



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: May 15, 2025
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 5-8-2025 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 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
David Hodgin, Commissioner
Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

COMMISSIONER ABSENT:

Chuck Maffia, Vice Chair

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Rodolfo Onchi, Public Works Director
Ben Noble, Consultant Planner
Bill Wiseman, Consultant
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

1. Approve Planning Commission minutes of 3-14-2025

M/S: Hodgin/Mosley

To approve the Consent Agenda with no alterations.

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

ALTERATIONS TO PUBLIC HEARING AGENDA

Director Bateman requested that the Public Hearing be moved after the Regular Agenda.

M/S: Mosley/Simonovich

To approve the Public Hearing Agenda with the alteration of moving the item after the Regular Agenda.

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

PUBLIC HEARING AGENDA

1. Consideration of amendments to Scotts Valley Municipal Code, General Plan, and SB 9 Standards to implement Housing Element programs

This item was heard after the Regular Agenda.

Chair Gentile recused herself from the CEQA portion of the presentation.

Consultant Planner Ben Noble presented the CEQA information.

Commissioner Mosley, acting as the temporary Chair, opened the public hearing at 6:21 PM.

Mariana Chavez, a resident of the Lundy Lane neighborhood, asked if a preferred development plan exists for any of the listed areas, and she expressed concern regarding noise when the Mt. Hermon locations are developed. She further requested that a noise study be completed at the appropriate time for any developments near Lundy Lane.

Commissioner Mosley closed the public hearing at 6:23 PM.

Director Bateman noted that the approval of specific developments is not part of this public hearing. When certain developments are approved there will be processes to follow and opportunities for the public input.

M/S: Hodgin/Simonovich

To adopt resolution No. 1804 recommending the City Council approve the Addendum to the General Plan EIR.

Carried 3/0/1/1 (AYES: Hodgins, Mosley, Simonovich; NOES: None; ABSENT: Maffia; RECUSE: Gentile)

Chair Gentile returned to the meeting and Consultant Planner Noble presented the proposed Municipal Code and General Plan Amendments for the Housing Element implementation.

Chair Gentile opened the public hearing at 7:21 PM.

Nick Van Bruggen, a resident on Casa Way, noted that he understands that the property located at 257 Glenwood Drive is not included in the current development plans, but he also expressed that it is not a good location for high-density housing. He cited issues with proximity to a transit center, ingress/egress issues, and general incompatibility with the neighborhood.

Mariana Chavez, a resident on Lundy Lane, expressed concern about the development of 57 through 75 Mt. Hermon Road, since the Lundy Lane cul-de-sac backs up to that portion of Mt. Hermon Road. The Lundy Lane neighbors would like to know the timing of these projects and be provided opportunities to give input.

Director Bateman noted that the City is currently processing an application for 75 Mt. Hermon Road, and he is happy to meet with the neighbors to provide information and hear their concerns.

Chair Gentile closed the public hearing at 7:26 PM.

M/S: Mosley/Simonovich

To adopt Resolution No. 1804.1 recommending the City Council amend the General Plan, Zoning Code, Subdivision Ordinance, and SB9 Standards to implement 6th Cycle Housing Element Programs.

Carried 3/0/1/1 (AYES: Gentile, Mosley, Simonovich; NOES: None; ABSENT: Maffia; ABSTAIN: Hodgins)

ALTERATIONS TO REGULAR AGENDA

M/S: Mosley/Simonovich

To approve the Regular Agenda with the alteration of moving it before the Public Hearing.

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

REGULAR AGENDA

1. Fiscal Year 2024/25 through 2029/30 Capital Improvement Program; Consistency with General Plan

This item was heard before the Public Hearing.

Public Works Director Rodolfo Onchi presented this item and responded to questions and comments from the Commissioners.

Mariana Chavez, a resident of the Lundy Lane neighborhood, expressed concern about construction on the wastewater treatment plant. The Lundy Lane neighbors would like to be informed of any construction that will affect their neighborhood.

M/S: Hodgin/Simonovich

To adopt Resolution No. 1805 which recommends City Council adopt the Capital Improvement Program (CIP) and finds the plan consistent with the Scotts Valley General Plan.

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

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 7:34 PM.