



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 14, 2012 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 June 8, 2012

Planning Commissioners	City Staff Members
Deborah Muth, Chair	Corrie Kates, Community Development Director/ Deputy City Manager
Jackie Heald, Vice-Chair	Taylor Bateman, Senior Planner
Rick Bowen, Commissioner	Michelle Fodge, Senior Planner
Russ Patterson, Commissioner	
Derek Timm, 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. Planning Commission Action Minutes from the May 24, 2012, meeting.

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: None.

PUBLIC HEARING AGENDA:

2. **Title:** Zamani Single-family Residence
Address: 213 Blueberry Court / APN 021-102-05
Property Owners: Mr. & Mrs. Zamani
Planning Permit Applications: V10-001.1 and DR10-007.1
Project Description: Consideration of Amendments to a Variance and Design Review, previously approved by the Planning Commission in June 2010, to build a new single-family residence and related property improvements, with reduced setbacks and increased fence height in the front yard. The property owners request to extend the permits for five (5) more years; the Municipal Code allows a minimum extension of one (1) year or more if granted in the project conditions of approval.
Staff Recommendation Summary: Approve the requested Variance and Design Review Amendments to extend the planning permits for three (3) years with a potential two (2) additional years, subject to the approved project plans, mitigation measures, and conditions of approval.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

3. **Title:** Polo Heights 4-Lot Split
Address: No situs - off Santa's Village Road / APN 024-021-27
Property Owners: George Smith & Suzanne Bikle
Planning Permit Applications: MND05-001, MLD05-002, and DR09-011
Project Description: Consideration of Planning Commission recommendation of approval to the City Council of a Recirculated Mitigated Negative Declaration and Minor Land Division to divide the vacant 17-acre lot into four lots for future residential construction, and Design Review to create cuts of 2:1 (horizontal to vertical), allow driveway and private access road slopes ranging between 15.1% - 20%, and a private access road width of 20 feet.
Staff Recommendation: Recommend approval to the City Council, subject to mitigation measures and conditions, who will review the applications at a future public hearing to be scheduled.
Staff Planner: Michelle Fodge (831) 440-5632 or 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. 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.