



# Minutes

## Scotts Valley Planning Commission Meeting was Remote Access Only

Date: August 11, 2022

Time: 6:00 PM

<b>CITY OF SCOTTS VALLEY</b> 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	<b>MEETING LOCATION</b> Zoom Videoconference	<b>POSTING:</b> The agenda was posted on August 5, 2022 at City Hall and on the Internet at <a href="http://www.scottsvally.org">www.scottsvally.org</a> .
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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 Liz Golden, Contract Planner Scott Harriman, Contract Planner Lauren Lambert, Deputy City Clerk

**CALL TO ORDER:** 6:05 PM

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

**PUBLIC COMMENT:** No one came forward

**ALTERATIONS TO CONSENT AGENDA:** None

**CONSENT AGENDA:**

1. Approve the Action Meeting Minutes from the following meetings:
  - a. June 9, 2021

**M/S: Hodgin/Maffia**

To approve the Consent Agenda.

**Carried: 5-0-0**

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

**Noes: None**

**ALTERATIONS TO PUBLIC HEARING AGENDA:** None

**PUBLIC HEARING AGENDA:**

1. **Proposed Project:** Perfect Union Fitness Studio  
**Location:** 230 A Mount Hermon Road / APN 022-601-18  
**Planning Permit Application:** Use Permit U22-003

**Applicant & Property Owner:** A.J. Boyd, BSC Drafting & Design / Jennifer Hardwick, Perfect Union Fitness

**Project Description:** Consideration of a Use Permit application for the operation of a new 1,025 square foot commercial recreation facility located in the King's Village Shopping Center

**Staff Planner:** Olivia Beers, Assistant Planner, [obeers@scottsvally.gov](mailto:obeers@scottsvally.gov)

**M/S: Maffia/Hodgin**

To approve Resolution No. 1774 for APN 022-601-18 for the use permit for Perfect Union Fitness Studio at 230 A Mount Hermon Road

**Carried: 5-0-0**

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

**Noes: NONE**

2. **Proposed Project:** Inversion Wines Tasting Room

**Location:** 75 Mount Hermon Road / APN 021-271-04

**Planning Permit Application:** Use Permit U22-004

**Applicant & Property Owner:** Jasper Cody Muhly

**Project Description:** Consideration of a Use Permit application to allow a 1,090 square foot, wine tasting room in an existing building located in the C-S (Service Commercial) zone.

**Staff Planner:** Olivia Beers, Assistant Planner, [obeers@scottsvally.gov](mailto:obeers@scottsvally.gov)

**M/S: Maffia/Mosley**

To approve Resolution No. 1775 for APN 021-271-04 for the use permit for Inversion Wines Tasting Room at 75 Mount Hermon Road.

**Carried: 5-0-0**

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

**Noes: NONE**

**ALTERATIONS TO REGULAR AGENDA: NONE**

**REGULAR AGENDA**

1. **Proposed Project:** Addition to a single-family home

**Location:** 21 Blake Lane / APN 022-741-08

**Planning Permit Application:** Design Review DR22-003

**Applicant & Property Owner:** Matson Britton Architects

**Project Description:** Consideration of a Design Review application for a two-story addition to an existing single-family home.

**Staff Planner:** Scott Harriman, Contract Planner, [sharriman@rgs.ca.gov](mailto:sharriman@rgs.ca.gov)

**M/S: Hodgin/Maffia**

To approve Resolution No. 1776 for APN 022-741-08 for addition to a single-family home at 21 Blake Lane

**Carried: 5-0-0**

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

**Noes: None**

**2. Proposed Project:** Shell Gas Station Exterior Changes

**Location:** 90 Mount Hermon Road / APN 022-162-73

**Planning Permit Application:** Design Review DR22-008

**Applicant & Property Owner:** Carl Cook, United Signs / Peninsula Petroleum LLC

**Project Description:** Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to Shell gas station at 90 Mount Hermon Road

**Staff Planner:** Liz Golden, Contract Planner, [lgolden@interwestgrp.com](mailto:lgolden@interwestgrp.com)

**M/S:** Horlock/Hodgin

To approve Resolution No. 1777 for APN 022-162-73 for Shell Gas Station exterior changes at 90 Mount Hermon Road.

**Carried:** 5-0-0

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

**Noes:** None

**DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: NONE**

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: NONE**

**DIRECTOR UPDATES: NONE**

**ADJOURNMENT: 6:35 PM**