

**City of Scotts Valley
PLANNING COMMISSION
MEETING MINUTES**

MEETING DATE/TIME: Thursday, June 25, 2009 at 6:00 p.m.

DATE APPEAL PERIOD ENDS: Thursday, July 9, 2009 at 5:00 p.m.

LOCATION:
City Hall
One Civic Center Drive, Scotts Valley

POSTING: The agenda for
this meeting was posted at City
Hall on 6/16/09 by Planning staff.

CALL TO ORDER: Chair Muth called the meeting to order at 6:02 p.m.

ROLL CALL Present: Commissioners Muth, Heald, Bassett, Bowen.

Staff: ICDD Westman, SP Bateman, AS Schwartz.

ORAL COMMUNICATIONS: None.

ALTERATIONS TO CONSENT AGENDA: None.
(Commission may remove or add items on the Consent Agenda)

CONSENT AGENDA:

- 1) Planning Commission Minutes: May 14, 2009.

***M/S Heald/Bassett
To approve the Minutes as presented.
4/0 Carried. Patterson absent.***

ALTERATIONS TO PUBLIC HEARING, REGULAR, OR DISCUSSION AGENDA: None.
(Commission may remove, add, or re-arrange items on the Public Hearing or Regular agenda)

REGULAR AGENDA ITEMS: None.

PUBLIC HEARING AGENDA ITEMS:

- 2) **668 Mt. Hermon Road/ APN: 022-231-23**
Applicant: Howard Norton
MLD09-001
Consideration of the Planning Commission recommendation to the City Council of a Minor Land Division application for the subdivision of an existing three acre commercial parcel into two parcels.

City of Scotts Valley, Planning Department
Staff Planner: SP Taylor Bateman, (831)440-5633

SP Bateman gave the project presentation. He noted that, as envisioned in the Town Center circulation plan, a vehicular roundabout on Skypark Drive that provides a connection to the proposed Town Center would occupy a portion of the proposed Parcel B. If this were ever constructed, it would make development more of a challenge.

Chair Muth opened the Public Hearing at 6:08 p.m.

Howard Norton, applicant, spoke on the matter. He feels that staff presented the project very well. This is his daughter's property and he is representing her. He does not feel that the roundabout will ever be built. That would involve taking out part of his mini-storage, and that is too expensive and a developer would not be able to afford that.

Commissioner Bassett asked what is planned for the proposed Parcel B? Mr. Norton replied that he is probably going to have somebody build on it. He is currently talking to the Wescosa people. It is his understanding that they will be applying shortly for a health club development on their property, and will want to use Parcel B as a parking lot.

Commissioner Bassett wondered how this proposal would possibly affect the Town Center plan, if the roundabout is not built. ICDD Westman replied that the Town Center plan is a broad guideline, and nothing is set in concrete. Plans for a roundabout may change, depending on what the final developer wants to do.

Chair Muth closed the Public Hearing at 6:11 p.m.

Discussion:

Chair Muth asked what the square parcel is in the middle of the proposed parcel map? SP Taylor replied that this is the existing Wescosa property which is an historically commercial parcel but is not in much use these days.

Commissioner Bassett asked about future development of the proposed Parcel A, and will that be tied to the main road and the roundabout? SP Taylor responded that there is a generalized plan to tie into the road and the K-Mart shopping center, but it is only a "rough blueprint" at this point in time.

M/S Bassett/Heald

To approve Resolution #1590 and the proposed Conditions of Approval.

4/0 motion carried. Patterson absent.

DISCUSSION ITEMS: ICDD Westman noted that development applications are very slow right now, and we currently have no items scheduled for the two meetings in July. We are cancelling the first meeting, and leaving the second one open, but it will most likely be cancelled as well.

FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY: City Council Minutes (if available)

The hearing adjourned at 6:13 p.m.

Approved: _____

Deborah A. Muth, Planning Commission Chair

Attest: _____

Susan Westman, Interim Community Development Director