



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, June 11, 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 June 5, 2015

Planning Commissioners	City Staff Members
Steve Horlock, Chair Russ Patterson, Vice-Chair Carlos Arcangeli, Commissioner Deborah Muth, 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 Meeting Action Minutes from April 9, 2015.

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:** 103 Whispering Pines Drive / APN **022-021-33**
Planning Permit Application: Use Permit U15-004
Applicant: Patty Clark
Property Owner: Iuliano LLC # 1
Project Description: Consideration of a Use Permit for the operation of a live auction company in a 4,000 square foot tenant suite in The Pines Commercial Center.
Staff Planner: Taylor Bateman, Principal Planner, (831) 440-5630 or tbateman@scottsvalley.org

3. **Project Address:** 230-D Mt. Hermon Road / APN 022-601-18
Planning Permit Application: U15-005
Applicant: Valley Vineyard Church (Pastor Robert Obert)
Property Owner: Ow Family Trust
Project Description: Consideration of a Use Permit application to relocate the "Valley Vineyard Church" in the Kings Village Shopping Center to the former library space in the same center in the Shopping-Center Commercial (C-SC) zone.
Staff Planner: Michelle Fodge, Senior Planner, (831) 440-5632 or mfodge@scottsvalley.org

4. **Project Title:** Outdoor Storage Ordinance
Planning Permit Applications: ND15-001, AZO15-001
Project Addresses: City-wide in Commercial-Service and Light-Industrial Zoning Districts, plus parcels located on Mt. Hermon Road and Scotts Valley Drive no matter the zone.
Applicant: City of Scotts Valley
Property Owners: Various; City-wide parcels
Project Description: Consideration of a recommendation of approval to the City Council of a Negative Declaration and Zoning Ordinance Amendment to:
 - Allow outdoor storage uses in the Light-Industrial (I-L) zone subject to use permit approval and new design standards to screen the outdoor storage;
 - Prohibit outdoor storage uses on Mt. Hermon Road & Scotts Valley Drive no matter the zone;
 - Prohibit outdoor storage uses in the Service-Commercial (C-S) zone;
 - Prohibit outdoor storage next to housing in the I-L zone;
 - Allow permitted outdoor storage uses to remain until their use permits expire;
 - Phase-out unpermitted outdoor storage uses to vacate properties by July 2016;**Staff Planner:** Michelle Fodge, Senior Planner, (831) 440-5632 or mfodge@scottsvalley.org

5. **Project Title:** Density Bonus, Reasonable Accommodation, and Emergency Shelters and Transitional and Supportive Housing Ordinances
Planning Permit Applications: AZO15-002, AZO15-003, and AZO15-004
Project Addresses: City-wide in the following zones: Commercial-Service, Commercial-Shopping Center, Light-Industrial, Open Space, Public/ Quasi-Public, and all Residential
Applicant: City of Scotts Valley
Property Owners: Various; City-wide parcels
Project Description: Consideration of a recommendation of approval to the City Council of a Zoning Ordinance Amendments to:
- Meet requirements of state Density Bonus Law to give developers the opportunity to receive a density bonus above what zoning allows in exchange for providing affordable units;
 - Establish formal reasonable accommodation procedures that give flexibility with zoning regulations to individuals with disabilities; and,
 - Adopt regulatory provisions for emergency shelters and transitional and supportive housing per Senate Bill 2.
- Staff Planner:** Michelle Fodge, Senior Planner, (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.

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.