

# City of Scotts Valley Planning Commission Meeting Agenda

**DATE/TIME:**

Thursday, November 18, 2010  
6:00 p.m.

**MEETING LOCATION:**

One Civic Center Drive  
Scotts Valley

**POSTING:** Agenda was posted at City Hall, Library, & Sr. Center on November 10, 2010

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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. None.*

**ALTERATIONS TO REGULAR OR PUBLIC HEARING AGENDA:** *The Commission may remove, add, or re-arrange items on the Public Hearing or Regular agenda. The Planning Commission reordered the agenda to have the item which would not take significant time first.*

**PUBLIC HEARING ITEM:**

- Address:** 5007 & 5015 Scotts Valley Drive / APNs 022-451-04 & -10  
**Planning Permit Applications:** MND10-005, GPA10-001, ZC10-002, PD10-001, LD10-001, V10-002, and DR10-001  
**Applicant:** Jim Sullivan, Sullivan Land Development  
**Property Owner:** Mandarino Family Trust & Wayne and Peggy Merritt Trust  
**Project Description:** Consideration of a Mitigated Negative Declaration, General Plan Amendment, Zone Change, Planned Development District Overlay/Permit, Land Division, Variance, and Design Review for the "Woodside" Quarry Site Mixed-Use Project of 81 parcels, 18,000 sq. ft. commercial space, 51

detached single-family residential houses, and related property improvements.

**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)

**Motion was made to approve Resolution 1623 recommending approval of the Woodside Residential/Commercial project 4-1 Commission Bassett opposed.**

2. **Address:** 235 G Mount Hermon Road / APN 021-221-05

**Applicant/Property Owner:** David Elliott / Scotts Valley Plaza, L.P.

**Planning Permit Applications:** U10-004

**Project Description:** Consideration of a Use Permit for a 2,522 square foot restaurant in the Commercial-Shopping Center Zoning District located in the Scotts Village Shopping Center.

**Staff Planner:** Taylor Bateman (831) 440-5630 or [tbateman@scottsvalley.org](mailto:tbateman@scottsvalley.org)

**Motion was made to approve Resolution 1621 approving Use Permit 10-004. 5-0**

3. **Address:** 11, 13, 15, & 17 Lundy Lane / APN 021-281-01, 02, 05 & 06

**Planning Permits:** Time Extension / PD05-003 / LD05-004 / DR05-028

**Applicant/Property Owner:** John Kontoudakis

**Project Description:** Consideration of a time extension and modifications to the previously approved 20 unit Pinnacle View Planned Development located on four vacant parcels at the end of Lundy Lane. The revised project now consists of 10 reconfigured duplexes to correspond with existing topography.

**Staff Planner:** Taylor Bateman (831) 440-5630 or [tbateman@scottsvalley.org](mailto:tbateman@scottsvalley.org)

**This item was continued to December 9, 2010 at the request of the applicant.**

**The public hear was opened and continued to that date.**

#### **REGULAR AGENDA:**

4. **Address:** 259 Mt. Hermon Road / 021-221-05

**Planning Permit Applications:** DR10-010 and DR10-011

**Applicant:** Margaret Trujillo, Area Construction Manager for McDonald's USA

**Property Owner:** Scotts Village Plaza (The Pratt Co.)

**Project Description:** Consideration of Design Reviews to remodel McDonald's restaurant, build a minor addition (about 70 sq. ft.), make various handicapped accessible upgrades and minor landscape changes, and replace signage.

**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)

**Motion was made to approve Resolution 1622 approving Dr10-010 and DR10-011.**

**5-0**

**DISCUSSION ITEMS:** None.

**FUTURE AGENDA ITEMS:** None.

**WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY:** *City Council Minutes 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 (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 Community Development 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 office. 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.