

MINUTES

Joint Meeting of the Scotts Valley City Council and Redevelopment Agency Board of Directors

Date: January 17, 2007

POSTING:

The agenda was posted on 1-12-07
at City Hall by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

Mayor Bustichi
Vice Mayor Johnson
Council Member Aguilar
Council Member Barrett

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Community Development Dir Russell
City Clerk Ferrara

Council Member Reed (sworn in after appointment at 8:15 p.m.)

COMMITTEE REPORTS CM Johnson reported that the Library Joint Powers Board met and discussed the Felton library. He stated that the proposed 3100 square foot church site doesn't meet the long term goal of having a 7500 square foot library. He stated that there is not enough money currently available; however, they will continue to look into new possibilities.

CM Johnson reported that the Santa Cruz County Transportation Commission met and discussed the Highway 1 reconstruction. He stated that Proposition 1B passed, the infrastructure bond, and they need to put their proposal forward to the California Transportation Commission for funding.

PUBLIC COMMENT CM Comstock responded to a Letter to the Editor from Les Stagnaro. He stated that he called Mr. Stagnaro on January 4 and offered to provide a copy of the 1994 Town Center Specific Plan and EIR that he had requested at the January 3 City Council meeting. Mr. Comstock stated that Mr. Stagnaro has not taken the opportunity to get those reports as of this date.

Mayor Bustichi reported that the Workforce Investment Board will be holding a meeting on Tuesday, January 30 at Cabrillo College Environmental Horticulture Center, 6500 Soquel Drive, at 8:00 p.m. and the subject will be *Impact Santa Cruz County, the Challenges of Retention and Opportunities for Expansion of Business*. He stated that it should be very worthwhile for business owners and people looking to start a business in Santa Cruz County.

**ALTERATIONS TO
CONSENT AGENDA**

M/S: Aguilar/Barrett
To approve the Consent Agenda.
Carried 4/0

Consent Agenda:

- A. Approve the Scotts Valley Police Department's participation in the *Avoid the Nine* DUI Campaign in Santa Cruz County and authorize Chief Weiss to execute the necessary memorandum of understanding
- B. Approve Resolution No. 1795 calling for an all-mail ballot for the election of a City Council Member to fill the vacancy created on the Scotts Valley City Council by the resignation of Paul Marigionda
- C. Approve Resolution No. 1795.1 ordering a special vacancy election to be held on May 8, 2007 and conducted by all-mail ballot and requesting County Elections to conduct the election
- D. Approve Resolution No. 1795.2 calling a special vacancy all-mail ballot election for the election of a member of the City Council; and determining the costs of candidate's statement of qualifications shall be paid by the candidate and its maximum number of words; and setting hours the polls will be open and closed
- E. Approve the appointment of Council Member Barrett as the cities alternate to the Local Agency Formation Commission

**ALTERATIONS TO
REGULAR AGENDA**

M/S: Barrett/Aguilar
To approve the Regular Agenda.
Carried 4/0

REGULAR AGENDA

1. Interviews for City Council appointment to fill vacancy

A. Names of Council Candidates:

- Dennis Culp
- Joseph W. Espinola
- Martin J. Levy
- Joe Miller
- Deborah (Debbie) Muth
- Jim Reed
- Raymond F. Scargill
- Glen E. Soma

B. Candidate interviews by City Council (names to be randomly drawn at the meeting)

CC Ferrara randomly drew names for the interview order.

The City Council interviewed the Council candidates in the following order:

- (1) Martin J. Levy
- (2) Joe Miller
- (3) Glenn E. Soma

- (4) Raymond F. Scargill
- (5) Deborah (Debbie) Muth
- (6) Jim Reed
- (7) Joseph W. Espinola
- (8) Dennis Culp

C. Public Input

The following people spoke in support of Jim Reed being appointed to the City Council:

Ray Haight
Kelly Gladder
Linda Chase
Bob Mazurek
Rudy Cabigas
Joe Bugna
Carlos Leet
Zach Brown
Elizabeth Welch
Mike Keogh
Jane Armstrong
Lea Reed read letters of support from people who could not attend the meeting: Mark/Sue Ann Murray, Cathy Pursley, Patty Erickson, Ana Galeet, Denise/Terry Worton
Araceli Miranda
Eric Seib
Todd Creamer
Cindy Frakes
Steve Spence
John Pursley
Scott Goodrich
Julie Mazurek
Aaron Hinde
Daryl Downey
Collin Walch
Lisa Dilles (read a letter of support from her husband, Jack Dilles)
Dave Hodgkin
Claire Hodgkin
Chris Perri
Eric Erickson
Ken Kannegaard
Michael Bini
Angela Rutherford

The following people spoke in support of Joe Espinola being appointed to the City Council:

Russ Patterson
Bill/Clara Turner (also read letter of support from Allison Niday, Scotts Valley Unified School District Board of District)
Sue Roth

D. Council Candidate Summations (3 minutes)

Each candidate gave a three minute summation on their candidacy for City Council appointment.

