

# MINUTES

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

**Date: March 15, 2006**

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**POSTING:**

The agenda was posted on 3-10-06  
at City Hall by the City Clerk.

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**CALL TO ORDER** 6:00 p.m.

**PLEDGE OF ALLEGIANCE** Flag ceremony performed by Brown Troop Number's 11, 28, and 1149  
and **MOMENT OF SILENCE** of the Monterey Bay Girl Scouts.

**SPECIAL SET MATTER** Mayor Aguilar presented a proclamation proclaiming March 12-18, 2006 as  
Girl Scout week

### ROLL CALL

Present:

Mayor Aguilar

Vice Mayor Bustichi

Council Member Barrett

Council Member Johnson

Council Member Marigonda

City Manager Comstock

City Attorney Powell

Deputy City Mgr/Admin Svs Dir Ando

Police Chief Lind

Public Wks Director Anderson

Community Development Dir Russell

Associate Planner Bateman

City Clerk Ferrara

### COMMITTEE REPORTS

CM Marigonda reported that the Monterey Bay Unified Air Pollution Control District (MBUAPCD) met and discussed the potential effects of the bond proposals on funding for air pollution, should the bond proposals go forward. He reported that they also resolved some personnel matters.

CM Marigonda reported that the Joint City/School District Subcommittee met and discussed personnel shortages in the Police Department, which will cause the Police Department to withdraw the School Resource Officer (SRO) from the High School for the coming school year.

CM Barrett reported that at the Joint City/School District meeting, the School District stated that they will attempt to find someone for next year to fill the SRO position.

CM Barrett reported that the massage ordinance subcommittee met and reviewed the ordinance. He stated that they are working on compromises that will work for the City and the massage community

Mayor Aguilar reported that she attended the 40<sup>th</sup> birthday party celebration subcommittee meeting where they discussed having the parade route go along Scotts Valley Drive from El Pueblo to Civic Center Drive. She stated that they also discussed items to enhance the birthday celebration such as an art competition, etc.

**PUBLIC COMMENT** Bill Fiddler, Board Member of the Santa Cruz County Chapter of the Red Cross, stated that he was at the meeting to invite nominations for the Heroes Breakfast that the Red Cross is hosting on May 24, 2006. He stated that nomination forms and the different category details are available at their website, [www.sccredcross.org](http://www.sccredcross.org). He stated that they would also like the City Council to consider proclaiming May 24 as heroes day.

Mayor Aguilar reported that the Scotts Valley Historical Society has prepared a display of Scotts Valley history at the Scotts Valley library for the month of March and encouraged everyone to stop by to view the display.

**ALTERATIONS TO  
CONSENT AGENDA**

*M/S: Barrett/Marigonda  
To approve the Consent Agenda.  
Carried 5/0*

**Consent Agenda:**

- A. Approve Joint City Council/RDA meeting minutes of 3-1-06
- B. Approve check register – 2-27-06
- C. Approve Resolution No. 1442.2 authorizing examination of transactions (sales) and use tax records

**ALTERATIONS TO  
REGULAR AGENDA**

*M/S: Barrett/Marigonda  
To approve the Regular Agenda.  
Carried 5/0*

**REGULAR AGENDA**

**1. Discussion: Marketing of Scotts Valley Community Center**

CM Comstock presented the written staff report and responded to questions from Council.

Judy Panick, Executive Director of the Scotts Valley Chamber of Commerce, stated that she believes the Chamber would be a good fit for the marketing of the Community Center. Stated she would like to support the City in this endeavor and she would like to continue negotiations with the City regarding the Chamber moving to the Community Center and marketing of the Community Center. She stated that she feels it is important to hire a graphic artist to provide professional marketing materials.

CM Johnson stated that he felt it was important to network with event coordinators to promote the Community Center. He asked Ms. Panick if the Chamber had to be in the Community Center in order to promote the Community Center?

Ms. Panick stated that the Chamber does not have to move to the Community Center in order to market it; however, in her opinion it would be more beneficial. She stated that it was not an either/or, but a consideration.

Mayor Aguilar stated that she felt that some of the \$15,000 in Redevelopment funds that were given to the Chamber of Commerce could be used to obtain a graphic artist.

VM Bustichi stated that he would like to see the Chamber move to the Community Center. He stated that he feels their 300 member base is a built in clientele that could benefit the City and the Community Center.

The City Council directed the City Manager to negotiate with the Scotts Valley Chamber of Commerce regarding marketing of the Community Center with the following parameters:

1. Work toward an incentive based contract.
2. Work toward moving the Chamber to the Community Center.
2. Conclude negotiations within 45 days.
3. 12 month contract with 6 month review.

Mayor Aguilar recommended that instead of the established percentage in the contract with the previous contractor, we look at a diminished rent based on the number of events brought in. She stated that if the Chamber could not meet the benchmarks or goals, they would have to pay the regular rent.

## **2. Discussion: "For sale" affordable housing units**

CM Comstock presented the written staff report and responded to questions from Council.

