



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

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

Planning Commission Meeting Agenda

DATE / TIME: Thursday, June 15, 2017 at 6:00PM

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

POSTING: Agenda was posted at the City of Scotts Valley City Hall, Scotts Valley Branch Public Library, and Scotts Valley Senior Center on June 9, 2017.

Planning Commissioners	City Staff Members
Derek Timm, Chair	Taylor Bateman, Acting Community Dev. Director
Carlos Arcangeli, Vice-Commissioner	Michelle Edwards, Senior Planner
Robin Donovan, Commissioner	Brenda Stevens, Assistant Planner
Rosanna Herrera, Commissioner	
Deborah Muth, 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.*

1. Action Meeting Minutes from the May 11, 2017 meeting and the Special Meeting on May 24, 2017.

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

PUBLIC HEARING:

2. **Title:** Yoso Wellness Spa
Address: 5311 Scotts Valley Drive / APN 022-031-14
Applicant: John McKelvey, Anderson McKelvey Architects
Property Owners: Adam & Jennalee Dahlen
Project Description: Design Review application to expand a modular building (720 square feet) into a day spa (total of 2,009 square feet) and to build stormwater drainage and access & parking improvements, and install new signage and arbors. All existing retail "Ivy's Porch" buildings will remain as-is. The "Love Apple Farm" greenhouse and canopies will be removed.
Project Planner: Michelle Edwards, Senior Planner, (831) 440-5632 or medwards@scottsvalley.org

REGULAR AGENDA:

3. **Title:** Design Review for a New Single Family Residence
Address: 600 Lassen Park Court
Applicant/Property Owner: Doug Silveira / Todd Tatum
Planning Permit Applications: DR17-005
Project Description: Design Review application to construct a new 4,644 square foot single family dwelling with grading in slopes over 30%.
Project Planner: Brenda Stevens, Assistant Planner, (831) 440-5635 or bstevens@scottsvalley.org
4. **Title:** Design Review to the Scotts Valley Junction Shopping Center
Address: 5600-5610 Scotts Valley Drive and 14, 16, 18 & 20 Victor Square
Applicant/Property Owner: Scotts Valley Junction, LLC
Planning Permit Applications: DR17-007
Project Description: Design Review application to upgrade the exterior of the Scotts Valley Junction Shopping Center by: changing the roof materials, modifying the facade of the market building and changing the landscaping.
Project Planner: Brenda Stevens, Assistant Planner, (831) 440-5635 or bstevens@scottsvalley.org

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: *The Planning Commission or Community Development Director may request to schedule items on future agendas.*

WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY: *City Council Minutes or other items are provided if available.*

DIRECTOR UPDATES: *The Acting Community Development Director may provide any department or city updates that are 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: 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 to attend and participate in the meeting, call the Planning Department 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. 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.