



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 Meeting Agenda

DATE / TIME: Thursday, December 13, 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 December 7, 2012

Planning Commissioners	City Staff Members
Russ Patterson, Chair Jackie Heald, Vice-Chair Rick Bowen, Commissioner Deborah Muth, Commissioner Derek Timm, Commissioner	Corrie Kates, Community Development Director/ Deputy City Manager Taylor Bateman, Senior Planner Michelle Fodge, Senior Planner

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 October 11, 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: This item was not heard and was continued at the October 11, 2012 meeting to the November 15, 2012 meeting, which was canceled.

2. **Title:** Polo Ranch Affordable Housing
Address: 4303-A Scotts Valley Drive / APN 022-902-12
Applicant/Property Owner: Brent Reed / Lennar Homes of CA
Planning Permit Applications: MND12-001, PD10-003, LD00-002, U00-002, and DR00-014
Project Description: Consideration of recommendation of approval to the City Council of a Mitigated Negative Declaration, Planned Development District Overlay and Permit, Land Division, Use Permit, and Design Review to build two 2-story triplexes (6 condo units), parking, landscaping, and related property improvements, as the required affordable housing for the approved 40-lot "Polo Ranch" subdivision located off Santa's Village Road.
Staff Recommendation: That the Planning Commission recommend approval of the project to the City Council, subject to mitigation measures and conditions of approval.
Staff Planner: Michelle Fodge at (831) 440-5632 or mfodge@scottsvalley.org

DISCUSSION ITEMS: Update on Planning Department activities.

FUTURE AGENDA ITEMS: *These are items the 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.