

# MINUTES

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** 6:05 p.m.

**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
	Police Captain Bidleman

Absent:

Council member Johnson  
Planning Commissioner Muth

**SPECIAL SET MATTER** **Presentation of Mayor's proclamation to retiring Parks & Recreation Commissioner Bern Juracka.**

Mayor Marigonda presented a proclamation to Bern Juracka and thanked him for his years of service on the Scotts Valley Parks & Recreation Commission.

VM Aguilar presented Mr. Juracka with a City pin and thanked him for his years of service. She also introduced Dave Sanguinetti, her new appointee to the Parks & Recreation Commission, who was recommended by Mr. Juracka as his replacement.

**COMMITTEE REPORTS**

VM Aguilar reported that AMBAG had met to discuss the issue of a permanent location on the old Fort Ord base for the AMBAG offices so that money does not continue to go towards rent. She stated that they also discussed the energy incentive program.

CM Bustichi reported that the Santa Cruz Metropolitan Transit District had held several meetings regarding negotiations. He stated that they are getting

closer to agreement and they are working to avoid a strike.

CM Bustichi reported that the Skypark Subcommittee met and discussed negotiations with the development team and propane companies regarding relocation. He reported that they also discussed water issues as it relates to units. He stated that pictures and a draft concept plan will be presented at the September 7 City Council meeting for the Council and public to review.

**PUBLIC COMMENT**

CM Barrett reported that the Art & Wine Festival was a success.

**ALTERATIONS TO  
CONSENT AGENDA**

***M/S: Barrett/Aguilar  
To approve the Consent Agenda. VM Aguilar abstained from item G.  
Carried 4/0***

**Consent Agenda:**

- A. Approve Joint City Council/RDA meeting minutes of 8/3/05
- B. Approve check register – 8/1/05
- C. Approve appointment of David Sanguinetti to the Parks & Recreation Commission by Vice Mayor Aguilar
- D. Approve expenditure of State Supplemental Law Enforcement Services Fund / Citizens Option for Public Safety (COPS)
- E. Approve Erba Lane property parcel boundaries, accept the proposal for geotechnical feasibility studies from Haro, Kasunich & Associates, Inc. in the amount of \$6,210, and authorize staff to proceed with the remaining studies for noise assessment, biotics, and traffic
- F. Approve proposed contract for continuance of affordable housing services with the housing authority of the County of Santa Cruz and authorize Chair Marigonda to sign the contract on behalf of the Scotts Valley Redevelopment Agency
- G. Approve 30-day extension of exclusive negotiation rights agreement for the Skypark Town Center
- H. Approve Resolution No. 1749.2 approving the final map for Green Hills Alpine Village (APN 024-211-02) and Resolution No. 960.75 authorizing the subdivision improvement agreement
- I. Approve the adoption of the Green Government Pledge for the City of Scotts Valley

**ALTERATIONS TO  
REGULAR AGENDA**

***M/S: Aguilar/Barrett  
To approve the Regular Agenda.  
Carried 4/0***

**RECONVENE TO SPECIAL MEETING**

The City Council/Redevelopment Agency Board of Directors and Scotts Valley Planning Commission reconvened the special meeting at 6:15 p.m.

**SPECIAL SET MATTER**

**Continued discussion of re-zoning of property and alternatives for consideration of housing issues generated by the Housing Element certification process.**

VM Aguilar stated that she was more inclined to go with option 1. She stated that she would like to encourage a mixture of different housing within developments in order to integrate affordable housing (workforce housing) and to assist developers and the City in meeting our housing requirements.

CM Bustichi stated that he would prefer option 1. He stated that he would like to keep the frontage property on Scotts Valley Drive as retail and commercial service. CM Bustichi questioned the property noted as #6 (between Borland and Polo Ranch) on page 82 of the staff report.

CDD Kuhn responded that this property has previously been graded; however, because it is adjacent to the creek there are liquifaction issues which make residential very expensive to build because of the subterranean work that would be needed.

CM Bustichi stated that he felt property #6 should remain commercial along the frontage strip because of its freeway visibility; however, high density residential could be constructed on the rear portion of the property.

