

# MINUTES

Special Joint Meeting of the  
**Scotts Valley City Council,**  
Redevelopment Agency Board of Directors, and  
Scotts Valley Planning Commission

**Date: August 17, 2005**

**POSTING:**

The agenda was posted on 8-12-05  
at City Hall by the City Clerk.

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**CALL TO ORDER**                      5:35 p.m.

**PLEDGE OF ALLEGIANCE** and **MOMENT OF SILENCE**

**ROLL CALL**

Present:	Mayor Marigonda	City Manager Comstock
	Vice Mayor Aguilar	City Attorney Powell
	Council Member Barrett	Police Chief Lind
	Council Member Bustichi	Public Wks Director Anderson
	Planning Chair Shulman	Community Dev Director Kuhn
	Planning Commissioner Fogel	Finance Director Ando
	Planning Commissioner Heald	City Clerk Ferrara
	Planning Commissioner Ritchie	Principal Planner Young Lind
		Senior Planner Fodge

Absent:                                  Council Member Johnson  
    Planning Commissioner Muth

**SPECIAL SET MATTER**                      **Discussion of re-zoning of property and alternatives for consideration of housing issues generated by the Housing Element certification process.**

CDD Kuhn presented the written staff report and responded to questions from Council and the Planning Commission. CDD Kuhn emphasized that in accordance with AB 2348, a maximum of 50% of the sites can be used for mixed use, while the other 50% must be used for all residential.

Mayor Marigonda invited the public to speak. No one came forward.

VM Aguilar stated that she wants to make sure that we don't lose the commercial service areas on Scotts Valley Drive. She recommended looking at the Scotts Valley quarry site, the site across from it, and the site next to Scotts Valley printing. She also recommended trying to integrate mixed used and stated that she would like to incorporate the Scotts Valley Town Center into the proposal as it is now a viable option.

CDD Kuhn stated that the Skypark Town Center area was previously discounted because of the proximity of the propane companies with no relocation plan for them. She stated that since there is a proposed plan with the potential for the relocation to occur, the City can ask HCD to reconsider the Skypark site; however, it could take approximately 90 days to get an answer from the State.

CM Bustichi stated that he was concerned that including the Skypark site would slow down the process. He recommended including it in the 2007 review.

PC Ritchie stated that he would like to go with option 1, with mixed use included, and no self certification.

Chair Shulman stated that he did not think 20 units per acre would be that difficult for us to obtain, especially with the appropriate landscaping and buffers. He stated that parking could be difficult and recommended joint parking with residential and commercial sites and the possibility of a parking structure. He stated that he does not see the need to increase and maintain the commercial properties on Scotts Valley Drive, because he sees a larger demand for housing at this time.

PC Fogel recommended including the Skypark mixed use and prioritizing the vacant sites that we currently have. He stated that he does not have a problem with 20 units per acre and recommended that high density housing be constructed close to public transportation.

PC Heald stated that she would like to see infill projects. She stated that she would not agree with self-certification. She stated that she would like to see mixed use, especially at Skypark, and she feels we should expand our views on different types of parking.

## ADJOURNED TO REGULAR MEETING

The special meeting adjourned at 6:00 p.m. to the regular meeting of the City Council/Redevelopment Agency Board of Directors. The special meeting will be reconvened after the consent agenda and regular agenda are approved.

Approved: \_\_\_\_\_

Paul Marigonda  
Mayor / Chair

Attest: \_\_\_\_\_  
Tracy A. Ferrara

City Clerk / Secretary