



Minutes

Scotts Valley Planning Commission

Meeting was Remote Access Only

Date: September 8, 2022

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION Zoom Videoconference Remote Access Only	POSTING: The agenda was posted on 9/02/22, at City Hall and on the Internet at www.scottsvalley.org .
---	---	--

Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgkin, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Susie Pineda, Contract Planner Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:06 PM

ROLL CALL: Present: Gentile, Hodgkin, 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. August 11, 2021

M/S: Mosley/Horlock

To approve the Consent Agenda.

Carried: 5-0-0

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

Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

1. **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

Public Comment:

Henry Hooker, member of Santa Cruz YIMBY, spoke in favor of the Oak Creek Park Project

Patrick Shay, Scotts Valley resident, spoke on concerns regarding his redwood trees in proximity to the back of building A on lot 1. Mr. Shay also spoke on concerns regarding the underground springs in the area, the location of the trash bins, and the parking lot ventilation.

Linda Kerner, speaking on behalf of Affordable Housing Now, spoke in favor of the Oak Creek Park Project regarding the housing that is needed in Scotts Valley

M/S: Horlock/Mosley

The Planning Commission added the following Conditions of Approval:

- Amendment to the condition regarding the neighboring trees to include other trees along the shared property line that may be impacted by the grading plan as determined by the arborist for the project.
- Adding trees to the parking area.

The Planning Commission also recommends the City Council consider:

- Sufficiency of the common space areas on the roof top
- The architectural appearance of the first commercial building on Glen Canyon and Mt. Hermon Road while the landscaping is maturing

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: 7:05 PM