

MINUTES

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

Date: November 21, 2007

POSTING:

The agenda was posted on 11-16-07
at City Hall, the SV Library, and the
SV Senior Center by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

Mayor Bustichi
Vice Mayor Johnson
Council Member Aguilar
Council Member Barrett
Council Member Reed

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Interim Community Development Dir Westman
Wastewater/Environmental Prgm Mgr Hamby
City Clerk Ferrara

COMMITTEE REPORTS VM Johnson reported that the Santa Cruz County Regional Transportation Commission met to discuss the widening of Highway 1 and other pedestrian/vehicle transportation alternatives related to the polling data received regarding whether or not to place a half cent sales tax on the ballot.

CM Aguilar reported that the Association of Monterey Bay Area Governments met and their main focus was on the PG&E energy watch grant that is available to all government jurisdictions and the hospitality industry to install energy saving devices and equipment. She stated that AMBAG has completed four steps toward the receipt of a grant from the California Council of Governments for blueprint planning, which allows the region to show the state how each jurisdiction has planned their community regarding housing and infrastructure.

Mayor Bustichi reported that the Transportation Funding Task Force (TFTF) met for the final time last week. He stated that they started out 26 months ago with a very diverse group of over 100 people on the TFTF, and ended up with 69 people. He stated that they voted with a two-thirds majority to recommend a mobility plan to the Santa Cruz County Regional Transportation Commission, which would cost \$600 million. He stated that the first portion, \$300 million, would be for congestion relief to include widening Highway 1 or putting in HOV lanes; \$35 million would go to future railways to include the

Watsonville Junction/Pajaro train station, rail renovations to continue freight service, and rail service connecting Santa Cruz to Amtrak; \$140 million for bus service and elderly and disabled transportation; and, quality of life, which would include neighborhood issues such as maintenance of local streets and roads, school traffic safety projects, bike/pedestrian projects, local enforcement, and neighborhood safety.

PUBLIC COMMENT

Frank Kertai, President of Heritage Parks Homeowners Association (Monte Fiore), spoke in opposition to Target being constructed on La Madrona Drive and submitted a letter and documentation regarding big box stores (on file with the City Clerk).

Ray Haight, Spring Lake Park resident, spoke in favor of Target being constructed in Scotts Valley and encouraged the Council to review all aspects of the potential project to determine the best benefit for the City.

Ernie Cabigas, Scotts Valley resident, spoke in favor of Target being constructed in Scotts Valley.

Diane Bianconi-McNeil, Scotts Valley resident, spoke in favor of Target being constructed in Scotts Valley.

Steve Horlock, Scotts Valley resident and business owner, spoke in favor of Target being constructed in Scotts Valley.

Will Lightbourne, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Daryl Tempesto, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Rick Dabir, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Helen Horn, resident on La Madrona, spoke in opposition to Target being constructed on La Madrona Drive.

Linda Chase, Scotts Valley resident, spoke in favor of Target being constructed in Scotts Valley. Giving back to education/arts/recycling.

Paul Bock, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Jody Bryson, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Tim Gelman, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Mike Keogh, Scotts Valley resident, thanked the City Council for their efforts to bring new development and economic vitality to Scotts Valley in order for the City to continue and increase their level of service to the community.

Mitch Hatch, Hilton Scotts Valley, spoke in opposition to Target being constructed on La Madrona Drive.

Les Deiter, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

Chris Gerber, Monte Fiore resident, spoke in opposition to Target being constructed on La Madrona Drive.

ALTERATIONS TO CONSENT AGENDA

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

M/S: Aguilar/Barrett

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

Carried 5/0

Consent Agenda:

- A. Approve check register – 11-5-07
- B. Approve Resolution No. 1087.65 creating a no parking area on Janis Way cul-de-sac
- C. Approve amendments to the City of Scotts Valley Environmental Consultant List adding Rincon Consultants, Inc. and Impact Sciences
- D. Approve Resolution No. 1613.2 making certain findings regarding development impact fees

ALTERATIONS TO REGULAR AGENDA

M/S: Aguilar/Barrett

To approve the Regular Agenda as amended moving item E to the regular agenda as the first item for discussion.

