

**City of Scotts Valley
PLANNING COMMISSION
MEETING MINUTES**

MEETING DATE/TIME: Thursday, February 26, 2009 @ 6:00 p.m.

DATE APPEAL PERIOD ENDS: March 6, 2009 at 5:00 p.m.

LOCATION:
City Hall
One Civic Center Drive, Scotts Valley

POSTING: The agenda for this meeting was posted at City Hall on 2/17/09 by Planning staff.

CALL TO ORDER: Chair Muth called the meeting to order at 6:01 p.m.

ROLL CALL Present: Commissioners Muth, Bassett, Bowen, and Heald
Staff: CDD Westman, SP Fodge, SP Stevens, A/S Schwartz

ORAL COMMUNICATIONS:

CDD Westman introduced herself and said she was looking forward to working with the Commission. She announced that this would be the first digitally recorded meeting. She also announced the development of the new post card public hearing noticing process, and indicated that this will save staff time, resources and will provide better public service.

Chair Muth asked if the digital meeting recordings can be placed on the web site. A/S Schwartz said yes, that is possible and will hopefully happen in the near future.

CDD Westman announced that a number of system upgrades are in the works and will be put in place over the course of this summer.

ALTERATIONS TO CONSENT AGENDA: None.
(Commission may remove or add items on the Consent Agenda)

CONSENT AGENDA:

- 1) Planning Commission Minutes: January 15, 2009, Regular Meeting

***M/S Heald/Bassett
To approve the Consent Agenda Minutes as presented.
4/0 Carried***

ALTERATIONS TO PUBLIC HEARING, REGULAR OR DISCUSSION AGENDA: None.
(Commission may remove, add or re-arrange items on the Public Hearing or Regular agenda)

REGULAR AGENDA:

- 2) **125 Navarra Drive Applicant: Tony Allabach File #: MLD07-001.1**
Request by the City of Scotts Valley's Public Works Department to remove Condition No. 14 from Resolution No. 1817 as it relates to a deferred road improvement agreement.
Staff Planner: Brenda Stevens (831) 440-5634

SP Stevens gave the project presentation and analysis.

Chair Muth asked if there were any questions from the Commissioners.

Commissioner Bassett asked if there was a turn-around proposed in the original plans. SP Stevens replied no, only if the applicant proposes a greater than 150-foot driveway, and a 149-foot driveway is proposed now. Commissioner Bassett asked if they are proposing to remove the turn around. SP Stevens replied that they were not.

Chair Muth commented that the staff report states that the road meets the requirements of the Fire Department, and was this just in the new resolution? SP Stevens stated that it is in both the original resolution and the new one.

There were no more questions from the Commissioners.

Chair Muth asked if the applicant would like to say anything. The applicant declined comment.

Motion: Heald/Bassett

**To approve Resolution #1579 and accept the project staff report and conditions as proposed.
4/0 Motion passed.**

PUBLIC HEARING AGENDA:

- 3) **46 El Pueblo Road / 22-161-22**
Applicant: John Hofacre for Marlyn & Ken Bergman File #: DR08-005
Consideration of a Design Review to allow a 448 square foot addition to an existing single story building, for the purpose of office space in the City's Light Industrial Zoning District.
Staff Planner: Brenda Stevens (831) 440-5634

SP Stevens gave the project presentation and analysis.

Chair Muth asked if there were any questions.

Vice Chair Heald asked if there is a new tenant proposed. SP Stevens stated that the current tenant is Knox roofing, and no changes are proposed. No signage changes are proposed either.

Commissioner Bassett asked what type of office use is proposed. SP Stevens said it will be for administrative purposes. Commissioner Bassett asked about the fence slats and if they will be maintained. SP Stevens said that they will be maintained, and that Central Home Supply is a good example of how they will look.

Chair Muth asked about the fencing situation in the front- Will it be chain link with no slats? What about screening? SP Stevens said that screening is on the side of the property, for the stockpiled materials. Materials on the left are tucked back to the rear. Chair Muth said that she would like a little more screening.

