



# 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, February 12, 2015 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 February 6, 2015

<b>Planning Commissioners</b> Russ Patterson, Chair Deborah Muth, Vice-Chair Carlos Arcangeli, Commissioner Steve Horlock, Commissioner Derek Timm, Commissioner	<b>City Staff Members</b> 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 Meeting Action Minutes from December 11, 2014.

**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 Address:** 5400 Scotts Valley Drive / APN 022-047-15  
**Planning Permit Application:** U14-008  
**Applicant:** Eric Forbes of "4x4 and More"  
**Property Owner:** Josh Simpson  
**Project Description:** Consideration of a Use Permit to allow new and used car sales from an office in the Quik-Stop building located in the Service-Commercial (C-S) zone. Cars to be sold will be parked behind the building.  
**Staff Recommendation:** Approve subject to conditions.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)
  
3. **Project Address:** 222-K Mt. Hermon Road / APN 022-601-18  
**Planning Permit Application:** U15-001  
**Applicant:** Matt Rasmussen  
**Property Owner:** Ow Family Trust  
**Project Description:** Consideration of a Use Permit to allow an ice cream shop with indoor and outdoor seating for on-site consumption in the Shopping-Center Commercial (C-SC) zone in the Kings Village Shopping Center.  
**Staff Recommendation:** Approve subject to conditions.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)
  
4. **Project Address:** 4865 Scotts Valley Drive / APN 022-047-15  
**Planning Permit Application:** U08-001.2 and DR14-009  
**Applicant:** Kirsten Yankish  
**Property Owner:** John Franich  
**Project Description:** Consideration of a (1) Use Permit Amendment to increase hours of operation for the motorcycle repair shop, provide an indoor service area, sell motorbikes indoors and outdoors, and allow commercial recreation / hobby classes, a recording music studio with classes, and a repair shop for small instruments and guitars; and (2) Design Review to establish a Planned Sign Program which includes a new monument sign and individual building-mounted tenant signs, located in the Service-Commercial ( C-S) zone.  
**Staff Recommendation:** Approve subject to conditions.  
**Staff Planner:** Michelle Fodge (831)440-5633 or [mfodge@scottsvalley.org](mailto: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.

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.