

# MINUTES

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

Date: July 5, 2006

**POSTING:**

The agenda was posted on 6/30/06  
at City Hall by the City Clerk.

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**CALL TO ORDER** 6:03 p.m.

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**ROLL CALL**

Present:

Mayor Aguilar

Vice Mayor Bustichi

Council Member Barrett

Council Member Johnson

Council Member Marigonda

Mayor for the Day Turner

City Manager Comstock

City Attorney Powell

Public Wks Director Anderson

Police Lieutenant Weiss

Community Development Dir Russell

Senior Planner Fodge

Econ Dev Plng Specialist Stevens

City Clerk Ferrara

**COMMITTEE REPORTS** CM Marigonda reported that the Local Agency Formation Commission (LAFCO) held a special meeting in Zayante to discuss the potential annexation of the San Lorenzo Valley Water District sphere of influence to include Felton. The LAFCO Board of Directors unanimously agreed to begin the annexation process.

VM Bustichi reported that the Skypark Subcommittee met and discussed some of the real estate acquisitions and related ongoing issues that they are trying to work out. He reported that they also discussed possible sites for the library within the town center, different potential access roads to the center, and where they would like to see parking or not. They also discussed the potential of a parking structure within the project.

Mayor Aguilar reported that she attended the California Council of Governments (CALCOG) Conference in Monterey as a representative of AMBAG. She reported that they addressed the bond issues that are on the November ballot regarding transportation, housing, and infrastructure. She stated that the main focus was to educate the public on those bond issues and how critical they are to assist with housing and transportation funding, and how to integrate a blueprint process where both housing and transportation are integrated in the general plan for both cities and counties so that there would be a blueprint that we could follow.

Mayor Aguilar reported that she attended a League of California Cities Public Safety Policy Committee meeting where the main focus was SB 412, the massage therapy bill. She reported that the bill was returned to the author to provide for more local jurisdictional control regarding regulation. She reported that the State is looking to regulate the standards of education for massage therapy.

## **PUBLIC COMMENT**

Mayor Aguilar expressed her gratitude and thanks to the community for their participation and support in the 40<sup>th</sup> birthday celebration. She also thanked City staff for their hard work and support on the birthday celebration and the 4<sup>th</sup> of July fireworks event. She thanked sponsors, Lintelle Engineering, Scotts Valley Market, Bank of America, Deitle James, Scarborough, Malone's Grande Grill, Roaring Camp Railroad, Bustichi Construction, Kings Village Shopping Center, Bruno's Barbecue, Daryl Stevens, and Century 21.

CM Johnson thanked the community and City staff for their participation and support during the birthday parade and 4<sup>th</sup> of July celebration. He said it truly made a statement about what a special place Scotts Valley is to live.

CM Barrett thanked the volunteers, City staff, and everyone for their hard work on the birthday parade and 4<sup>th</sup> of July celebration.

CM Marigonda thanked the 40<sup>th</sup> Birthday Subcommittee, headed up by Mayor Aguilar and Vice Mayor Bustichi, for taking this event on and making it a great success.

## **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 6-7-06
- B. Approve denial of claim submitted by John Roberson and authorize City Manager to refer the claim to Risk Management for resolution
- C. Approve 2006 Environmental Impact Report (EIR) Consultant list for preparation of EIR's
- D. Approve the designation of Mayor Stephany E. Aguilar as the Voting Delegate and Vice-Mayor Dene Bustichi as the Voting Delegate Alternate for the League of California Cities Annual Business Meeting on September 9, 2006 at the League's 2006 Annual Conference
- E. Approve revised job specification for Office Assistant
- F. Approve inventory of surplus equipment and authorize the Purchasing Officer to dispose of such items in accord with Section 2.70.130 of the Purchasing Officer
- G. Approve appointment of Lisa Agliano to the Scotts Valley Arts Commission by Council Member Marigonda
- H. Approve contract with the Housing Authority of the County of Santa Cruz for continuation of affordable housing services

CM Marigonda introduced our newest Arts Commissioner, Lisa Agliano.

**ALTERATIONS TO  
REGULAR AGENDA**

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

**REGULAR AGENDA**

**1. Presentation of Scotts Valley Arts Commission poetry contest winners**

Mary Dettle, Chairperson of the Scotts Valley Arts Commission, and Jeanne Jensen-Shada, Scotts Valley Arts Commissioner, stated this is the 4<sup>th</sup> year for the contest and that a book with all of the poems will be available for sale at the Scotts Valley Recreation Division offices at Skypark Park, and at the Art & Wine Festival, August 12-13, 2006 at Skypark Park.

Mayor Aguilar and Mayor Turner presented award certificates for the 4<sup>th</sup> annual poetry contest, 1<sup>st</sup> grade through adult, and poetry contest winners recited their poems to the City Council:

1<sup>st</sup> - 3<sup>rd</sup> Grades – Poems

1<sup>st</sup> place: Bridgitte Anderson “Bridgitte”

2<sup>nd</sup> place: Lauen Amaral “The Golden Drop”

2<sup>nd</sup> place: Kayla Schleimer “Dogs”

3<sup>rd</sup> place: Pero Simic “Spring”

3<sup>rd</sup> place: Marlee Smith “Spring Nature”

Class Poem: Mrs. Wilmoth’s First Grade Class “Peter Rabbit Rhyming Couplets”

4<sup>th</sup> - 5<sup>th</sup> Grades – Humorous

1<sup>st</sup> place: Jack Lavery “Oh Guitar”

2<sup>nd</sup> place: Christina Cole “Forgive Me Hair”

3<sup>rd</sup> place: Amanda Gurney “A Converse Tale”

3<sup>rd</sup> place: Bobby Gerbode “Vacuum Cleaner”

