

MINUTES

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

Date: January 19, 2011

POSTING:

The agenda was posted on 1-14-11 at City Hall, the SV Senior Center, and the SV Library, by the City Clerk.

CALL TO ORDER 6:04 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

Mayor Bustichi
Vice Mayor Lind
Council Member Aguilar
Council Member Johnson
Council Member Reed

City Manager Ando
City Attorney Powell
Public Wks Director Anderson
Police Chief Weiss
Interim Community Dev Dir Westman
Senior Planner Fodge
City Clerk Ferrara

SPECIAL SET MATTER Mayor Bustichi presented a Mayor's Proclamation to the American Red Cross for Blood Donor Month

COMMITTEE REPORTS

CM Johnson reported that the Santa Cruz Regional Transportation Commission (SCCRTC) met and dealt with some of the concerns regarding the California Transportation Commission approving the rail trail. He also reported that Santa Cruz is developing plans to improve their transportation system and that some funding is available.

CM Aguilar reported that AMBAG met and discussed several issues. She reported that a key issue discussed was the blueprint planning for each jurisdiction. The AMBAG Board reviewed that plan and submitted comments, and they are looking to approve the plan in February. She reported that they also discussed a beach replenishment plan, where they can get approval to replace sand that has been washed away.

VM Lind reported that she attended the Santa Cruz County Conference and Visitors Council (CVC) open house, where they debuted the CVC's new traveler's guide that includes several properties and businesses in Scotts Valley.

CM Reed reported that the Library JPA met and discussed some very critical meetings that are coming up within the next 30 days. He reported that due to financial difficulties, the library system has had to cut hours about 50%, and they are trying to establish a sound financial plan. He reported that the Library JPA has established a Task Force, which includes 14 members of the community, to talk about ways to put the library system on financially sound footing. He announced the following meeting dates: February 7 and 14 at the Loudon Nelson Community Center to consider the 4 proposed financial models; February 7 is for information and the decision will be made on February 14. Information will be available online Wednesday, February 2, on the library system's website.

Mayor Bustichi reported that the Santa Cruz Metropolitan Transit District (SCMTD) met and discussed the budget. He reported that the 2011 budget will be balanced with a 10% cut, and the 2012 budget is looking at about a \$3.7 million dollar deficit, which could cause a 20% to 30% budget cut. He also announced that labor negotiations are coming up this year with bus drivers. He stated that it is important for the people of Scotts Valley to speak up to keep as much of the bus service as we can.

Mayor Bustichi reported that he also serves on the SCCRTC as a representative from the SCMTD. He stated that the appointment to serve as the SCMTD representative on the SCCRTC is made annually, and that will happen at the next meeting. He stated that he is one of two nominees that are currently being considered as the representative, and he is concerned that he may not be selected, because there is currently an effort being made to have more representatives on the SCCRTC that are less interested in widening Highway 1.

PUBLIC COMMENT

Mike Keogh, representative of the SV Friends of the Library Subcommittee serving on the Library Task Force, gave an overview of the Library Task Force and their work to date. He stated that the Task Force is currently evaluating efficiencies, collections, processes within the library - material handling, reference and reference desks, computers, etc. He stated that the Library Task Force has formed four separate subcommittees, with each putting together a model to be evaluated by the Library JPA.

Gary Richard Arnold, expressed concerns regarding his opinion of AMBAG and their authority as a political body.

Dale Fendorf, blood donor, announced that there is a blood drive being held next Wednesday, January 26, on Emeline Street, Building D, and encouraged everyone to donate.

VM Lind announced that the 6th Annual Fallen Officer Foundation Ball will be held on February 12 at the Coconut Grove from 5:30 to 11:00 pm. She stated that the Fallen Officer Foundation is an all volunteer 501(c)(3) non-profit organization that benefits firefighters, police officers, and first responders in Santa Cruz County in times of injury or other crisis. She announced that the event will include dinner, dancing, and an auction, and tickets can be purchased, or donations made, through the website at www.fallenofficerfoundation.org or by calling 831-662-3105.

CM Reed announced a new program being launched at the Capitola branch library on Wharf Road, called Tales to Tails. He stated that it is new literacy program for young readers where trained therapy dogs will be available at the library to be attentive, non-judgmental reading partners, for children reading aloud. Children will have individual twenty minute time slots to sit quietly with a therapy dog and a book to read. Research shows that frequent reading opportunities in a comfortable environment help children become better learners. He stated that this program will be held the third Wednesday of the month and the first Saturday of the month starting in January, and additional information is available by contacting Melanee Barash at 427-7706 ext 7672.

ALTERATIONS TO CONSENT AGENDA

M/S: Aguilar/Reed
To approve the Consent Agenda.
Carried 5/0

Consent Agenda:

- A. Approve Joint City Council/RDA meeting minutes of 12-15-10, 12-1-10
- B. Approve check register – 1-7-11, 12-17-10, 12-10-10
- C. Approve letter of opposition to SB 49 (Strickland), Local Government: Emergency Response: Fees
- D. Approve amendment to the Refuse, Recycling, Yard Waste, and Construction and Demolition Material Franchise Agreement

ALTERATIONS TO REGULAR AGENDA

M/S: Lind/Aguilar
To approve the Regular Agenda.
Carried 5/0

REGULAR AGENDA

1. ***Continued from 12-15-10 Council meeting:***
Consider approval of the “Woodside” project, a Mitigated Negative Declaration, and planning permits to remediate part of the former quarry floor, rezone the sites, and create 86 parcels to build 18,000 square feet of commercial space and 51 single-family residences and related property improvements at 5007-5015 Scotts Valley Drive // APN’s: 022-451-04 & -10

SP Fodge presented the written staff report and responded to questions from Council.

