



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, October 9, 2014 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 October 3, 2014

Planning Commissioners Russ Patterson, Chair Deborah Muth, Vice-Chair Carlos Arcangeli, Commissioner Steve Horlock, Commissioner Derek Timm, Commissioner	City Staff Members Corrie Kates, Community Development Director/ Deputy City Manager Taylor Bateman, Senior 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 Action Minutes from the September 11, 2014 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. **Continued item from the September 11, 2104 Meeting**
Addresses: 903 Whispering Pines Drive / APN 021-291-27 and
100 Blueberry Court / APN 021-291-28
Applications: V05-002.2 and DR05-022.2
Applicant: Jason Ashton
Property Owners: Jason Ashton and Ethrington Estate
Project Description: Consideration of Variance Amendment and Design Review Amendment, to request three (3) more years to build a previously approved debris flow wall (120-feet long x 8-feet high x 10-inches wide) for hillside protective infrastructure, reduced-size pool deck expansion (about 1,100 square feet), and reduced-size pool retaining walls, subject to the previously approved project plans, mitigation measures, and conditions of approval.
Recommendation: Staff recommends that the Planning Commission continue the public hearing to the next regularly scheduled meeting on November 13, 2014.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

3. **Address:** 235-C Mount Hermon Road / APN 021-221-05
Application: U14-007
Applicants: Bryce Fransen and Jared Tuck of Boba Nation
Property Owner: Scotts Village Plaza
Project Description: Consideration of a Use Permit to allow a beverage-based retail store and pastry shop with seating for on-site consumption located in the Shopping Center Commercial zone in Scotts Village shopping center.
Recommendation: Staff recommends that the Planning Commission approve the application subject to conditions.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

4. **Project Address:** 2980 El Rancho Road / APN 024-222-08
Planning Permit Applications: U99-003.2 and DR14-006
Applicant: Crown Castle - Sprint
Property Owner: SVMC Properties LLC
Project Description: Consideration of Use Permit and Design Review applications for the addition of three antennas to an existing cellular facility.
Recommendation: Staff recommends that the Planning Commission approve the applications subject to conditions.
Staff Planner: Taylor Bateman (831) 440-5633 or tbateman@scottsvalley.org

REGULAR AGENDA:

5. **Address:** 4654 Scotts Valley Drive / APN 022-491-16
Applicant: Anderson Pacific Engineering
Planning Permit Applications: DR11-003.1
Project Description: Consideration of a Design Review application for the construction of a new 3,213 square foot two-story office building and parking lot.

Recommendation: Staff recommends that the Planning Commission recommend approval of the Minor Land Division, Use Permit & Design Review applications to the City Council.

Staff Planner: Taylor Bateman (831) 440-5633 or tbateman@scottsvalley.org

DISCUSSION ITEMS: None.

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.