There were no more questions.

Chair Muth opened the public hearing at 6:19 pm.

The applicant/owner, Mr. Bergman, spoke about the project.

Commissioner Bowen asked if the original plan is to extend the building. Mr. Bergman said it was not. Commissioner Bowen asked about how the new office would be heated. Mr. Bergman answered probably with a natural gas heater.

Mr. Knox spoke about the project. He said that the fencing is more for security than for hiding the business. He feels the proposed improvements should make things look better.

Chair Muth asked if the roofing materials were kept inside or outside. Mr. Knox replied that they are mostly outside and are shown to customers. Having materials outside helps to promote the business and sales. The new office will help separate the administrative and customer service aspects of the operation.

Chair Muth closed the public hearing at 6:25 pm.

Discussion:

Vice Chair Heald asked staff for clarification regarding fence maintenance. CDD Westman said that we can require the owner/applicant to maintain the fence in a good condition.

SP Fodge stated that allowing some roofing materials outside is helpful for customers to see and compare various roof products in daylight conditions. Chair Muth acknowledged that the materials were currently in neat stacks.

M/S Bassett/Heald

**To approve Resolution #1580 and add a Permit Condition regarding fence slat maintenance.
4/0 passed**

4) **1500 Enterprise Way / APN 024-031-16 & -17**

Applicant: Aimee Edwards, Club One

File #: U09-002

Property Owner: NNN Enterprise Way, LLC

Consideration of a Use Permit to allow commercial recreation at the “Borland” campus located in the Research & Development / Planned Development zoning district (conversion of a private fitness center to one that is open to the public, called “Club One”).

Staff Planner: Michelle Fodge (831) 440-5632

Because he is a member of the Club One, Commissioner Bassett recused himself and left the meeting hall.

SP Fodge gave the project presentation and analysis. SP Fodge stated that she wished to make one minor change on Condition 6: The “applicant”, not property owner, shall monitor parking for adequacy.

Chair Muth asked if there were any questions.

Vice Chair Heald asked about the attachment listing the club activities, and if these were conditions of approval or only informational.

SP Fodge replied that this is informational only, and does not impact permit conditions or club use.

Vice Chair Heald asked if there was anything in the attachment that might trigger the applicant to come back to the Commission. SP Fodge said absolutely not, it just describes uses inside and why it is compatible with City regulations.

Vice Chair Heald said that she wants the applicant to be able to make changes without having to come back to the Commission. She asked if there were any reason to change hours of operation and would they have to come back for those changes. SP Fodge stated that the conditions do not limit hours of operation. Again, this is just informational. If we get complaint from neighbors, we can address hours of operation at that time.

Vice Chair Heald asked about the pool situation. Do both employees and clients have pool access? SP Fodge answered that the club manager was here and could address that question.

Chair Muth asked if the club would have to change parking requirements because they are new. SP Fodge said no, because the parking formula in the City’ Municipal Code is the same for private and public commercial recreation. Chair Muth asked if the facility would need to have a business license because they are now open to the public. SP Fodge replied yes.

Commissioner Bowen commented that as you enter the lot, the sign for the club points to a dead end lot. He felt that the Club One sign should point in the opposite direction, towards the building.

The public hearing was opened at 6:39 p.m.

Aimee Edwards, club manager, spoke about the project and addressed points that had been raised. She stated that hours of operation are the same as they've always been. They are in lease conditions. They have a current business license. For security purposes, their sign is intentionally pointing away from underground building parking. They have always provided a high quality fitness center and received good public feedback.

Chair Muth closed the public hearing at 6:43 p.m.

There was no further discussion on the matter.

M/S Bowen/Heald

**To approve Resolution #1581 with the recommended minor change to Condition 6.
4/0 motion passed.**

Chair Muth adjourned the meeting at 6:44 p.m.

Approved:

Deborah Muth, Chair

Attest:

Community Development Director