CM Barrett recommended option 1 with option 4 as a back up. He stated that he agreed that the frontage property on Scotts Valley Drive should remain retail and commercial. He also stated that he agreed with the comments that had been made so far.

Mayor Marigonda stated that he preferred option 1 with option 3 as a back up. He stated that there is a consensus that self-certification will not work for the City.

Chair Shulman stated that mixed use is viable in certain areas; however, he is concerned that if we strive for that too much, the character of the housing will be affected. He stated that we need to be concerned about the quality of life if too much commercial use is mixed in. He stated that in his opinion the quarry site is not conducive to mixed use as it may be difficult to include commercial frontage, and, the viability of the commercial part of mixed use can be compromised.

PC Heald stated that she is concerned about allowing too many incentives for developers as it relates to parking. She stated that Scotts Valley Drive is a commercial service district and she is opposed to encouraging retail on Scotts Valley Drive. She stated that she is also concerned about the impact of traffic.

CDD Kuhn stated that off-site traffic mitigation will impact the City. She stated that in terms of incentives, if we do not comply and perform in making construction viable, we may have to waive a variety of our standards, i.e.

building heights, parking, etc. She stated that option 3 is the most expedient way of meeting our housing requirements.

**M/S: Aguilar/Bustichi**

**To go with option 1 (high density and mixed use) and direct the planning department to prepare for the next housing element revision by working with property owners who are interested in re-zoning.**

**Carried 4/0**

CDD Kuhn requested that the City Council and Planning Commission prioritize the potential sites to be evaluated in Table 2 on page 82 of the staff report (Attachment A).

VM Aguilar stated that her first priority is to include Skypark, second is to look at site #3. She stated that beyond that she would defer to the Council and Planning Commission for the remainder of the sites.

Chair Shulman stated that in his opinion items 1, 4, and 5 are very doable; site #2 has noise and neighbor issues; site #3 is very difficult to develop; and site #6 is challenging to develop.

PC Fogel agreed with Chair Shulman's priorities. He stated that he is against using site #6 for high density, mostly due to traffic congestion, and site #2 may be good but somewhat difficult to develop.

PC Heald recommended sites 2, 3, and 4.

PC Ritchie recommended sites 4, 1, 5, 2, 3, and 6.

CM Barrett recommended sites 4, 1, and 5.

CM Bustichi recommended looking at all of the sites for viability. He stated that he agrees with including the Town Center. He stated that he feels we should look at including all of the parcels to increase the potential for a buffer between different properties and locations.

Mayor Marigonda recommended looking at all of the sites for viability and recommendations. He stated that he does not feel that site #6 is very viable.

VM Aguilar stated that she felt that site #5 should be a last priority because it is so steep and next to a creek.

**ADJOURNMENT OF SPECIAL MEETING**

The special meeting of the City Council/Redevelopment Agency Board of Directors and the Scotts Valley Planning Commission was adjourned at 6:50 p.m.

## RECONVENE REGULAR MEETING

The regular meeting of the City Council/Redevelopment Agency Board of Directors was reconvened at 7:00 p.m.

## REGULAR AGENDA

1. **Introduction and first reading of Ordinance No. 176 adding Chapter 5.10 to Title 5 of the Scotts Valley Municipal Code regulating massage establishments**

Police Captain Bidleman presented the written staff report and responded to questions from Council.

***M/S: Barrett/Aguilar***

***To introduce Ordinance No. 176 adding Chapter 5.10 to Title 5 of the Scotts Valley Municipal Code regulating massage establishments and waive the reading thereof.***

***Carried 4/0***

2. **Future Agenda Items**

None.

## CONVENE TO CLOSED SESSION

The City Council convened to closed session at 7:05 p.m. to discuss the following items:

1. Pursuant to Government Code Section 54957(b)(1), the City Council met in closed session to confer with the City Manager regarding public employment for the position of Community Development Director.

## RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 7:25 p.m.

## REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Marigonda announced that there was nothing to report.

## ADJOURNMENT

The meeting adjourned at 7:30 p.m.

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

Paul Marigonda

Mayor / Chair

Attest: \_\_\_\_\_

Tracy A. Ferrara  
City Clerk / Secretary