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.

<table>
<thead>
<tr>
<th>Appointed Officials</th>
<th>City Staff Members</th>
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<tbody>
<tr>
<td>Lori Gentile, Chair</td>
<td>Taylor Bateman, Community Development Director</td>
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<tr>
<td>Chuck Maffia, Vice Chair</td>
<td>Olivia Beers, Assistant Planner</td>
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<td>David Hodgin, Commissioner</td>
<td>Jonathan Kwan, Contract Planner</td>
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<td>Steven Horlock, Commissioner</td>
<td>Susie Pineda, Contract Planner</td>
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<td>Shawn Mosley, Commissioner</td>
<td>Lauren Lambert, Deputy City Clerk</td>
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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: Maffia/Mosley
   To move the regular agenda first.
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, 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/Maffia
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, 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, Maffia, 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: Maffia/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, Maffia, and Mosley
Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 9:34pm