



Minutes

Scotts Valley Planning Commission Meeting was Remote Access Only

Date: June 9, 2022

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 Remote Access Only	POSTING: The agenda was posted on May 6, 2022, at City Hall and on the Internet at www.scottsvalley.org .
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Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgin, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Olivia Beers, Assistant Planner Jonathan Kwan, Contract Planner Susie Pineda, Contract Planner Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:04pm

ROLL CALL: Present: Gentile, Hodgin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meetings:
 - a. August 12, 2021
 - b. September 9, 2021
 - c. October 21, 2021
 - d. December 9, 2021
 - e. February 24, 2022
 - f. March 10, 2022,
 - g. March 24, 2022
 - h. May 12, 2022

M/S: Maffia/ Mosley

To approve the Consent Agenda.

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley

Noes: None

ALTERATIONS TO REGULAR AGENDA: Move the regular agenda first.

M/S: Mafia/Mosley

To move the regular agenda first.

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Mafia, and Mosley

Noes: None

REGULAR AGENDA

1. **Proposed Project:** Capital Improvement Program for FY2022/23-2026/27

Location: City-wide

Applicant & Property Owner: City of Scotts Valley

Project Description: State law requires cities to adopt a Capital Improvement Program (CIP) to implement the cities' General Plan. The CIP is a list of the proposed public works projects. The City's Public Works Department develops the CIP as a 5-year program and updates the program each year. By law, the Planning Commission must review the CIP for consistency with the General Plan.

Staff: Chris Lamm, Public Works Director, clamm@scottsvalley.org

M/S: Hodgin/Mafia

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Mafia, and Mosley

Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

2. **Proposed Project:** Lloyd's Tires Office Trailer

Location: 5310E Scotts Valley Drive / APN 022-042-08

Planning Permit Application: Design Review DR22-005

Applicant & Property Owner: Courtney Hughes & Steve Bogner

Project Description: Consideration of a Design Review application to legalize an existing, unpermitted 317 square foot office trailer with an attached, unpermitted, 103 square foot deck.

Staff Planner: Jonathan Kwan, Contract Planner, jonathank@csgengr.com

M/S: Horlock/ Hodgin

To approve Resolution No. 1773 for DR22-005 for the Lloyd's Tires Office Trailer at 5310E Scotts Valley Drive.

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Mafia, and Mosley

Noes: None

3. **Proposed Project:** Oak Creek Park

Location: Intersection of Mount Hermon Road and Glen Canyon Road / APN 022-162-76

Planning Permit Application: Environmental Impact report EIR19-004

General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007

Applicant & Property Owner: Charlie Eadie & Granum Partners

Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments

Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us

M/S: Mafia/Horlock

To direct the applicant to work with staff to address the following items and bring the revised project back to the Planning Commission with a resolution for consideration.

Lot 1

- a. Setbacks of the townhomes
- b. Parking
- c. Size of the units

Lot 2

- a. Reduced Parking Dimensions
- b. Shared Parking
- c. Enhanced Parking Lot Design
- d. Private open space regarding rooftop screening from neighbors
- e. Architectural enhancements
- f. Circulation and parking
- g. Trash bin location
- h. Redwoods behind the buildings
- i. Parking Garage Venting

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Mafia, and Mosley

Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 9:34pm