



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: January 25, 2024
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 1-19-2024 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:05 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgin, Commissioner
Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Gabriela Cortez, Associate Planner
Susie Pineda, Consulting Planner
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

M/S: Maffia/Hodgin

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

CONSENT AGENDA

1. Approve Planning Commission Regular Meeting Minutes of 11-16-2023 and Planning Commission Special Meeting Minutes of 12-07-2023

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Negative Declaration, General Plan Amendment, Zone Change, Planned Development Zoning application, Design Review application, Use Permit application and Cultural Resources Alteration application to allow for the construction of a 52,822 sf three story commercial development on a 1.35 acre site located at 125 Bethany Drive (APN 023-102-15). Proposed land uses would include 10,465 sf of professional and administrative office space, and 42,357 sf of storage for up to 227 users.

Contract Planner Susie Pineda presented this item virtually. Ms. Pineda and Community Development Director Bateman responded to questions and comments from the Commissioners.

Commissioner Simonovich recused himself due to the proximity of his residence to the proposed project.

Chair Gentile opened the public hearing at 6:22 PM.

Eli May, co-owner/partner of the property, gave a presentation.

Andy Snyder, owner of Nomad Audio and previous tenant of 125 Bethany Drive, spoke in favor of the project.

Todd Creamer, a resident of Scotts Valley and business owner in Scotts Valley, spoke in favor of the project.

Adrian Cavlan, co-owner of Sound in Motion, spoke in favor of the project.

Raffi Nalvarian, co-owner of Sound in Motion, spoke in favor of the project.

Nathan Grossman, a resident of Scotts Valley, spoke in opposition to the project; specifically, that it does not align with the current neighborhood.

Rhonda Reyna, a resident of Scotts Valley, asked what the impact on the aquifer will be.

David Alreck, a resident of Scotts Valley, spoke in opposition to the project; specifically, that this is not the correct location for this type of project.

Lee May, General Manager for the Press Banner, spoke in favor of the project

Caroline Poteete, co-owner/partner of the property, spoke to address some of the public's concerns. Ms. Poteete also highlighted a letter from Ms. Kannegaard who wrote in favor of the project.

Marianne Woosley, a resident of Scotts Valley, spoke in opposition to the project; specifically, the size and the storage.

Several email comments were received after publication of the agenda packet and are attached below.

Chair Gentile closed the public hearing at 7:00 PM.

M/S: Mosley/Maffia

To direct staff to prepare a resolution recommending approval for consideration at a future Planning Commission meeting, with the conditions of agreeing on set business hours and controlled access to the storage units.

Motion failed (2/2/1):

AYES: Mosley, Maffia

NOES: Hodgins, Gentile

RECUSE: Simonovich

2. Consideration of a Use Permit (U23-003) to allow a 1,168 square foot fitness studio in an existing commercial tenant space located in the Commercial - Service (C-S) Zoning District at 6006 La Madrona Drive, Suite B (APN 021-141-25).

Associate Planner Gabby Cortez presented this item. Ms. Cortez and Community Development Director Bateman responded to questions and comments from the Commissioners.

Chair Gentile opened the public hearing at 7:42 PM.

Tom Tupper, the applicant and owner of Golden Grapplers, spoke to address the concerns about the washer/dryer installation and the parking.

Chair Gentile closed the public hearing at 7:46 PM.

M/S: Hodgin/Simonovich

To approve Use Permit U23-003 by adopting a resolution, subject to the conditions listed in Exhibit A of the resolution.

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

3. Consideration of an amendment to a previously approved Planned Development Permit and Design Review Permit to modify the Planned Sign Program (PD22-001.1, DR22-006.1) for the Hangar at Skypark located at 262 Mount Hermon Road (APNs 022-231-27, and -28).

Associate Planner Gabby Cortez presented this item. Ms. Cortez and Community Development Director Bateman responded to questions and comments from the Commissioners.

Chair Gentile opened the public hearing at 8:10 PM.

Rhonda Reyna, a resident of Scotts Valley, expressed that the rendering of the new Laughing Monk sign is a bit thick and overpowers the Hangar sign.

Sam Ghadiri, the owner of the Laughing Monk restaurant, gave a presentation to highlight the need for the larger sign.

Corbett Wright, the property owner, spoke in favor of the larger sign.

Chair Gentile closed the public hearing at 8:25 PM.

M/S: Mosley/Simonovich

To approve the amendment to the Planned Sign Program (PSP), with two conditions: 1) if the tenancy changes, it will revert to the original PSP, and 2) when the Town Center is built, the signage will be re-evaluated by the Planning Commission.

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

Community Director Bateman noted that the February 8, 2024 Planning Commission meeting may be cancelled.

ADJOURNMENT

The meeting adjourned at 8:43 PM.
