



City of Scotts Valley

PLANNING DEPARTMENT

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Planning Commission and Cultural Resource Preservation Commission Meeting Minutes

DATE / TIME: Thursday, October 13, 2011 at 6:00PM

MEETING LOCATION: Council Chambers at City Hall at One Civic Center Drive

POSTING: Agenda posted at the City of Scotts Valley City Hall and Senior Center, and the Public Library on October 7, 2011

Planning Commissioners Deborah Muth, Chair Jackie Heald, Vice-Chair Rick Bowen, Commissioner Russ Patterson, Commissioner Derek Timms, Commissioner Eric Taylor, CRP Commissioner	City Staff Members Steve Ando, City Manager / Acting Community Development Director Taylor Bateman, Senior Planner Michelle Fodge, AICP, Senior Planner
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CALL TO ORDER: The Planning Commission Chair called the meeting to order at 6:05PM.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE: The Planning Commission Chair lead the pledge of allegiance.

ROLL CALL: Planning Department staff conducted roll call of the Planning Commission and Cultural Resource Preservation Commission. All were present. Commissioner Bowen arrived late.

ORAL COMMUNICATIONS: None.

ALTERATIONS TO CONSENT AGENDA: None.

CONSENT AGENDA: None.

ALTERATIONS TO REGULAR OR PUBLIC HEARING AGENDA: The Commission move Agenda Item No. 1 to second on the Agenda.

PUBLIC HEARING AGENDA:

- Address:** 6001 Butler Lane / APN 022-042-32
Applicant: Simpson University
Planning Permit Applications: U11-002
Project Description: Consideration of a Use Permit for the operation of a University Extension Program consisting of 1,800 square feet of classrooms and offices. Classroom hours would be Tuesdays and Thursdays from 3:30pm to 9:30pm.
Recommendation: Staff recommended that the Planning Commission approve the application.
Staff Planner: Taylor Bateman (831) 440-5633 or tbateman@scottsvalley.org
Action Taken: In a 4/0 vote, the Commission approved Resolution No. 1634 with minor modifications. Commissioner Bowen absent, and there was no Cultural Resource Commissioner action required on this item.

REGULAR AGENDA:

- Project Title:** Bay Photo Warehouse Addition
Address: 900 and 920 Disc Drive / APN 022-111-12
Planning Permit Applications: CRA11-001
Applicant: Larry Abitbol of Bay Photo
Project Description: Consideration of a Cultural Resource Alteration permit to allow 780 linear feet of trenching for PG&E utilities in a potentially "high sensitive" archaeological area for the proposed warehouse addition, listed as Item No. 3 in this agenda.
Recommendation: Staff recommended that the Cultural Resource Preservation Commission approve the application, subject to the project mitigation measure that requires archaeological monitoring of grading/subsurface construction work.
Staff Planner: Michelle Fodge (831) 440-5632 or mfodge@scottsvalley.org
Action Taken: In a 5/0 vote, the Commission approved by minute motion. Commissioner Bowen recused himself because of a potential conflict of interest.

PUBLIC HEARING AGENDA:

- Project Title:** Bay Photo Warehouse Addition
Address: 900, 915, and 920 Disc Drive / APNs 022-111-12 & -13
650 Sunridge Drive / APN 022-121-01
Planning Permit Applications: MLD11-003, V11-001, DR11-004, DR03-004.1
Applicant: Larry Abitbol of Bay Photo
Project Description: Consideration of a Mitigated Negative Declaration, Variance, Design Review, and Sign Design Review to allow a building height of 41 feet where 35 feet is the maximum allowed for a warehouse addition (up to 16,312 square feet), an amendment to the existing Planned Sign Program of the industrial campus, related site improvements, and a soil stock pile of about 2,300

cubic yards for 1-4 years at 650 Sunridge Drive, the adjacent campus parcel.

Recommendation: Staff recommended that the Planning Commission approve the applications subject to mitigation measures and conditions of approval.

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

Action Taken: In a 4/0 vote, the Commission approved the project subject to amended Mitigation Measures and Conditions of Approval via Resolution No. 1635. Commissioner Bowen recused himself, and there was no Cultural Resource Commissioner action required on this item.

DISCUSSION ITEMS: None.

FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY: City Council Minutes or other items are provided if available. None were provided/available.

ADJOURNMENT: 8:10PM