



# 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](http://www.scottsvally.org)

## Planning Commission Meeting Agenda

**DATE / TIME:** Thursday, December 12, 2013 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 6, 2013

<b>Planning Commissioners</b>	<b>City Staff Members</b>
Russ Patterson, Chair Deborah Muth, Vice-Chair Carlos Arcangeli, Commissioner Steve Horlock, 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 November 14, 2013 meeting.

**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:** Canepa Carport and Use Permit Review  
**Address:** 4900 Scotts Valley Drive / APNs 022-091-08 & -57  
**Planning Permit Applications:** U03-007.1 and DR13-006  
**Applicant/Property Owner:** Bruce Canepa of Canepa  
**Project Description:** Consideration of a Use Permit Review of an auto business consisting of new and used cars sales, parts and accessory sales, fabrication, painting, restoration, and service and an after-the-fact Design Review for an as-built metal commercial carport in the C-S zone.  
**Staff Planner:** Michelle Fodge at (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)
  
3. **Address:** 5001 Scotts Valley Drive / APN 022-042-01  
**Applicant:** Leif Rideout / Jomar Labs  
**Property Owner:** Pacific Avenue Land LLC - Paul Broughton  
**Planning Permit Applications:** Use Permit No. U13-012  
**Project Description:** Consideration of a Use Permit application for the operation of food supplement wholesaler in an existing 3,743 square foot tenant suite.  
**Staff Planner:** Taylor Bateman (831) 440-5633 or [tbateman@scottsvalley.org](mailto:tbateman@scottsvalley.org)
  
4. **Address:** 315 Southwood Drive  
**Applicant:** Crown Castle / Verizon  
**Property Owner:** City of Scotts Valley  
**Planning Permit Applications:** U93-011.1 & DR93-010.1  
**Project Description:** Modifications to existing cellular facility as follows:  
Replacement of nine existing antennas, addition of four remote radio units, and one surge suppressor.  
**Staff Planner:** Taylor Bateman (831) 440-5633 or [tbateman@scottsvalley.org](mailto:tbateman@scottsvalley.org)

**REGULAR AGENDA:** None

**DISCUSSION ITEMS:** Community Development Director update on projects:

- General Plan Update
- Polo Barn disposition update
- 1440 Foundation proposed reuse of educational buildings

**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.