



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, August 13, 2015 at 6:00PM

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

POSTING: Agenda posted at the City of Scotts Valley City Hall and Senior Center, and the Public Library on August 7, 2015

Planning Commissioners Steve Horlock, Chair Russ Patterson, Vice-Chair Carlos Arcangeli, Commissioner Deborah Muth, Commissioner Derek Timm, Commissioner	City Staff Members Corrie Kates, Community Development Director/ Deputy City Manager Taylor Bateman, Principal Planner Michelle Fodge, Senior Planner
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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. Planning Commission Meeting Action Minutes from July 9, 2015.

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 AGENDA:

2. **Address:** 1 Hacienda Drive / APN 022-011-11
Planning Permit Application: U15-003 & DR15-002
Applicant / Property Owner: Peninsula Petroleum LLC
Project Description: Consideration of a Use Permit application for the conversion of three automotive service repair bays into a retail use and a Design Review application to modify the store front for an existing gas station at 1 Hacienda Drive.
Staff Planner: Taylor Bateman, Principal Planner, (831) 440-5630 or tbateman@scottsvalley.org

3. **Project Title:** Draft 2015-2023 Housing Element Update
Applicant: City of Scotts Valley
Project Location: City-wide
Project Description: State law requires cities and counties to update their Housing Elements to plan to accommodate their fair-share of regional housing demand allocated by the State. The Housing Element establishes how the City will address housing needs for all economic segments of the community, with a focus on low-to moderate-income households and special needs populations. Staff requests that the Planning Commission review the Draft Housing Element of the City's General Plan, receive public input, and refer it to the City Council, whom will refer it to the state for a 60-day review period. After which, the document will return to the Planning Commission and City Council for formal action at noticed public hearings.
Staff Planner: Michelle Fodge, Senior Planner, (831) 440-5632 or mfodge@scottsvalley.org

4. **Project Address:** Erba Lane
Applicant / Property Owner: City of Scotts Valley
Project Description: DETERMINATION THAT THE PROPOSED SALE OF LANDS BY THE CITY FOR CONSIDERATION AS AN AFFORDABLE HOUSING RESIDENTIAL IS IN CONFORMANCE WITH THE 1994 ADOPTED SCOTTS VALLEY GENERAL PLAN AND ZONING CODE.
Staff Planner: Corrie Kates, Community Development Director, (831) 440-5630 or ckates@scottsvalley.org

REGULAR AGENDA: None.

DISCUSSION ITEMS: Community Development Director requests a Special Meeting on Thursday, August 27, 2015 at 6:00 p.m. in the Council Chambers to discuss the City's Beekeeping and Tree Ordinances.

FUTURE AGENDA ITEMS: None.

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. 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.