

# MINUTES

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

**Date: September 21, 2005**

**POSTING:**

The agenda was posted on 9-16-2005  
at City Hall by the City Clerk.

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

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**ROLL CALL**

Present:

Mayor Marigonda  
Vice Mayor Aguilar  
Council member Barrett  
Council member Bustichi  
Council member Johnson

City Manager Comstock  
City Attorney Powell  
Police Chief Lind  
Public Wks Director Anderson  
Community Dev Director Kuhn  
Finance Director Ando  
City Clerk Ferrara  
Interim Planning Director Westman  
Principal Planner Young Lind  
Senior Planner Lind

**SPECIAL SET MATTER**

Jo Flemming from the County of Santa Cruz, presented the City of Scotts Valley with the first Green Government Certification to be issued to a city in the Monterey Bay Area. The certificate was awarded for exceeding environmental regulatory requirements, preventing pollution, and conserving natural resources. She gave an overview of the Green Business Program and thanked City staff for their hard work in implementing this program so quickly.

**COMMITTEE REPORTS**

VM Aguilar reported that AMBAG met and the key issue presented was a blue print of the Monterey Bay region to assist in smart growth planning such as realistic evaluation of land use, traffic patterning, sustainability, aesthetics, and housing supply. She stated that this is a grant available to assist California cities in developing a model for growth development and management of resources.

CM Bustichi reported that the Economic Development Subcommittee met and discussed streamlining the tree removal process and the sign ordinance. He stated that they are also looking at streamlining the use permit process. He stated that the use permit process is very important; however, it is a little cumbersome. He stated that these issues will be presented at a future Council meeting for discussion. He also stated that they are still working on an advertising campaign, which will also be presented at a future Council

meeting.

CM Barrett reported that the joint City/School District subcommittee met and discussed traffic at the high school and middle school. He also stated that Homecoming will be held on October 7.

CM Barrett reported that the Cultural Council will be holding Open Studios on October 1 and 2 in south county, October 8 and 9 in north county, and October 15 and 16 in both south and north county.

Mayor Marigonda reported that the City Select committee met and had a presentation by the Director of the County Health Services Agency regarding the Healthy Kids Program, which is a State funded program to provide medical and dental services for eligible children. He stated that much of the program is being managed by the Central Coast Alliance for Health. He stated that they also had a presentation by Paul Binding of the Mosquito and Vector Control District, focusing primarily on the prevention and eradication of West Nile Virus. He also reported that he volunteered to sit as the Santa Cruz County representative on the Monterey Bay Unified Air Pollution Control District.

## **PUBLIC COMMENT**

Jayson Rutherford, President of the Scotts Valley Police Officers Association, and a member of the "Yes on Measure C" campaign. He stated that he has been a resident in Scotts Valley for eight years. He invited the City Council and citizens of Scotts Valley to attend the first "Yes on Measure C" committee meeting being held on Wednesday, September 28 at 6:00 p.m. at the Scotts Valley Recreation Division offices at Skypark. He stated that they will be disseminating information, answering questions, and asking for help and assistance with the campaign.

Mayor Marigonda presented Laura Kuhn with a plaque from the City and thanked her for her years of support and service to the City. He stated that she has always been highly professional and involved in the community, and that she has always been there to volunteer whenever needed.

The City Council thanked Laura for her immeasurable contributions to the City of Scotts Valley during her nine years of service and wished her the best of luck with the City of Vacaville.

The City Council thanked Jackie Young Lind for her assistance during her four years with the City and wished her the best of luck with the City of Campbell.

CM Comstock introduced Susan Westman as the Interim Planning Director and stated that we are fortunate to have her with the City.

CM Barrett presented statistical information of local support to the Santa Cruz County Red Cross, and support from the Santa Cruz County Red Cross, for Hurricane Katrina victims.

## **ALTERATIONS TO CONSENT AGENDA**

*M/S: Barrett/Bustichi*

**To approve the Consent Agenda.  
Carried 5/0 (NOES: Aguilar on item B only)**

**Consent Agenda:**

- A. Approve Joint City Council/RDA meeting minutes of 9-7-05
- B. Approve second reading and adoption of Ordinance No. 16.120 amending Title 17, Zoning of the Scotts Valley Municipal Code regarding Section 17.04.090 (to provide a revised definition for flag lots); Sections 17.41.030 and 17.41.110 (to allow secondary dwelling units and guest houses to be served by wells where the property is located more than 200 feet from an existing sewer main); Zoning Ordinance amendment (AZO05-002)
- C. Approve second reading and adoption of Ordinance No. 16.121 amending Scotts Valley Municipal Code, Title 17, Chapter 17.56, Signs, Sections 17.56.020, 17.56.050.B, 17.56.070.A.1-2, 17.56.170.A.1-4, 17.56.080.C.1, 17.56.180.D.2, 17.56.180.G.1-2, and 17.56.190.1-3; Zoning Ordinance amendment (AZO05-003)
- D. Approve request for night construction at Scotts Valley Drive/Glenwood Drive/Highway 17 Intersection and authorize staff to direct the contractor to proceed with the paving work during the night
- E. Approve Resolution No. 1755.1 approving the final map for Scotts Valley Corners, APN 021-141-17
- F. Approve Resolution No. 1758.1 approving the parcel map for Kane & Suzanne Silverberg, Oak Lane, APN 022-181-55
- G. Approve an amendment to the affordable housing agreement for Acorn Court and a budget amendment for the Redevelopment Agency 20% affordable housing set aside fund
- H. Approve consultant services agreement between the City of Scotts Valley and Susan C. Westman for Interim Planning Director services
- I. Approve request to delete two mitigation measures and conditions of approval (to install recycled water and to build a trash enclosure on Lot A) for an approved rezone and lot split at 4859 Scotts Valley Drive (ZC05-001 and MLD05-001)

