



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

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

Planning Commission Special Meeting Agenda

DATE / TIME: Thursday, November 17, 2016, 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 November 10th, 2016.

Planning Commissioners Russ Patterson, Chair Derek Timm, Vice-Chair Carlos Arcangeli, Commissioner Steve Horlock, Commissioner Deborah Muth, Commissioner	City Staff Members Taylor Bateman, Acting Community Dev. Director Michelle Edwards, Senior Planner Brenda Stevens, Assistant 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. Action Meeting Minutes from the regular meeting on October 13, 2016.

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. **Project Title:** “Dunslee Way” Planned Development
Project Location: Corner of Scotts Valley Drive & Dunslee Way, Scotts Valley, CA 95066 (No address; property is a vacant lot) APN 022-451-01
Planning Permit Application #s: MND15-002, GPA15-003, ZC15-003, PD15-002, LD15-002, and DR15-004
Applicant/Developer: Corbett Wright
Property Owner: Marlyn Bergman and Scott Norton
Project Description: Consideration of Planning Commission review and recommendation of approval to the City Council of a proposed Mitigated Negative Declaration, General Plan Amendment, Zone Change, Planned Development, Land Division, and Design Review to build a commercial building (5,000 sq. ft.), 25 townhouses, and related property improvements on approx. 3+ acres of the vacant 10+ acre property, which is zoned for commercial-service and low- density and rural residential uses. The Planning Commission will hold a public hearing, review the application, hear public comment, make the required findings for Park & Recreation in-lieu fees and for City Council review and decision at a future public hearing to be scheduled.
Case Planner: Michelle Edwards, Senior Planner, (831) 440-5632 / medwards@scottsvalley.org

REGULAR AGENDA: None.

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.*

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, please 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.