

MINUTES

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

Date: April 2, 2008

POSTING:

The agenda was posted on 3-28-08
at City Hall, the SV Library, and the
SV Senior Center by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

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

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Recreation Division Manager Sudduth
WWTP Division Manager Hamby
City Clerk Ferrara

Absent:

Interim Community Development Dir Westman

COMMITTEE REPORTS CM Bustichi stated that the Santa Cruz Metropolitan Transit District Board of Directors met and he reported that they will be starting negotiations with the bus drivers soon.

CM Bustichi reported that the Skypark Subcommittee met with Stanbery. He stated that Stanbery is preparing to go to Las Vegas to attend the International Conference of Shopping Centers (ICSC), to talk with retailers throughout the country, and look for tenants who may be interested in the Town Center. He stated that they also discussed property acquisition in Skypark, which appears to be going well.

CM Aguilar reported that the League of California Cities, Monterey Bay Division, met last Monday in Salinas. She stated that the featured speaker spoke regarding no on Prop 98, yes on Prop 99. She requested a future agenda item for no on Prop 98, and yes on Prop 99, resolutions.

PUBLIC COMMENT

Paul Bach, Responsible Local Development Political Action Committee (RLDPAC), stated that RLDPAC is in favor of the Town Center, but not in favor of the proposed Target. Mr. Bach stated that after he spoke at a Chamber of Commerce meeting, he heard a City official make a comment that they didn't believe that the 155,000 square foot Target is actually one-fourth

the size of Capitola Mall, and that the City official did not believe the square footage of the Capitola Mall included the anchor stores. Mr. Bach stated that according to the owners of the Capitola Mall, the gross lease area of the Capitola Mall, including all anchor stores, is 587,019 square feet. He stated that he is concerned that the setback for Target is only 22 feet from the road in most cases. He also stated that the height of the building is 44 feet tall, however, because of the way the land rises, the height of the building from the street will actually be 77 feet tall. He also stated that he was concerned that he had seen an editorial in the Press Banner titled *Target Makes a Good Neighbor*, which was authored by Ed Bugna as President of the Homeowners Association of Granite Creek Estates, who is listed in the directory of Scotts Valley Public Officials.

Frank Kertai, President of Heritage Parks HOA (Monte Fiore), read from a letter that addressed comments made by the City Council at their last meeting on March 19, 2008 (letter on file with the City Clerk's office). He spoke in opposition to the construction of Target on La Madrona and requested that an independent economic impact study be done.

Doug Waidhofer, Scotts Valley resident, stated that he had received the notice of preparation for the draft SEIR for the proposed Target. He stated that the cover letter encouraged his comments, however, he feels that he needs additional information before he can comment such as: any recent traffic studies on the La Madrona corridor and Mt. Hermon, and any economic data the City is currently using for the proposed Target.

CM Bustichi stated that on Tuesday he was invited by Senator Maldonado to go to Sacramento and speak on SB 1278, which is a bill that Senator Maldonado is trying to get passed regarding sustainable construction and green building in the State of California, to help reduce the impacts to our climate and natural resources. He stated that he spoke at a hearing before the Senate Energy, Utilities, and Communication Committee. He stated that the SB 1278 is looking at creating a grant program for residential builders within the State of California. The program would provide grants for 1.5% of the building costs, toward the construction amount, if they go into a green building program.

CM Reed announced that the annual Vine Hill School auction and dinner will be held this Saturday, April 5, at the Coconut Grove. He stated that tickets are still available through Vine Hill School and the Vine Hill School website.

**ALTERATIONS TO
CONSENT AGENDA**

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

Consent Agenda:

- A. Approve check register – 3-25-08
- B. Approve the proposal from the Association of Monterey Bay Area Governments (AMBAG) to increase dues by 7% over the next five years and by the San Francisco / Oakland Consumer Price Index after that

- C. Second reading and adoption of Ordinance No. 16-ZC-209 approving a planned development zoning for twelve single family dwellings and eight townhomes located at 11, 3, 15 & 17 Lundy Lane // APN 021-281-01, 02, 05 & 06
- D. Second reading and adoption of Ordinance No. 67.2 amending Scotts Valley Municipal Code Chapter 5.28 entitled Cable Television Franchise Regulations to now be entitled State Video Services Franchises which establishes franchise and PEG fees and customer service penalties for State video franchise holders providing video service within the City of Scotts Valley

**ALTERATIONS TO
REGULAR AGENDA**

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

REGULAR AGENDA

1. Arts Commission Scotts Valley film festival presentation

Lisa Agliano, Scotts Valley Arts Commission, announced that the Scotts Valley Art and Wine Festival is scheduled for August 9 and 10, and stated that they are still seeking artists to submit their artwork for the poster contest. She stated that the submission deadline is this Friday, April 4, and artwork can be submitted to the SV Chamber of Commerce. She stated that they are also seeking poets to submit entries for the annual Verse in the Valley contest, and the deadline for submission is Tuesday, April 29. She stated that more information and entry forms for the poetry contest are available at the Scotts Valley Recreation Department.

