



# City of Scotts Valley

## PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066  
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## Planning Commission and Cultural Resource Preservation Commission Meeting Agenda

**DATE / TIME:** Thursday, October 13, 2011 at 6:00PM

**MEETING LOCATION:** Council Chambers at City Hall at One Civic Center Drive

**POSTING:** Agenda posted at the City of Scotts Valley City Hall and Senior Center, and the Public Library on October 7, 2011

<b>Planning Commissioners</b>	<b>City Staff Members</b>
Deborah Muth, Chair	Steve Ando, City Manager / Acting Community Development Director
Jackie Heald, Vice-Chair	Taylor Bateman, Senior Planner
Jack, Bassett, Commissioner	Michelle Fodge, AICP, Senior Planner
Rick Bowen, Commissioner	
Russ Patterson, Commissioner	

**CALL TO ORDER:** *The Planning Commission Chair calls the meeting to order.*

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

**ROLL CALL:** *Planning Department staff conduct roll call of the Planning Commission.*

**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.*

None.

**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:**

- 1. Project Title:** Bay Photo Warehouse Addition  
**Address:** 900 and 920 Disc Drive / APN 022-111-12  
**Planning Permit Applications:** CRA11-001  
**Applicant:** Larry Abitbol of Bay Photo  
**Project Description:** Consideration of a Cultural Resource Alteration permit to allow 780 linear feet of trenching for PG&E utilities in a potentially “high sensitive” archaeological area for the proposed warehouse addition, listed as Item No. 3 in this agenda.  
**Recommendation:** Staff recommends that the Cultural Resource Preservation Commission approve the application, subject to the project mitigation measure that requires archaeological monitoring of grading/subsurface construction work.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)

## **PUBLIC HEARING AGENDA:**

- 2. Address:** 6001 Butler Lane / APN 022-042-32  
**Applicant:** Simpson University  
**Planning Permit Applications:** U11-002  
**Project Description:** Consideration of a Use Permit for the operation of a University Extension Program consisting of 1,800 square feet of classrooms and offices. Classroom hours would be Tuesdays and Thursdays from 3:30pm to 9:30pm.  
**Recommendation:** Staff recommends that the Planning Commission approve the application  
**Staff Planner:** Taylor Bateman (831) 440-5633 or [tbateman@scottsvalley.org](mailto:tbateman@scottsvalley.org)
- 3. Project Title:** Bay Photo Warehouse Addition  
**Address:** 900, 915, and 920 Disc Drive / APNs 022-111-12 & -13  
650 Sunridge Drive / APN 022-121-01  
**Planning Permit Applications:** MLD11-003, V11-001, DR11-004, DR03-004.1  
**Applicant:** Larry Abitbol of Bay Photo  
**Project Description:** Consideration of a Mitigated Negative Declaration, Variance, Design Review, and Sign Design Review to allow a building height of 41 feet where 35 feet is the maximum allowed for a warehouse addition (up to 16,312 square feet), an amendment to the existing Planned Sign Program of the industrial campus, related site improvements, and a soil stock pile of about 2,300 cubic yards for 1-4 years at 650 Sunridge Drive, the adjacent campus parcel.  
**Recommendation:** Staff recommends that the Planning Commission approve the applications subject to mitigation measures and conditions of approval.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)

**DISCUSSION ITEMS:** None.

**FUTURE AGENDA ITEMS:** *These are items Planning Commission would like placed on a future agenda for a discussion at a future meeting.*

**WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY:** *City Council Minutes or other items are provided 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 per City Municipal Code Section 2.21.020.*

**PLEASE NOTE:** 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 Planning Department 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.