Assistant Planner, [bstevens@scottsvalley.org](mailto:bstevens@scottsvalley.org), 440-5635

Commissioner Arcangeli recused himself due to a possible conflict of interest.

**M/S: Muth/Donovan**

To approve Resolution No.1729 to allow for one new monument sign.

**Carried: 4/0/1 AYES:** Donovan, Herrera, Muth, and Timm; **NOES:** None;

**ABSENT:** Arcangeli (recused)

**PUBLIC HEARING:**

1. **Project Name:** “Four Points by Sheraton - Restaurant and Bar”  
**Address:** 5030 Scotts Valley Drive / APN 022-091-61  
**Applicant:** Katki Patel, Lotus Management Inc.  
**Property Owner:** Scotts Valley Hotel LP, Atascadero Hotel LP, Judy Jacobson  
**Planning Permit Application No.:** U18-001  
**Project Description:** Consideration of a Use Permit to allow a restaurant and bar in the Four Points (hotel) by Sheraton (formerly Lexington Hotel), which are a required guest amenity of the hotel brand. Restaurant hours will be 6:00-10:00AM and 4:00-10:00PM daily, while the bar will be open 4:00-10:00PM daily. The proposed restaurant kitchen (480 sq. ft.), lobby eating area (1,830 sq. ft.), and bar (237 sq. ft.) will be primarily intended for hotel guests, but open to the public.  
**Staff:** Michelle Edwards, Sr. Planner, [medwards@scottsvalley.org](mailto:medwards@scottsvalley.org), 440-5632  
  
**M/S: Arcangeli/Herrera**  
To approve Resolution No.1730 to allow a restaurant and bar in the Four Points hotel, subject to conditions of approval.  
**Carried: 5/0/0 (AYES:** Arcangeli, Donovan, Herrera, Muth, and Timm **NOES:** None; **ABSENT:** None

2. **Project Name:** "Chapman Annexation"  
**Addresses:** 54 Cumbre Lane / APN 023-161-04 (City of Scotts Valley), and 374 Hacienda Drive / APN 070-331-09 (County of Santa Cruz)  
**Applicant:** Ken Hart, Swift Consulting  
**Property Owners:** Chapman Family Trust (City of Scotts Valley) and Boetzer Family Trust (County of Santa Cruz)  
**Planning Permit Application Nos:** GPA17-002, PRE-ZC17-002, A17-001  
**Project Description:** Consideration of a Planning Commission recommendation of approval to the City Council of a General Plan Amendment, Pre-zoning, and Annexation of vacant land (1.52 acres) from a developed County residential parcel (20 acres) into an adjacent developed City residential parcel (0.849 acre).  
**Staff:** Michelle Edwards, Sr. Planner, [medwards@scottsvalley.org](mailto:medwards@scottsvalley.org), 440-5632

**M/S: Donovan/Muth**

To approve Resolution No. 1731 to recommend approval to the City Council for a General Plan Amendment, Pre-zoning and annexation of vacant land, subject to conditions of approval and amended Condition #5.

**Carried: 5/0/0 (AYES:** Arcangeli, Donovan, Herrera, Muth, and Timm **NOES:** None; **ABSENT:** None

3. **Address/APN:** Nashua Drive and Grace Way  
**Applicant /Property Owner:** David Dauphin (C2G Consultants)/David Bergman  
**Planning Permit Application Nos:** MLD17-001, EA-17-009  
**Project Description:** Consideration of a Minor Land Division requesting to subdivide two existing lots in the R-M-6 zoning district into three lots.  
**Staff:** Brenda Stevens, Assistant Planner, [bstevens@scottsvalley.org](mailto:bstevens@scottsvalley.org), 440-5635

**M/S: Herrera/Arcangeli**

To approve Resolution No. 1732 for recommendation to the City Council to approve a request to subdivide two existing lots in the R-M-6 zoning district into three lots.

**Carried: 5/0/0 (AYES:** Arcangeli, Donovan, Herrera, Muth, and Timm **NOES:** None; **ABSENT:** None

**REGULAR AGENDA:**

5. **Title:** Capital Improvement Program for 2018 - 2022 Consistency Report with the City's General Plan  
**Address:** City-wide  
**Applicant:** City of Scotts Valley  
**Property Owner:** City of Scotts Valley  
**Project Description:** State law requires cities to adopt a Capital Improvement Program (CIP) to implement the City's General Plan. The CIP is a list of the proposed public works projects. The City's Public Works Department develops the CIP as a 5-year program and updates the program each year. By law, the Planning Commission must review the CIP for consistency with the General Plan.

**Staff Contact:** Steve Hammack, Interim Public Works Director,  
[shammack@scottsvalley.org](mailto:shammack@scottsvalley.org), 438-5854

**M/S: Muth/Donovan**

The Commission reviewed the CIP and determined it was consistent with the City's General Plan.

**Carried: 5/0/0 AYES:** Arcangeli, Donovan, Herrera, Muth, and Timm; **NOES:** None; **ABSENT:** None

**PUBLIC HEARING:**

4. **Address/APN:** Scotts Valley Drive / 022-082-34, 35  
**Applicant /Property Owner:** Larry Abitbol  
**Planning Permit Application Nos:** GPA17-001, ZC17-001, PD17-001, DR16-006, and EA17-002  
**Project Description:** Consideration of a General Plan Amendment, Zone Change, Planned Development Zoning and Permit, and Design Review application proposing the construction of 19 new residential apartment units in two buildings on a 0.93-acre site in the C-S, Service Commercial General Plan and Zoning District. The project proposes four units in a two-story building facing Scotts Valley Drive and 15 units in a three-story building centrally located on site.  
**Consulting Planner:** Scott Harriman, [sharriman@rqs.ca.gov](mailto:sharriman@rqs.ca.gov) 650-587-7300x66

**Action:** The item was continued to the next regularly scheduled Planning Commission meeting for further discussion and action.

**DISCUSSION ITEMS AND FUTURE AGENDA ITEMS:** None.

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY:** None.

**DIRECTOR UPDATES:** None.

**ADJOURNMENT:** 9:30 p.m.