

**CITY OF SCOTTS VALLEY
PLANNING COMMISSION
AGENDA**

DATE/TIME:

Thursday, May 14, 2009
6:00 p.m.

MEETING LOCATION:

One Civic Center Drive
Scotts Valley

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

POSTING: This agenda was
Posted on 5/5/09.

ORAL COMMUNICATIONS: *This portion of the agenda is reserved for discussion by the public of items which are NOT on the agenda. No action may be taken by the Commission. It is in the best interest of the person speaking to the Commission to be concise and to the point. All speakers are requested to sign their names at the podium so that their names may be accurately recorded in the minutes of the meeting.*

ALTERATIONS TO CONSENT AGENDA: *The Commission may remove or add items on the Consent Agenda.*

CONSENT AGENDA: *These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.*

- 1) Planning Commission Minutes: April 23, 2009
- 2) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING THAT THE CITY COUNCIL DENY GENERAL PLAN AMENDMENT (GP03-001), ZONE CHANGE (ZC03-001), PLANNED DEVELOPMENT ZONING AND PERMIT (PD03-001), LAND DIVISION (LD03-001) AND DESIGN REVIEW (DR09-003) TO CREATE SIX LOTS AND BUILD SIX DETACHED TOWN HOME STYLE SINGLE FAMILY DWELLINGS AND RELATED PROPERTY IMPROVEMENTS ON A VACANT PARCEL ON SCOTTS VALLEY DRIVE // APN 022-861-21.

ALTERATIONS TO REGULAR OR PUBLIC HEARING AGENDA: *The Commission may remove, add, or re-arrange items on the Public Hearing or Regular agenda.*

REGULAR AGENDA:

- 3) **2923 Granite Creek Road/ APN: 024-231-03**
Applicant: David Hodges
MLD06-003
Consideration of Planning Commission recommendation to the City Council of a

proposed three lot subdivision of a 3.6 acre parcel.
City of Scotts Valley, Planning Department
Staff Planner: SP Taylor Bateman, (831)440-5633

PUBLIC HEARING AGENDA:

- *4) **5007-5015 Scotts Valley Drive/ APN: 022-451-04, -10**
Applicant: Mandarino Family Trust and Wayne/Peggy Merritt Trust
LD06-003.1, DR06-016.1
Consideration of Planning Commission recommendation of approval to the City Council to extend the approved land division and design review for the Quarry Site Mixed Use Project of 31,500 square feet of commercial condos and 94 residential condos for one additional year.
City of Scotts Valley, Planning Department
Staff Planner: SP Michelle Fodge, (831)440-5632

***NOTE:** The Mandarino Family Trust has requested to withdraw their part of the application request (see attached e-mail dated May 5, 2009). Therefore, the request cannot proceed, and a partial refund is being processed

- 5) **4803 Scotts Valley Drive / APN: 022-082-58**
Applicant: Owen Lawlor
MND09-002, PD08-001, GPA08-001, DR08-011, ZC08-001, LD08-001
Proposal to rezone a 26,766 square foot commercial lot to high-density residential to create eight lots and build eight detached single-family residences. Lot sizes will range between 2,646 - 4,412 square feet. Houses will range in 2- and 3-story designs with gross floor areas of 2,184 - 2,528 square feet, respectively. Project access will be a 20-foot wide private road off Civic Center Drive. Preliminary grading estimates are 465 cubic yards of excavation and 449 cubic yards of fill.
City of Scotts Valley, Planning Department
Staff Planner: SP Michelle Fodge, (831)440-5632

DISCUSSION ITEMS: None.

FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY: City Council Minutes (if available)

ADJOURNMENT: *Adjournment shall be no later than 11:00 p.m. unless extended by a four fifths vote of all Planning Commission members or a unanimous vote of the members present (Section 2.21.020)*

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 a Planning Commission meeting and 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 Community Development office at (831) 440-5630 five to seven days in advance of the meeting to make arrangements for assistance.

If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please contact the Community Development Department office. The California State Relay Service (TDD to voice: 1-800-735-2929 or voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf and will provide a link between the TDD caller and users of telephone equipment.

Michelle Fodge

PC Mtg. 5/14/09
Agenda Item #4

From: Michelle Fodge [mfodge@scottsvally.org]
Sent: Tuesday, May 05, 2009 3:45 PM
To: 'Mark Barber'
Cc: 'Wayne Merritt'; 'Susan Westman'; 'Steve Ando'
Subject: RE: tentative map extension request

Mark,

- We received the Mandarino Family request to withdraw/rescind their part of the application to extend the approved tentative map and applicable planning permits for one additional year.
- The request to extend planning approvals cannot proceed because both property owners must agree to proceed.
- Therefore, the application has been formally withdrawn. Staff will inform the Planning Commission at the meeting on May 14, 2009.
- Because the Planning Commission staff report has been completed and public notices have been sent, the remaining fees collected for City Council public notices (\$166.00) will be refunded to the Merritts.

Best Regards,

Michelle Fodge, AICP
Senior Planner
City of Scotts Valley
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Scotts Valley, CA 95066
phone: (831) 440-5632
fax: (831) 438-2793
website: www.scottsvally.org

Please consider the environment before printing this email

-----Original Message-----

From: Mark Barber [mailto:mpbarber@sbcglobal.net]
Sent: Tuesday, May 05, 2009 8:32 AM
To: Michelle Fodge
Cc: Wayne Merritt
Subject: tentative map extension request

Dear Michelle, on behalf of the Mandarino Family, I would like to recind our pending extension application (Quarry Site). Please return as much of the funds as possible. Please return Merritt funds before ours. Please advise if any further action is needed on our part. Thank you.

Sincerely,

Mark Barber