Mayor Aguilar stated that she brought this forward in order to provide more affordable housing and meet our workforce housing numbers. She stated that she feels this is a mechanism to work with a public/private partnership to use affordable housing funds in a realistic manner.

***M/S: Johnson/Barrett***

***To authorize the Affordable Housing Subcommittee to negotiate with developers, on a case by case basis, to add an additional affordable housing unit, with a portion subsidized with affordable housing funds, and to limit the extra units to no more than five per year initially in order to evaluate the fiscal impact.***

***Carried 5/0***

3. **Consider approval of resolution of intention and introduction of ordinance to amend contract with PERS to implement 2.5% at 55 benefit for local miscellaneous employees as follows:**
  - A. **Resolution No. 292.12, a resolution of intention to approve an amendment to the Contract between the Board Administration, California Public Employees' Retirement System and the City Council, City of Scotts Valley; and**
  - B. **Introduction and first reading of Ordinance No. 62.9, authorizing an amendment to the Contract between the City Council, City of Scotts Valley and Board Administration of the California Public Employees' Retirement System to Implement the 2.5% at 55 benefit for local miscellaneous workers**

DCM/ASD Ando presented the written staff report and responded to questions from Council.

***M/S: Barrett/Marigonda***

***To approve Resolution No. 292.12, a resolution of intention to approve an amendment to the Contract between the Board Administration, California Public Employees' Retirement System and the City Council, City of Scotts Valley.***

***Carried 5/0***

***M/S: Barrett/Marigonda***

***To introduce Ordinance No. 62.9, authorizing an amendment to the Contract between the City Council, City of Scotts Valley and Board Administration of the California Public Employees' Retirement System to Implement the 2.5% at 55 benefit for local miscellaneous workers and waive the reading thereof.***

***Carried 5/0***

## **PUBLIC HEARINGS**

4. **Consideration of a general plan amendment, zone change, and negative declaration to amend and rezone a 33,147 square foot portion of an existing public/quasi public parcel for high density residential use on Erba Lane // APN 022-481-15 (portion)**

AP Bateman presented the written staff report and responded to questions from Council.

### **PUBLIC HEARING OPENED – 7:02 PM**

Charles Hilger, Executive Director of Habitat for Humanity, spoke in support of the re-zoning.

Peter Lindberg, 15 year Scotts Valley resident, stated that originally he was concerned about the loss of the recycling dumpsters located on this lot; however, he stated that he has received assurances that the dumpsters will not go away. He offered his Scout Troop to help maintain the lot.

Byron Clendenen, Erba Lane resident, stated that he is concerned that too much high density housing is affecting the character of Scotts Valley and its semi-rural atmosphere. He asked that some thought be given to maintaining the character of the neighborhood and recommended single family housing or extending the park land instead of high density housing. He also recommended not selling the property at this time unless it is absolutely necessary. He stated that he wants to see the City plan for future employee entitlements.

#### **PUBLIC HEARING CLOSED – 7:17 PM**

VM Bustichi stated that he feels the City needs to re-zone to high density, which is its highest and best use. He stated that he does not want to sell the property at this time, however, re-zoning it will assure that the property will be prepared and ready, just in case, in the future, we need to sell the property.

CM Barrett stated that he agreed with VM Bustichi, however, he would prefer to re-zone this property to medium-high density instead of high density.

Mayor Aguilar stated that she wants to be sure that zoning this property to high density, which is currently 9-15 units per acre, will not cause the density to increase to 20 units per acre, if in the future, the State requires us to implement this higher density.

CA Powell stated that should we be required to have high density at 20 units per acre, the City would review each parcel on a case by case basis, to determine whether it was appropriate to increase the zoning to 20 units per acre.

***M/S: Marigonda/Bustichi***

***To approve Resolution No. 1774 certifying Negative Declaration No. ND05-004 for a General Plan Amendment and Zone Change for a 33,147 square foot portion of an existing parcel on Erba Lane from Public/Quasi Public parcel to High Density Residential // APN 022-481-15 (ptn).  
Carried 4/1 (NOES: Barrett)***

***M/S: Marigonda/Bustichi***

***To introduce Ordinance No. 16-ZC-201 approving Zone Change No. ZC05-002 for a 33,147square foot portion of an existing parcel on Erba Lane from Public/Quasi Public parcel to High Density Residential // APN 022-481-15 (ptn) and waive the reading thereof.  
Carried 4/1 (NOES: Barrett)***

**M/S: Marigonda/Bustichi**  
**To approve Resolution No. 1774.1 approving General Plan Amendment No. GPA05-002 for a 33,147 square foot portion of an existing parcel on Erba Lane from Public/Quasi Public parcel to High Density Residential // APN 022-481-15 (ptn).**  
**Carried 4/1 (NOES: Barrett)**

**REGULAR AGENDA**  
(Resumed)

5. **Future Council/RDA agenda items**  
None.

**ADJOURNMENT**

The meeting adjourned at 7:35 p.m.

Approved: \_\_\_\_\_  
Stephany E. Aguilar  
Mayor / Chair

Attest: \_\_\_\_\_  
Tracy A. Ferrara  
City Clerk / Secretary