



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
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Planning Commission Meeting Agenda

DATE / TIME: Thursday, November 13, 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 November 7, 2014

Planning Commissioners	City Staff Members
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, Principal 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 9, 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. ***This item was continued item from the public hearing on October 9, 2104.***
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 December 11, 2014.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

3. ***The applicant requests additional time; staff recommends that the public hearing for this item be opened and continued to December 11, 2104.***
Address: 14 Victor Square / APN 022-042-34
Planning Permit Applications: U14-009 and DR14-007
Applicant: Verizon Wireless
Property Owner: Scotts Valley Junction, LLC
Project Description: Consideration of Use Permit and Design Review applications for a roof-mounted cellular facility consisting of one antenna and one equipment cabinet in the Service-Commercial (C-S) zone.
Recommendation: Staff recommends that the Planning Commission approve the application subject to conditions.
Staff Planner: Taylor Bateman (831) 440-5633 or tbateman@scottsvalley.org

4. **Address:** 5400 Scotts Valley Drive / APN 022-047-15
Application: U14-008
Applicant: Eric Forbes with 4x4 and More
Property Owner: Josh Simpson
Project Description: Consideration of a Use Permit to allow sales of new and used cars from an office and three parking spaces located behind the "Qwik-Stop" building/center in the Service-Commercial (C-S) zone.
Recommendation: Staff recommends that the Planning Commission approve the application subject to conditions.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

5. **Address:** Timber Ridge Lane / APN 024-021-26
Applications: MND13-001, MLD13-001, and DR14-008
Applicant: George Smith
Property Owner: Gerald Smith Trust
Project Description: Consideration of Planning Commission recommendation of approval to the City Council of a Mitigated Negative Declaration (environmental review document), Minor Land Division to divide the vacant 15-acre lot into four lots for future residential construction, and Design Review to create cuts of 2:1 (horizontal to vertical), allow private access road slopes ranging between 15.1% - 20%, and a private access road width of 20 feet in the Rural Residential (R-R-2.5) zone.
Recommendation: Staff recommends that the Planning Commission recommend approval of the application to the City Council, subject to mitigation measures and conditions.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org

REGULAR AGENDA: None.

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.

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