**ALTERATIONS TO  
REGULAR AGENDA**

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

**REGULAR AGENDA**

- 1. **Presentation of annual report for the Santa Cruz City/County Library System by the Library Director**

Anne Turner, Director of Libraries for the Santa Cruz City/County Library System presented the fiscal year 2004-2005 Annual Statistical Report for the Library System, and responded to questions from the Council.

**2. Preliminary review of a proposal to develop two parcels totaling 18.4 acres (Mandarino quarry site and RV's of Merritt ) with 108 townhouses**

PP Young Lind presented the written staff report and responded to questions from Council. She stated that Peter Dunn of Standard Pacific Homes, and Mark Barber representing the Mandarino family, were present to provide information and respond to questions from Council.

Peter Dunn, Standard Pacific Homes, gave a brief overview of who they are and what they do. He stated that they are looking for feedback on their proposal for high density housing in Scotts Valley. He stated that they feel this is a great site for housing; however, he stated that they feel mixed use is not the best use for this property. He stated that this is a very conceptual plan and that they would like input on the site layout and orientation, building mass, density, and unit sizes, which are currently 1,200 to 1,800 square feet.

Mayor Marigonda questioned the potential relocation plan process and timeline for RV's of Merritt. He stated that he would like to see them remain in the City limits.

Mark Barber, applicant, stated that because this project is in the RDA the City will receive a higher portion of the property taxes.

CM Bustichi stated that he would like to see some smaller housing, and that in his opinion a cap of 1,500 to 1,600 square feet would be more appropriate than 1,800. He stated that he likes the clustering and traffic flow; however, he does not like the aspect of having residential fronting on Scotts Valley Drive. He stated that he feels we need to revitalize Scotts Valley Drive as a commercial zone. He stated that he does not like the tandem garage because people usually use the front parking for storage, which creates more parking on the street. He stated that he likes the idea of permeable concrete to get as much water into the ground as possible for recharge. He also stated that he would like to see recycled water used.

CM Barrett stated that in his opinion the architecture looks fairly good; however, he would like to see more detail. He stated that he would prefer to see a mixed use project with commercial fronting on Scotts Valley Drive. He stated that he would prefer no tile roofing. He agreed with CM Bustichi that recycled water should be used.

VM Aguilar stated that she feels that architecturally the clusters are too boxy and she would like to see more articulation. She stated that she would like to see a larger play area and more landscaping because she feels these areas are too small in proportion to the development as a whole. She stated that she would like to see a mixed use project with commercial fronting on Scotts Valley Drive. She stated that she does not like the tandem parking. She stated that she is also concerned about the buildings being too close to the toe of slope.

CM Johnson stated that the State wants more and more density, and he feels that this type of housing is important to the City. He stated that he feels the project is too boxy architecturally and he would like to see more variety and uniqueness. He stated that he would like to see a mixed use project with commercial fronting on Scotts Valley Drive. He stated that he is encouraged but would like to see more work and thought go into this proposal.

Mayor Marigonda stated that he feels this property should include mixed use. He stated that he is concerned about residential fronting directly on Scotts Valley Drive and he feels a buffer with mixed use would be better. He stated that he would not have a problem having commercial with residential on top fronting on Scotts Valley Drive, and then residential in the back. He stated that he feels the design could use some streamlining. He stated that he is concerned about water, and recycled water should definitely be used. He stated that he does not like the tandem parking.

### 3. Update regarding the Sandhills Habitat Conservation Plan (HCP)

PP Young Lind presented the written staff report and responded to questions from Council. She introduced Jody McGraw, the consulting biologist, and thanked her for her work and input in this plan.

Paul Burrows, creator of the Zayante Sandhills Conservation Bank, stated that they have been working on this for about one and a half years with U.S. Fish & Wildlife, the County of Santa Cruz, and the City of Scotts Valley, and that they are in the final stages. He stated that everything should be finalized in approximately sixty days.

Jody McGraw thanked PP Young Lind for all of her work on this project and stated that she will be greatly missed.

### 4. Future Council/RDA agenda items

CM Bustichi requested a future agenda item to discuss the possibility of the Scotts Valley Chamber of Commerce moving into the vacant office space at the Community Center and having the Chamber provide marketing services for the Community Center.

## ADJOURNMENT

The meeting adjourned at 7:27 p.m.

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

Paul Marigonda  
Mayor / Chair

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

Tracy A. Ferrara  
City Clerk / Secretary