



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvally.org

City Council Public Hearing Notice on a Proposed Project

Project Title:	"Polo Ranch Affordable Housing" (two triplexes)	
Project Location:	4303-A Scotts Valley Drive, CA (Property is a vacant lot); Assessor Parcel Number 022-902-12	
Requested Planning Permits:	Mitigated Negative Declaration	MND12-001
	Planned Development	PD10-003
	Land Division	LD00-002
	Use Permit	U00-002
	Design Review	DR00-014

Project Description: Consideration of City Council review of Planning Commission recommendation to certify a Mitigated Negative Declaration and approve a Planned Development, Land Division, Use Permit, and Design Review for Lennar Homes of CA, property owner and developer of the previously approved "Polo Ranch" 40-lot subdivision, to build two 2-story triplexes (6 condominium units), surface parking, landscaping and related property improvements. The vacant site is about 26,000+ square feet, is located behind the Chef Liu restaurant, and is zoned High-density for multi-family residences. The 6 units are a requirement of the 40-Lot subdivision and will be designated as low-income (80% of area median income). Project access will be a private driveway off Acorn Court. The large oak tree at Acorn Court Apartments will be preserved, other protected trees will be removed, and replacement trees and landscaping will be planted. Preliminary grading estimates are 350 cubic yards of excavation and 350 cubic yards of fill.

Background: In December 2012, the Planning Commission previously reviewed the proposed development and recommended approval to the City Council, subject to conditions. However, the application did not proceed to City Council so that the required affordable housing agreement between the developer and City could be completed. An agreement has been drafted and is being processed.

Environmental Effects Analyzed: The application is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. A Mitigated Negative Declaration (MND) has been prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et seq., as amended. The MND identified potentially significant effects associated with: air quality, biological resources, cultural resources, geology & soils, hazardous materials, hydrology & water quality, and noise, and ways to reduce them to less than significant levels.

Lead Agency: City of Scotts Valley

Contact Person: Michelle Edwards, Senior Planner at (831) 440-5632 or medwards@scottsvally.org

Address where documents may be obtained: City of Scotts Valley City Hall,
Planning Department, One Civic Center Dr., Scotts Valley, CA 95066, (831) 440-5630

MND Public Review Period: Began: 8:00 a.m. on Thursday, January 5, 2017
Ended: 5:00 p.m. on Tuesday, January 24, 2017

Public Hearing:	<u>Planning Commission</u>	<u>City Council</u>
Date:	(Occurred on Jan. 19, 2017)	Wednesday, February 15, 2017
Time:		6:30 p.m.
Location:		City Council Chambers One Civic Center Dr., Scotts Valley

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Please Note: All interested persons are invited to attend the foregoing Public Hearing or send their written comments to City Hall Planning Dept, One Civic Center Drive, Scotts Valley, CA 95066. The above files are available for review in the Planning Department at City Hall, One Civic Center Drive, Scotts Valley Monday-Thursday between the hours of 8:00am-12:00 p.m., or by appointment by calling (831) 440-5630.

Warning Notice: If you challenge the above applications in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City of Scotts Valley (One Civic Center Drive, Scotts Valley) at, or prior to, the close of hearing. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure.

Assistance: The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5602 at least 5 to 7 days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to voice:1-800-735-2929, voice to TDD:1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

By: _____
Michelle Edwards, Senior Planner, Date: February 3, 2017

Posted at:
Scotts Valley City Hall 02/03/17
Scotts Valley Senior Center 02/03/17
Scotts Valley Branch Public Library 02/03/17

300-foot Radius Notices mailed on: 02/03/17

Copy: Scotts Valley City Council
Scotts Valley Management Staff
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