CM Reed expressed concerns regarding the quality of the project, density, parking, the large number of easements, the proposed General Plan amendment, the proposed Zoning amendment, and the 17 exceptions being requested to the Scotts Valley Municipal Code.

Jim Sullivan, applicant for the project and President of Sullivan Land Development, spoke regarding

his proposed project.

CM Reed asked if Mr. Sullivan would be willing to take out a row of homes.

Mr. Sullivan stated that the project would not be financially feasible if he were to take out a row of homes.

The following people spoke in favor of the proposed project:

- Rick Santee
- David Merritt, Santa Cruz resident, read a letter from Art Bubb, Hidden Oaks resident
- Westbetter, read a letter from Mark and Marty Meyer, SV resident and local business owner
- Randy Brown, Santa Cruz resident and real estate agent in Scotts Valley
- Jay Mosely, SV resident
- Keith Tyndall, SV resident
- Mark Barber, speaking on behalf of the Mandarino Family Trust
- Alvin Scarborough, SV business owner and past SV resident

The following people spoke in opposition to the proposed project:

- T. Stills, representing the Environmental Committee for the San Lorenzo Valley community, spoke in opposition to the project, and development in Scotts Valley in general, due to environmental concerns, specifically related to the aquifer, water demand, and water runoff.
- Catherine O'Kelly, SV resident
- Elizabeth Johansen, SV resident
- Sheryl Ainsworth, SV resident

CM Johnson expressed concerns about the project regarding parking, the density of the project, the quality of the project, and the potential long term negative impacts of the project. He also expressed concerns about the amount of commercial square footage being proposed in relation to the amount of residential, as he feels this is one of the last viable commercial parcels in Scotts Valley.

CM Aguilar recommended the following additional revisions to the project: removing the sideyard easements between the properties, have fences at the 3 foot line, and remove lot 15.

Mr. Sullivan responded to CM Aguilar's recommendations. He stated he would be willing to eliminate the sideyard easements. He stated that he could remove one lot, however, he would like to meet with the affordable housing subcommittee to re-evaluate the affordable housing element.

M/S: Aguilar/Lind

To approve Resolution No. 1859 certifying a mitigated negative declaration (MND10-005) and mitigation monitoring and reporting program for the "Woodside" quarry site project to rezone part of the commercial site to high-density residential and open space and to remediate part of the former quarry, create 85 parcels for commercial square footage space in the amount that allows all of the required commercial parking to be provided entirely within the commercially-zoned parcels, 50 small detached single-family residences, a project park, open space, and related property improvements located at 5007-5015 Scotts Valley

**Drive / APN's 022-451-04 & -10.
Carried 3/2 (NOES: Johnson/Reed)**

CM Reed requested that there be a specific statement in the CC&R's that homeowners should not have more than two cars.

ICDD Westman stated that would be appropriate to include in Resolution No. 1859.2.

M/S: Aguilar/Lind

To approve Resolution No. 1859.1 approving general plan amendment (GPA10-001) to change some of the general plan land use designation from service-commercial to high-density residential and open space, and from rural residential to open space for the "Woodside" quarry site project located at 5007-5015 Scotts Valley Drive / APN's 022-451-04 & -10.

Carried 3/2 (NOES: Johnson/Reed)

M/S: Aguilar/Lind

To approve the first reading and introduction of Ordinance No. 16-ZC-221 approving: (1) Zone change ZC10-002 to change some of the C-S zone to C-S/PD, R-H/PD, and OS zones and to change the R-R-2.5 zone to the OS zone; and, (2) Planned development district overlay PD10-001 to allow various exceptions to the City's Municipal Code for the "Woodside" quarry site project located at 5007-5015 Scotts Valley Drive / APN's 022-451-04 & -10, and waive the reading thereof.

Carried 3/2 (NOES: Johnson/Reed)

Mayor Bustichi stated that he felt it was important to have a phasing plan for the project so that the commercial space is constructed along with the residential.

Council recommended the following amendments to Resolution No. 1859.2:

- (1) The applicant agreed to limit the number of cars per residence to two, and include that statement of limitation at the front of the CC&R's.
- (2) The developer shall show the removal of the residential side yard easements on the final map and shall provide a minimum side yard of three (3) feet for each residential lot, with fences at the property lines between the lots.
- (3) Remove lot 15, which reduces the number of single-family residences from 51 to 50, and direct the developer to meet with the Affordable Housing Subcommittee to re-evaluate the affordable housing obligations for the project.
- (4) The developer shall work with the Community Development Director to prepare a phasing plan for the construction of the commercial component of the project, which shall return to the Council for review on the consent agenda prior to any grading or building permits being issued for the project.

M/S: Aguilar/Lind

**To approve Resolution No. 1859.2 approving planned development permit PD10-001, land division LD10-001, variance V10-002, and design review DR10-001 for the "Woodside" quarry site project to remediate part of the former quarry, create 85 parcels for commercial square footage space in the amount that allows all of the required commercial parking to be provided entirely within the commercially-zoned parcels, 50 small detached single-family residences, project park, open space, and related property improvements located at 5007-5015 Scotts Valley Drive / APN's 022-451-04 & -10, as amended above.
Carried 3/2 (NOES: Johnson/Reed)**

2. Future Agenda Items

CM Reed requested a future agenda item for any approvals that may be necessary for the upcoming Relay for Life event.

CM Reed requested that the upcoming City Council budget hearings be brought forward earlier to allow more time for review.

CM Reed requested a future agenda item regarding public pensions.

ADJOURNMENT The meeting adjourned at 9:30 p.m.

Approved: _____
Dene Bustichi, Mayor / Chair

Attest: _____
Tracy A. Ferrara, City Clerk / Secretary