4<sup>th</sup> - 5<sup>th</sup> Grades – Serious

1<sup>st</sup> place: Tyler Stewart “Shooting Star”

2<sup>nd</sup> place: Maggie Imboden “Book”

3<sup>rd</sup> place: Alyssa Elliott “My Day”

3<sup>rd</sup> place: Jessica Du Bridge “When I’m Dreaming”

6<sup>th</sup> - 8<sup>th</sup> Grades – Serious

1<sup>st</sup> place: Chelsea Keane “Her Cancer”

2<sup>nd</sup> place: Rae Gregory “Come Fly With Me”

High School Division

1<sup>st</sup> place: Amy Goodwin “Evoke Will”

Adult Division

1<sup>st</sup> place: Marcia Adams “Windows”

2<sup>nd</sup> place: Michelle Stewart “Earthquake”

3<sup>rd</sup> place: Bethany Kilzer “Yosemite”

Mayor Turner left the meeting at 6:40 p.m. and turned the meeting over to Mayor Aguilar.

**2. Preliminary review: Valley Terrace Subdivision – concept plan for 36-unit townhouse project on a vacant 2.48-acre parcel on Blue Bonnet Lane // APN 022-211-92**

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

Bill Jenkins, owner of Windward Company and project applicant, provided background on his design and went over the proposed project.

Mayor Aguilar stated that she thinks the proposed density is good and she recommended keeping the existing footprint and changing one 4-bedroom unit to two 2-bedroom units in order to accommodate additional units.

CM Marigonda provided the following comments: the plan is possibly too dense, 24 to 28 units may be more realistic; he is not in favor of 3 story structures, he would prefer to see fewer units and 2 story structures; the lower side of the project could possible have more density; he would like to see the buildings broken up; he is concerned about traffic; and he is concerned about the impacts to the surrounding area.

CM Johnson provided the following comments: he likes the design and look, however, he is concerned about the density; he is concerned about high density residential on commercial land. He stated that he feels it may be too early to give up on commercial and that this may be valuable commercial or public use land.

CM Barrett agreed with CM Johnson's comments and stated that this may not be the best use of this property at this location. He stated that with everything else taken away, he likes the articulation and buildings; however, he is a little concerned about the height and density.

VM Bustichi stated that he agrees with CM Johnson regarding commercial or public land use, but he understands that due to the Housing Element the high density residential use may be necessary. He stated that he is not concerned about 3 stories. He stated that he would prefer to see commercial, public, or mixed use on the site. He stated that as far as the proposed project, he doesn't have a problem with the amount of units, however, he does not feel that 4 bedroom units are necessary, and if they are reduced in size it may be possible to create more open space. He stated that he would prefer to see the Housing Element approved before changing the entire site to residential.

Mayor Aguilar made the following comments: she likes the architecture; 4 bedrooms are not necessary; and she agrees that grade differential impacts make it difficult to have access other than on Bluebonnet Lane.

Mr. Jenkins stated that his original design was for 28 units, but because of pressure related to the Housing Element he increased the density.

VM Bustichi stated that he would like to see smaller units with some open space for public use or future public use, and possible commercial for a mixed use site. He stated that he felt higher density on half the site with smaller units would allow space for commercial.

Mr. Jenkins stated that this is not a favorable site for mixed use because of the site location and accessibility as it relates to commercial use. He stated that he feels high density is a much better use of this site.

## **PUBLIC HEARINGS**

### **3. Consideration of Minor Land Division (MLD05-005) to create two parcels from one existing 21,945 square foot parcel located a 222 San Augustine Way // APN 23-142-26**

EDS Stevens presented the written staff report and responded to questions from Council. She stated that the applicant, Steve Horlock, was present at the meeting to respond to questions from Council.

#### **PUBLIC HEARING OPENED – 7:06 PM**

No one came forward.

#### **PUBLIC HEARING CLOSED – 7:06 PM**

***M/S: Bustichi/Barrett***

***To approve Resolution No. 1783 approving a minor land division MLD 05-005 ro create two parcels from one existing 21,945 square foot parcel located at 222 San Augustine Way (APN 023-142-26).***

***Carried 5/0***

### **4. Skypark Open Space Maintenance Assessment District No. 1: Resolution No. 1555-SP-17; Annual Engineer's Report Skypark**

PWD Anderson presented the written staff report and responded to questions from Council.

#### **PUBLIC HEARING OPENED – 7:09 PM**

No one came forward.

#### **PUBLIC HEARING CLOSED – 7:09 PM**

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

***To approve the annual engineers report for the Skypark Open Space Maintenance District.***

***Carried 5/0***

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

***To approve Resolution No. 1555-SP-017 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 – Skypark Open Space Maintenance District.***

***Carried 5/0***

**5. Pinewood Estates Landscape Maintenance Assessment District:  
Resolution No. 1213.19; Annual Engineer's Report Pinewood**

PWD Anderson presented the written staff report and responded to questions from Council.

**PUBLIC HEARING OPENED – 7:11 PM**

No one came forward.

**PUBLIC HEARING CLOSED – 7:11 PM**

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

***To approve the annual engineers report for the Pinewood Estates Landscape Maintenance Assessment District.***

***Carried 5/0***

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

***To approve Resolution No. 1213.19 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 – Pinewood Estates Landscape Maintenance District.***

***Carried 5/0***

**REGULAR AGENDA**  
(Resumed)

**6. Future Council/RDA agenda items**

None.

**ADJOURNMENT**

The meeting adjourned at 7:12 p.m.

Approved:

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Stephany E. Aguilar  
Mayor / Chair

Attest:

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Tracy A. Ferrara  
City Clerk / Secretary