



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: December 14, 2023
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 12-8-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PRESENT:

Chuck Maffia, Vice Chair
Commissioner Hodgins
Commissioner Mosley
Commissioner Simonovich

PLANNING COMMISSIONERS

ABSENT:

Lori Gentile, Chair

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Sarah Wickle, Senior Planner
Gabriela Cortez, Associate Planner
Jonathan Kwan, Contract Planner
Lauren Lambert, Deputy City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

None.

CONSENT AGENDA

1. Approve Planning Commission meeting minutes of 11-16-2023

M/S: Hodgin/Mosley

To approve the Consent Agenda

Carried 4/0/1 (AYES: Maffia, Hodgin, Mosley, Simonovich; NOES: None; Absent: Gentile)

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Mitigated Negative Declaration (EA22-002) and Land Division Application (LD22-001) to allow a nine-lot subdivision of a 5.71 acre site south of Sandraya Heights Road (APN: 023-113-36)

Jonathan Kwan, City Planning Consultant, gave a presentation regarding the Mitigated Negative Declaration and Land division Application to allow a nine-lot subdivision of a 5.71 acre site south of Sandrya Heights Road. The Commissioners asked clarifying questions.

Acting Chair Maffia opened the Public Hearing at 6:36 PM.

Todd Kramer, C2G Civil Consultants Group, came forward representing Granite Ridge Properties, the applicant, answered questions from commissioners.

Susie Yost, 212 St Augustine Way, spoke about the concern for the shared cost in maintaining the private road with the residents in the cul-de-sac. Ms. Yost would like to see something in writing with the residents that buy the lots understand their obligation to road maintenance with the private road. Ms. Yost also spoke on concerns when putting in the cul-de sac, they don't change the slope or grade or anything on that road.

Earl Huffman, 210 Sandraya Heights, spoke on the concern of erosion runoff for the proposed cul-de-sac.

Evan Siroky, Volunteer with Santa Cruz YIMBY, commented that this site was not part of the Housing Element Sites and believed it should be added. Mr. Siroky also mentioned that there is a disproportionate amount of housing that is being proposed in this area of northern Scotts Valley. Mr. Siroky believes this site has potential to have more homes than the nine that are proposed, to help address the housing crisis.

Audrey San Filippo, resident, asked that during construction will Sandraya Heights Road be used as parking for construction workers or contractors at all.

Todd Kramer, C2G Civil Consultants Group, came forward representing Granite Ridge Properties, the applicant, and answered questions that the public asked.

Acting Chair Maffia closed the Public Hearing at 6:59 PM.

M/S: Maffia/Mosley

To recommend that the City Council adopt a resolution certifying the Mitigated Negative Declaration EA22-002 and approve Land Division Application LDD22-001 with the following modifications:

1. **Add a condition of approval for the lots accessed off San Augustine Way to participate in road maintenance of San Augustine Way.**
2. **Direct staff to work with the developer and neighbors regarding participation in road maintenance for the lots accessed off San Augustine Way prior to the City Council meeting.**
3. **Correction of the application number from EA22-003 to EA22-002.**
4. **Add a condition of approval to require submission of a landscaping plan that looks at options of trees and locations of trees that would not impact roads.**

Carried 4/0/1 (AYES: Maffia, Hodgin, Mosley, Simonovich; NOES: NONE; ABSENT: Gentile)

2. Consideration of an Amendment (PD19-004.1) to Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to modify the covered parking requirements for Lot 3 (APN 022-902-26) of a previously approved three-lot subdivision located at 310 Coastal Oak Court (formerly 4303 B Scotts Valley Drive).

Sarah Wikle, Senior Planner, gave a presentation regarding the Planned Development Amendment request to modify the covered parking requirements for a previously approved three lot subdivision involving the construction of two new single family dwelling units and construction of a new two-car garage for an existing single family home. The Commissioners asked clarifying questions.

Acting Chair Maffia opened the Public Hearing at 7:16 PM.

Rick Hochler, the developer for this project, spoke on the history of this project and answered questions from commissioners.

Acting Chair Maffia closed the Public Hearing at 7:30 PM.

M/S: Hodgins/ Simonovich

To approve Planned Development Amendment (PD19-004.1), by adoption of a Resolution, to allow for the modification of a Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to eliminate the covered parking requirement (retain attached office space) and provide uncovered surface parking for Lot 3, subject to the conditions listed in Exhibit A.

Carried 4/0/1 (AYES: Maffia, Hodgins, Mosley, Simonovich; NOES: None; ABSENT: Gentile)

3. Consideration of an amendment to a previously approved Planned Development Permit (PD22-001) and Design Review Permit (DR22-006) to modify the Planned Sign Program for the Hangar at Skypark. All changes proposed are for signage located at 262 Mount Hermon Road (Faultline Brewing Company).

Gabriela Cortez, Associate Planner, gave a presentation regarding the request to modify the Planned Development Permit and Design Review Permit to amend the previously approved Planned Sign Program for the Hangar at Skypark.

Acting Chair Maffia opened the Public Hearing at 7:37 PM

Sam Ghadiri, the applicant and business owner of Faultline Brewing, gave background on why they are asking for an increase in square footage of the signage to accommodate the change in ownership of the brewery from Faultline Brewing to Laughing Monk Brewing. Mr. Ghadiri answered questions from Commissioners.

Acting Chair Maffia closed the Public Hearing at 8:06 PM

M/S: Mosley/Simonovich

To approve Planned Development Permit (PD22-001.1) and Design Review Permit (DR22-006.1) by adoption of a Resolution, modifying the Planned Sign Program at Skypark, increasing the allowable sign area for the North and East Elevation signs for Faultline Brewing to rebrand to Laughing Monk Brewing.

Roll Call Vote: AYES: Mosley, Maffia; NOES: Hodgins, Simonovich; ABSENT: Gentile

Does Not Pass

M/S: Mosley/Maffia

To approve Planned Development Permit (PD22-001.1) and Design Review Permit (DR22-006.1) by adopting a Resolution with the following modifications:

1. **Approve an amendment the Planned Sign Program at Skypark and approve an increase the allowable sign area for the North Elevation sign only;**
2. **Defer action on the East Elevation sign to a future Planning Commission meeting, date uncertain; and**
3. **Direct the applicant to provide additional information on the East Elevation sign for Planning Commission consideration.**

**Roll Call Vote: AYES: Hodgin, Mosley, Simonovich, Maffia; NOES: None;
ABSENT: Gentile
Motion Passes**

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 8:39 PM.