Minutes
Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: August 11, 2022
Time: 6:00 PM

CITY OF SCOTTS VALLEY
1 Civic Center Drive
Scotts Valley, CA 95066
831-440-5630

MEETING LOCATION
Zoom Videoconference

POSTING: The agenda was posted on August 5, 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>Liz Golden, Contract Planner</td>
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<td>Steven Horlock, Commissioner</td>
<td>Scott Harriman, 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: 6:05 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@scottsvalley.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@scottsvalley.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

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  
   **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