



Minutes

Scotts Valley Planning Commission

Date: November 14, 2019

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on November 8, 2019, at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgins, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner Martin Carver, Consulting Planner Jonathan Kwan, Consulting Planner

CALL TO ORDER: 6:05pm

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Gentile, Hodgins, Maffia; Absent: Herrera

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

A. Action Meeting Minutes from September 12, 2019 meeting.

M/S: Hodgins/Maffia

To approve the minutes from the September 12, 2019 meeting.

Carried: 4-0-1

AYES: Arcangeli, Gentile, Herrera, Hodgins and Maffia.

ALTERATIONS TO PUBLIC HEARING AGENDA: The Commission altered the order in which the items would be discussed moving item No. 1 to No. 4, due to the recusal of Commissioner Hodgins for item No. 1.

PUBLIC HEARING AGENDA:

1. **Address:** 440 Kings Village Road // APNs 022-221-01,02,03,&05; 022-611-01
Applicant: City of Scotts Valley
Planning Permit Application No.: Development Agreement DA19-001
Project Description: A recommendation to the City Council for a Development Agreement to accompany the proposed General Plan Amendment and Zone Change for the site at 440 Kings Village Road, formerly Aviza Technologies.
Staff: Martin Carver, Consulting Planner

Commissioner Hodgkin recused himself due to a conflict of interest.

M/S: Maffia / Gentile

To approve Resolution No. 1752 subject to conditions of approval.

Carried: 3-0-2

AYES: Arcangeli, Gentile and Maffia; ABSENT: Herrera and Hodgkin

2. **Address:** 245 Mount Hermon Road Unit V // APN 021-221-05
Applicant: Cynthia Vo / Al Dente Pasta Market
Planning Permit Application No.: U19-008
Project Description: Consideration of a Use Permit to allow a restaurant use at a 763 square foot tenant space within the Scotts Village Shopping Center at 245 Mount Hermon Road.
Staff: Jonathan Kwan, Consulting Planner

M/S: Hodgkin / Gentile

To approve Resolution No. 1749 subject to conditions of approval.

Carried: 4-0-1

AYES: Arcangeli, Gentile, Hodgkin and Maffia; ABSENT: Herrera

3. **Address:** 100 Enterprise Way // APN 024-031-16
Applicant: Lynn Yang, American Yiluen Development
Planning Permit Application No.: U19-007
Project Description: Consideration of a Use Permit to allow a daycare facility to operate at 100 Enterprise Way, Suite A103.
Staff: Jonathan Kwan, Consulting Planner

M/S: Maffia / Hodgkin

To approve Resolution No. 1750 subject to conditions of approval.

Carried: 4-0-1

AYES: Arcangeli, Gentile, Hodgkin and Maffia; ABSENT: Herrera

REGULAR AGENDA:

4. **Address:** 262-274 Mount Hermon Road // APN 022-231-17
Applicant: The Pratt Company

Planning Permit Application No.: DR19-011

Project Description: Consideration of a Design Review application for landscaping of the Scotts Valley Square Shopping Center.

Staff: Brenda Stevens, Associate Planner

To approve Resolution No.1751 subject to conditions of approval.

M/S: Hodgin / Gentile

Carried: 4-0-1 (Herrera)

AYES: Arcangeli, Gentile, Hodgin and Maffia; **ABSENT:** Herrera

ALTERATIONS TO REGULAR AGENDA: None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY:

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:35