Ms. Agliano announced that the Scotts Valley Arts Commission is proud to be sponsoring the first annual Film Festival on May 16 & 17, 2008, from 8-11 pm. She stated that the cost is \$7 for one day or \$11 for both days. She stated that the event is being hosted and produced by the Video Production Class at Scotts Valley High School (SVHS). The event, being held at the Scotts Valley Community Center will feature original videos from local students, alumni, and the general public. She introduced Daniel Hollister, a professional in the film industry and SVHS alumnus, who is organizing the event, officially titled *The Scotts Valley Cinefest*.

Mr. Hollister presented a short selection of videos previewing what can be seen at the upcoming event and spoke about the event. He stated that the Scotts Valley High School Video Production Class was started five years ago by three SVHS Seniors and SVHS teacher Karen Babbit, who agreed to oversee the program. He stated that the event is a way for students to show off their work to friends and family, and a fundraiser to help keep the class going. He stated that more information is available at www.svhsvp.org.

5. Future Council/RDA agenda items

CM Aguilar requested a future agenda item for no on Prop 98, and yes on Prop 99, resolutions.

CM Barrett requested that the City look into an economic impact study for Target.

2. Presentation of Wastewater Treatment Annual Report

WWDM Hamby presented the written staff report and responded to questions from Council. He presented a PowerPoint presentation that covered the annual report information, as well as an overall summary and status report of the City's wastewater, water recycling, and solid waste reduction programs.

3. Presentation of Police Department Annual Report

Chief Weiss presented the Police Department Annual Activity Report for 2007 and responded to questions from Council.

Paul Bach, RLDPAC, commended the Chief of Police on a phenomenal year end report, and congratulated him on a reduction in Part 1 crimes from the previous year, which he stated he believes represents more serious crimes such as kidnapping, rape, assault, burglary, and larceny. He drew a comparison between Scotts Valley Part 1 crimes and a police report compiled by the Watsonville Police Department that looked specifically at Part 1 crimes in Watsonville. He stated that the Target shopping center in Watsonville had 141 Part 1 crimes, compared to 351 Part 1 crimes in the entire City of Scotts Valley. He stated that he disagreed with Joe Bugna's comments in an Op Ed in the Scotts Valley Banner that his comparison of Part 1 crimes was fearmongering. He reviewed some of the specific Part 1 crimes that occurred in Watsonville at the Target shopping center. He stated that he cannot say he believes Scotts Valley will have the same crime that Watsonville has, but he believes we will definitely have an increase in Part 1 crimes. He requested that the City evaluate the potential increase in crimes if Target is constructed.

Frank Kertai, President of the Heritage Parks HOA (Monte Fiore), commended Chief Weiss on the great job that he and the Scotts Valley Police Department have been doing. He stated that he wanted to address some of the numbers he had read in the press about the positive economic impacts that a Target store would bring to Scotts Valley in terms of additional revenue to pay for additional services. He stated that he feels the City cannot just look at revenues, but also needs to look at the cost impacts due to additional crimes and the potential addition of 10,000 cars a day on La Madrona Drive. He stated that he had met with Target representatives and they told him that they would do whatever the City required of them. Mr. Kertai asked that the City mandate an economic impact study.

Mayor Johnson stated that the public meeting on April 16 would be a good place for Mr. Kertai to submit his concerns and comments for the Supplemental Environmental Impact Report (SEIR).

CA Powell clarified that the scoping meeting on April 16 at 4:00 pm in the City Council Chambers is a meeting between City staff, our consultant, and responsible agencies, to obtain and provide input on what should be included in the SEIR. She stated that members of the public who are interested are

welcome to attend and provide input. She stated that the notice of preparation of the SEIR, and the notice of the scoping meeting, was sent to many more people than would be required under CEQA, because staff, with City Council direction, felt it was appropriate to include as many people as we could in the process. Therefore, the notice was sent to the surrounding neighborhoods so that they would be informed of the meeting.

4. First reading and introduction of Ordinance No. 12.5 amending Section 2.28.275 of the Scotts Valley Municipal Code relating to the commencement time of public hearings

CA Powell presented the written staff report and responded to questions from Council.

CM Bustichi stated that he is concerned that fluctuating public hearing times will make it difficult for the public to attend.

Frank Kertai, Monte Fiore HOA, stated that many people who live in the City do not work here, and he feels the 7:00 pm public hearing time is more appropriate.

CM Barrett recommended a public hearing time of 6:30 pm as a compromise, so that the public would know that the public hearing would not be starting before 6:30 pm.

CM Aguilar amended her motion to establish a fixed time of 6:30 pm.

M/S: Aguilar/Barrett

To approve the first reading and introduction of Ordinance No. 12.5 repealing section 2.28.275 of Chapter 2.28 of Title 2 regarding the commencement time of public hearings, as amended with a fixed time of 6:30 pm, and waive the reading thereof.

Carried 5/0

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Approved: _____

Randy Johnson, Mayor / Chair

Attest: _____

Tracy A. Ferrara, City Clerk / Secretary