



# AGENDA

Meeting of the  
**Scotts Valley Planning Commission**  
**In-Person and Remote Access**  
**Date: June 11, 2026**  
**Time: 6:00 PM**

| CONTACT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                             | MEETING LOCATION                                                                                                                                                                                   | POSTING                                                                                                                                                          |
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| City of Scotts Valley<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>(831) 440-5600                                                                                                                                                                                                                                                                                                                                                                      | City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>OR Zoom Video Conference:<br><a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a> | The agenda was posted on 6-5-2026 at City Hall, SV Public Works, SV Senior Center and online at <a href="http://www.scottsvalley.gov">www.scottsvalley.gov</a> . |
| COMMISSIONERS                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                    | CITY STAFF MEMBERS                                                                                                                                               |
| Lori Gentile, Chair<br>Chuck Maffia, Vice Chair<br>David Hodgins, Commissioner<br>Shawn Mosley, Commissioner<br>Steve Simonovich, Commissioner                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                    | Taylor Bateman, Community Development Director<br>Jordan Taylor, Administrative Analyst II                                                                       |
| MEETING NOTICE AND AGENDA PACKET MATERIALS                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                    |                                                                                                                                                                  |
| <b>Notice regarding Planning Commission Meetings:</b><br>The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.                                                                                                                                                                                                |                                                                                                                                                                                                    |                                                                                                                                                                  |
| <b>Agenda and Agenda Packet Materials:</b><br>The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: <a href="https://www.scottsvalley.gov/129/Agendas-Minutes">https://www.scottsvalley.gov/129/Agendas-Minutes</a>                                                                                                                       |                                                                                                                                                                                                    |                                                                                                                                                                  |
| <b>Public Participation:</b><br>The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: <a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a><br><br>You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom. |                                                                                                                                                                                                    |                                                                                                                                                                  |
| <b>How to comment via Zoom:</b><br><br>1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more,                                                                      |                                                                                                                                                                                                    |                                                                                                                                                                  |

will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use \*9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

### **CALL TO ORDER 6:00 PM**

(The Planning Commission Chair calls the meeting to order.)

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

(Planning Department staff conduct roll call of the Planning Commission.)

### **PUBLIC COMMENT TIME**

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

### **ALTERATIONS TO CONSENT AGENDA**

(The Commission can remove or add items to the Consent Agenda.)

### **CONSENT AGENDA**

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve Planning Commission Meeting minutes of 5-14-2026

### **ALTERATIONS TO PUBLIC HEARING AGENDA**

(Commission can remove or add items to the Regular Agenda.)

### **PUBLIC HEARING AGENDA**

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Use Permit Amendment to U22-008 to allow live music entertainment with amplified indoor music during specified hours of operation at an existing 1,977± square-foot, wine bar and cellar located in the Kings Village Shopping Center at 222 Mount Hermon Road (APN: 022-601-18) in the C-SC Shopping Center Commercial Zoning District.

2. Consideration of Use Permit U26-002, Design Review DR26-002, Sign Design Review SDR26-003, and Environmental Assessment EA 26-001 to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and excavation for installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel. The site is located within the C-S (Commercial-Service) zoning district.

## **ALTERATIONS TO REGULAR AGENDA**

(Commission can remove or add items to the Regular Agenda.)

## **REGULAR AGENDA**

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to rebrand the current Shell gas station to Chevron at 90 Mount Hermon Road.

## **DISCUSSION ITEMS AND FUTURE AGENDA ITEMS**

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

## **WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES**

(The Community Development Director may provide any department or city updates that are available.)

## **ADJOURNMENT**

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

