

MINUTES

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

Date: October 4, 2006

POSTING:

The agenda was posted on 9-29-06
at City Hall by the City Clerk.

CALL TO ORDER 6:00 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

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Community Development Dir Russell
Senior Planner Fodge
City Clerk Ferrara

COMMITTEE REPORTS VM Bustichi reported that the Santa Cruz County Transportation Funding Task Force (TFTF) met and discussed input received from the round table meetings regarding transportation needs within the County. He stated that a second round of round table meetings will be held shortly.

CM Marigonda reported that LAFCO met and discussed the Cal LAFCO conference held in September that was attended by the LAFCO Executive Director and some of the members.

CM Marigonda reported that the Higher Education Subcommittee met and discussed Cabrillo's move to Scotts Valley. He stated that Cabrillo is leasing a building on Whispering Pines Drive and that classes are being scheduled for the Spring 2007 semester. He stated that within the next three to five years Cabrillo will also be evaluating spending some of their bond money to purchase and/or build a larger more permanent facility in Scotts Valley.

VM Bustichi reported that he also attended the Higher Education Subcommittee meeting and that they had discussed possible permanent sites for Cabrillo in Scotts Valley. He stated that they also discussed having Cabrillo work with Bethany to hold evening classes since the majority of the classes at Bethany are currently offered during the day. He reported that they also discussed the vacant space in the Scotts Valley Transit Center facility and the possibility of Cabrillo having a student store in that location.

Mayor Aguilar reported that the City Selection Committee met and discussed the ramifications of Proposition 90 and encouraged people to look into it before casting their vote.

PUBLIC COMMENT

Joe Bugna, Lauren Circle, Scotts Valley, spoke in support of Measure N.

Chris Stubendorff, representing Scotts Valley Firefighters Local 3577, invited everyone to attend the Pancake Breakfast scheduled for Sunday, October 22, 2006 from 8 am to 12 pm at the Erba Lane Fire Station. All proceeds benefit local firefighters with cancer "John Tripodi CFD and Russ Long SCFD". They will be giving tours of the fire station.

Rudy Cabigas, Scotts Valley Fire Protection District Board Member, thanked everyone for their help with the Measure N fundraiser held Saturday, September 30, 2006, where they raised almost \$9,000.

Ken Anderson, Public Works Director, reported that resurfacing of Lockewood Lane will be done October 9-11, 2006.

CM Barrett reported that the Open Studios calendar, published by the Cultural Council, is available at the following locations for \$20: Art Store, Coast Commercial Bank, First American Title Company, Santa Cruz County Bank, Surf City Coffee, and Zinnia's.

**ALTERATIONS TO
CONSENT AGENDA**

CM Barrett requested that item B be moved the regular agenda for discussion.

M/S: Barrett/Marigonda

To approve the Consent Agenda as amended moving item B to the regular agenda for discussion.

Carried 5/0

Consent Agenda:

A. Approve check register – 9-25-06

**ALTERATIONS TO
REGULAR AGENDA**

M/S: Barrett/Marigonda

To approve the Regular Agenda as amended to include item B from the consent agenda.

Carried 5/0

REGULAR AGENDA

B. Approve site rental agreement between the City of Scotts Valley and Sojourners Church for rental of the Scotts Valley Community Center

CM Barrett recommended that the rental money from this lease go toward acoustical and audio equipment for the Community Center.

VM Bustichi, questioned if Redevelopment Agency funds could be used to fund a sound system for the Scotts Valley Community Center. CA Powell responded that Redevelopment Agency funds could not be used for the sound system at the Community Center.

Staff will bring back an agenda item at the October 18, 2006 meeting to discuss the issue of acoustical/audio equipment for the Community Center.

M/S: Barrett/Marigonda

To approve the site rental agreement between the City of Scotts Valley and Sojourners Church for rental of the Scotts Valley Community Center.

Carried 5/0

1. Discussion: Update to 1994 Skypark Specific Plan

CDD Russell presented the written staff report and responded to questions from Council.

VM Bustichi stated that this update would allow the City to have control of the document and the plan, and that it will help to move the process forward quicker. He also stated that it gives the public more ability to provide input regarding this matter.

CM Johnson stated that he believes this will give the City a better template for the property, better flexibility, provides more opportunity for public input, and keeps the project moving forward. He also stated that this will allow for a much more independent view of the process.

CM Marigonda stated that he likes the idea of the City taking control of the document, in order to start the process, get public input, and have a time line in place.

Mayor Aguilar stated that she feels it is a great idea to update the Specific Plan; however, she has difficulty with the Environmental Impact Report (EIR) portion because she feels the City could be sued as opposed to a developer being held responsible. She stated that she would vote for the Specific Plan, but not for the EIR. She asked CA Powell if these two issues could be separated.

CA Powell stated that the two issues could not be separated.

VM Bustichi asked CA Powell if the City could still be part of a law suit, even if a developer is involved.

CA Powell stated that as the approving authority, the City is still liable even if there is a developer involved.

Mayor Aguilar asked if the EIR would include alternates sites for the propane companies.

CA Powell stated that the EIR consultant would be responsible for providing that information as part of their review.

CM Barrett stated that the City has reviewed approximately 30 sites over the years in and outside of the City and he feels we need to move forward with this update.

