



# City of Scotts Valley

## PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066  
Phone (831) 440-5630 • Facsimile (831) 438-2793 • [www.scottsvally.org](http://www.scottsvally.org)

## Planning Commission Action Minutes

**DATE / TIME:** Thursday, June 14, 2012 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 8, 2012

<b>Planning Commissioners</b>	<b>City Staff Members</b>
Russ Patterson, Chair Deborah Muth, Vice-Chair Rick Bowen, Commissioner Jackie Heald, Commissioner Derek Timm, Commissioner	Corrie Kates, Community Development Director/ Deputy City Manager Taylor Bateman, Senior Planner Michelle Fodge, Senior Planner

**CALL TO ORDER:** Vice-Chair Muth called the meeting to order at 6:05PM.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE:** Vice-Chair Muth led the pledge of allegiance.

**ROLL CALL:** Community Development Director/ Deputy City Manager Kates conducted roll call of the Planning Commission. Vice-Chair Muth and Commissioners Bowen and Heald were present. Chair Patterson and Commissioner Timm were absent. Senior Planner Fodge was present.

**ORAL COMMUNICATIONS:** There were no oral communications (by the public of items which are NOT on the agenda).

**WRITTEN COMMUNICATIONS:** A hard-copy of the revised conditions prepared by Planning Department was provided to the Commission and applicant and public.

**ALTERATIONS TO CONSENT AGENDA:** There were no changes to the Consent Agenda.

### **CONSENT AGENDA:**

1. Planning Commission Action Minutes from the May 24, 2012, meeting, which included the letter from Richard Clarke regarding the Variance and Design Review amendments to extend the previously approved planning permits to build a debris flow wall and other property improvements.

**Action Taken:** 3/0/2 vote approving the Action Minutes.

**ALTERATIONS TO REGULAR OR PUBLIC HEARING AGENDA:** Not applicable.

**REGULAR AGENDA:** There were no items on the Regular Agenda.

**PUBLIC HEARING AGENDA:** The Public Hearing began at approximately 6:10PM.

2. **Title:** Zamani Single-family Residence  
**Address:** 213 Blueberry Court / APN 021-102-05  
**Property Owners:** Mr. & Mrs. Zamani  
**Planning Permit Applications:** V10-001.1 and DR10-007.1  
**Project Description:** Consideration of Amendments to a Variance and Design Review, previously approved by the Planning Commission in June 2010, to build a new single-family residence and related property improvements, with reduced setbacks and increased fence height in the front yard. The property owners request to extend the permits for five (5) more years; the Municipal Code allows a minimum extension of one (1) year or more if granted in the project conditions of approval.  
**Staff Recommendation Summary:** Approve the requested Variance and Design Review Amendments to extend the planning permits for three (3) years with a potential two (2) additional years, subject to the approved project plans, mitigation measures, and conditions of approval.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)  
**Audience Attendance:** Applicant/Property Owner Mrs. Zamani was present on behalf of her and Mr. Zamini. Business partner M. Hatamipour was present.  
**Action Taken:** 3/0/2 vote to adopt Resolution No. 1615.1 approving Variance and Design Review Amendments to extend the permits for 3-years, with a possible 2 more years, subject to the approved project plans, mitigation measures, and conditions of approval.
  
3. **Title:** Polo Heights 4-Lot Split  
**Address:** No situs - off Santa's Village Road / APN 024-021-27  
**Property Owners:** George Smith & Suzanne Bikle  
**Planning Permit Applications:** MND05-001, MLD05-002, and DR09-011  
**Project Description:** Consideration of Planning Commission recommendation of approval to the City Council of a Recirculated Mitigated Negative Declaration and Minor Land Division to divide the vacant 17-acre lot into four lots for future residential construction, and Design Review to create cuts of 2:1 (horizontal to vertical), allow driveway and private access road slopes ranging between 15.1% - 20%, and a private access road width of 20 feet.  
**Staff Recommendation:** Recommend approval to the City Council, subject to mitigation measures and conditions, who will review the applications at a future public hearing to be scheduled.  
**Staff Planner:** Michelle Fodge (831) 440-5632 or [mfodge@scottsvalley.org](mailto:mfodge@scottsvalley.org)

**Audience Attendance:** Applicant/Property Owner George Smith was present on behalf of him and Suzanne Bikle. Project engineer Todd Creamer was present. Adjacent property owners Dan and Robyn Beagle were present.

**Action Taken:** 3/0/2 vote to adopt Resolution No. 1603.1 recommending approval to the City Council of the Recirculated Mitigated Negative Declaration, Minor Land Division, and Design Review subject to amended mitigation measures and conditions of approval.

The Commission expressed concerns about how to best address the conflicting issues of:

- Caltrans' concerns - The City should restrict additional/existing access on/off Hwy 17 by requiring new development to install manual gates (not card/code-activated gates) across private access roads; and,
- Planning Department and the Fire and Water Districts concerns - Any type of gate should not be installed across private access roads because gates obstruct emergency services and access to the Water District's Orchard Run Treatment Plant located off the Lennar Homes "spur" and water tank located off Timber Ridge Road.

The Commission expressed concerns how to handle this issue with future subdivision applications which are located near Hwy 17.

**DISCUSSION ITEMS:** No topics/items were added as future discussion items.

**FUTURE AGENDA ITEMS:** No items were placed for a future agenda.

**WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY:** No communications were provided.

**ADJOURNMENT:** The meeting adjourned at approximately 8:00PM.