E. Council Discussion/Nominations

M/S: Aguilar/Barrett

**To nominate Debbie Muth to fill the City Council vacancy.
Motion failed 2/2 (NOES: Bustichi/Johnson)**

M/S: Barrett/Aguilar

**To nominate Joe Miller to fill the City Council vacancy.
Motion failed 2/2 (NOES: Bustichi/Johnson)**

M/S: Johnson/Barrett

**To nominate Jim Reed to fill the City Council vacancy.
Carried 3/1 (NOE: Aguilar)**

2. **Preliminary review of a concept plan for 22 units of housing (10 units of detached single family and 12 units attached townhomes), plus 0.6 acre dedication to the City for construction of a public building on a vacant 2.48 acre parcel, zoned as Shopping-Center Commercial**

CDD Russell presented the written staff report and responded to questions from Council.

Bill Brooks, property owner/developer, gave a history of the property and described his vision for the property.

Michael Palsa (Hunt, Hill, Jones), project architect, reviewed the overall site layout/site plan and the proposed architecture and responded to questions from Council.

VM Johnson asked if the location of the public building was to make it more accessible to the shopping center.

Norman Schwartz (Bolton Hill), project planner, stated that the public building was in that location for that reason and also to allow for the possibility of shared parking. Mr. Schwartz provided additional information on the proposed project and responded to questions from Council.

CM Barrett questioned if there had been any discussion with Kings Village Shopping Center for pedestrian and/or automobile access.

Mr. Schwartz stated that pedestrian access is possible and desirable; however, an automobile connection would not be possible because of the height difference.

CM Aguilar stated that she wants to be sure that they can meet the ADA (Americans Disability Act) requirement for disabled parking.

Mayor Bustichi questioned what the elevation change would be from the building site to the Kings Village Shopping Center parking lot. Mr. Palsa responded that it would be 12 to 16 feet. Mayor Bustichi, stated that he feels strongly about having pedestrian connections. He stated that he is also concerned about parking and he does not believe ten spaces will be enough. He recommended that they put in three four-unit buildings instead of single family buildings in order to provide 10 to 15 more spaces.

Mr. Schwartz reiterated the public benefits: .6 useable acres would be donated to the City by the developer, there would be a donation of \$100,000 from the developer toward the public building, and they would also construct the public building at cost.

CM Aguilar stated that she is concerned about the property meeting the Housing Element requirement to provide 15.1 to 20 units per acre. She stated that she would like to see more parking, she wants to be sure that the fire turnaround meets requirements, and that she would like to see all residential.

CM Barrett stated that he likes the concept, spacing, and number of units, and he also likes the idea of public acreage and the donation. He has some concerns about the number of units per acre, but feels it may work if we count the acreage to the middle of the street. He wants to be sure that we meet State mandates. He feels the plan fits into the community very well and that it is a nice design.

Mayor Bustichi stated he is very concerned about parking and would like to see more parking within a close proximity. He likes the architecture and stated that he feels the public benefit outweighs the State mandates in this case, and that it may be worth working with the State if necessary.

VM Johnson concurred with Mayor Bustichi's comments.

CM Aguilar stated that previous developers had been told that they could not build on this property because they were within the BLEVE. She asked if we were required by law to notify this applicant.

CA Powell stated that the developer would address that issue during their environmental review. She stated that if there are mitigation measures that can be imposed to address those concerns, and the Council accepts those, there could be development on the property if those concerns could be mitigated. If they can't be mitigated, the developer would have to do an environmental impact report and the Council would have to determine if the project was more important than the impact on the environment, which would be through a statement of overriding consideration.

3. Future Agenda Items

Mayor Bustichi requested that Committee appointments be added to the next regular meeting agenda on February 7, 2007.

ADJOURNMENT

The meeting adjourned at 8:53 p.m.

Approved:

Dene Bustichi, Mayor / Chair

Attest:

Tracy A. Ferrara, City Clerk / Secretary