VM Bustichi stated that this document is truly a City and public driven EIR, which means it is independent and not coming from a developer.

Jeanette Cook, Sky Meadow Lane, County resident, representing the Save Lockhart Gulch neighborhood, went through the history of opposition to the relocation of Amerigas and Suburban due to safety, traffic, noise, and environmental risks. She stated that they support the town center, but they are opposed to the relocation of the propane companies to Lockhart Gulch Road.

Steve Huber, Sky Meadow Lane, stated that he is concerned about the City paying for the EIR and that the developer is not investing money for the EIR. He stated that he believes the intersection at Lockhart Gulch is very unsafe for trucks carrying hazardous materials.

Lynn Cordova, Lockhart Gulch Road, stated that she is concerned about the City paying for the EIR.

Les Stagnaro, Lockhart Gulch Road, resident since 1941, stated that he feels the relocation will not work due to safety (one exit) and the windy narrow road that cannot accommodate trucks. He stated that speeding is a problem and that it is a dangerous road. He stated that he would like the City to look at another location.

CM Johnson stated that this is a broad document that will cover the entire site, and not just the propane tanks. He stated that he feels the likelihood of reimbursement is very possible.

CM Marigonda stated that this is a unique situation where we will be reviewing a large area, and that many changes have occurred over the past 11 years such as the 190 units constructed at Skypark, the park improvements, and the skate park. He stated that the City is trying to create a town center that will benefit the entire city, and we have every intention of seeking reimbursement for the Redevelopment Agency.

VM Bustichi stated that access and safety is a problem now, because they have propane tanks in their yards, and it will continue to be a problem. He stated that a secondary access road will probably be addressed, which would benefit the residents.

Mayor Aguilar stated that she is excited about updating the Specific Plan and that she feels it is necessary.

M/S: Barrett/Marigonda

To proceed with the preparation of an update to the Skypark Specific Plan and environmental document.

Carried 4/0/1 (ABSTAIN: Aguilar)

2. Discussion and approval of the Business Round Table agenda for the 10/25/06 meeting

CM Comstock presented the written staff report and responded to questions from Council.

Mayor Aguilar requested that five minutes be slotted in to allow for a presentation from PG&E regarding the energy watch program, that will benefit businesses in the community.

CM Marigonda recommended reducing the League of California Cities time from ten minutes to five and placing the energy watch program presentation after the League of California Cities with a five minute time slot.

M/S: Barrett/Marigonda

To approve the agenda for the Business Round Table/Economic Development Workshop to be held on October 25, 2006 at the Scotts Valley Community Center as amended to allow five minutes for the League of California Cities presentation and five minutes for the Energy Watch Program presentation.

Carried 5/0

4. Future Council/RDA agenda items

CM Barrett requested an item be placed on the October 18 agenda regarding use of the Community Center lease monies from Sojourners Church going into improvements to the acoustics and sound system at the Community Center.

PUBLIC HEARINGS

3. Continued open public hearing from 8-16-06 regular City Council meeting: Consideration of a Planned Development (PD05-002), Minor Land Division (MLD05-004), and Design Review (DR04-020) to create three high-density residential parcels and housing units at 12 Blake Lane (APN 022-172-36)

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

Mayor Aguilar recommended looking at the possibility of hooking up to the recycled water system, since the line is right next door to the property. She requested that there be no parking in the "U" shaped area.

SP Fodge stated that it is not currently designated for parking; however, additional language could be included in the CC&R's that this area remain open for safety and access. She also stated that a condition of approval could be added, (condition 10d), prohibiting parking of any kind of vehicle within the common area at all times, other than the four uncovered designated parking spaces on site.

Mayor Aguilar also requested that a condition be added that Alvin Scarborough (the property owner) meet with the Affordable Housing Subcommittee to discuss affordable housing.

Council discussed the condition regarding meeting with the Affordable Housing Subcommittee and determined that it was not necessary to add it as a condition.

PUBLIC HEARING OPENED – 7:18 PM

Alvin Scarborough, property owner/applicant, stated that he would be happy to speak with Mayor Aguilar regarding affordable housing.

PUBLIC HEARING CLOSED – 7:19 PM

M/S: Marigonda/Bustichi

To approve Resolution No. 1792 certifying the Negative Declaration (ND05-003) to create three high-density residential parcels and housing units at 12 Blake Lane (APN 022-172-36).

Carried 5/0

M/S: Marigonda/Bustichi

To introduce Ordinance No. 16-ZC-203 approving Planning Development Zoning District Overlay and Permit (PD05-002) to allow the reduction in lot size, lot width/depth, rear interior side yard setbacks, and an increase of paving (30%) in the required front yard setback for the creation of three lots and housing units at 12 Blake Lane (APN 022-172-36) and waive the reading thereof.

Carried 5/0

M/S: Marigonda/Bustichi

To approve Resolution No. 1792.1 approving a Minor Land Division (MLD05-004) and Design Review (DR04-020) to split an existing high-density residential lot into three lots (parcels A, B, and C, and a common area) and to build three housing units at 12 Blake Lane (APN 022-172-36) as amended to include condition 10d regarding no parking in the "U" shaped area.

Carried 5/0

ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Approved: _____

Stephany E. Aguilar
Mayor / Chair

Attest: _____

Tracy A. Ferrara
City Clerk / Secretary