Carried 5/0

REGULAR AGENDA

- E. **Approve issuance of three-year industrial discharge permit to Delta Environmental on behalf of the responsible parties to discharge highly treated groundwater to the City of Scotts Valley's sanitary sewer system**

CM Barrett questioned who would be responsible for any permits or penalties that may occur as a result of this discharge permit.

WW Hamby responded that the permit holder/applicant would be responsible for any permit costs and penalties.

M/S: Barrett/Aguilar

To approve the issuance of three-year industrial discharge permit to Delta Environmental on behalf of the responsible parties to discharge highly treated groundwater to the City of Scotts Valley's sanitary sewer system.

Carried 5/0

1. Consider selection of developer and approval of a pre-development agreement for the Town Center project

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

The Stanbury Development team gave an audio-visual presentation that included their retail partners and experience, and responded to questions from Council.

CM Aguilar stated that she would like to see more access to the soccer fields and park at the rear of the project next to the proposed library, to allow for more open access and better flow between the park and the Town Center.

M/S: Johnson/Aguilar

To accept the Skypark Subcommittee recommendation and authorize the City Manager to finalize and sign the pre-development agreement with Stanbery Development, with an amendment that the \$50,000 deposit is nonrefundable if Stanbery terminates the PDA or does not meet the criteria of the PDA, otherwise, if the City and Stanbery mutually agree to terminate the PDA, it would be refundable.

Carried 5/0

2. Consider approval of agreement for Redevelopment Agency assistance between the City of Scotts Valley and Scarborough/Gilbert Partners

DCM/ASD Ando presented the written staff report and responded to questions from Council.

CM Barrett questioned item 5 of the agreement, (page 3 of the staff report), regarding repayment of a pro-rata share of funds if Central Home Supply were to cease operation in Scotts Valley before 10 years. He asked if it was possible to make it repayment of the full amount loaned instead of just a pro-rata share.

Bill Gilbert, Scarborough/Gilbert Partners, stated that he would prefer to see the repayment based on a pro-rata share because of the way the agreement is structured. He stated that he would also like a change to the agreement that reflects that if Central Home Supply were to sell, but the business were to continue with new owners, the agreement would still be in effect. He also wanted to clarify that he had applied for the money because of the City's updated Economic Development Plan that was approved in March, 2007. He also wanted to clarify that it had been his assumption that Central Home Supply (CHS) would move their entire business to Scotts Valley. He stated that CHS had never said they were moving their entire business to Scotts Valley, just that Scotts Valley would be their main office.

M/S: Aguilar/Johnson

To approve the Agreement for Redevelopment Agency Assistance between the City of Scotts Valley and the Scarborough/Gilbert Partners with a modification to include successors if Central Home Supply were to sell to another business that operates the same business.

Carried 4/1 (NOES: Barrett)

3. **First reading and introduction of Ordinance No. 102.10 adopting Uniform Codes by reference by amending Section 15.04.060 of the Scotts Valley Municipal Code relating to building code standards**

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

CM Aguilar questioned if compartmentalization could be included in these codes, because it was in the existing code, and the new code eliminates this issue. CA Powell stated that we could make local amendments, however, no amendments are proposed by staff at this time or by any other agencies in the County.

M/S: Johnson/Reed

To introduce Ordinance No. 102.10 adopting Uniform Codes by reference by amending Section 15.04.060 of the Scotts Valley Municipal Code relating to building code standards and waive the reading thereof.

Carried 4/1 (NOES: Aguilar)

PUBLIC HEARINGS

4. **Consider General Plan amendments GP-A07-002, Gateway South Specific Plan amendments SPA-07-02, and Zoning Map Amendments for the Housing Element ZC07-005**

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

PUBLIC HEARING OPENED - 8:35 PM

No one came forward.

PUBLIC HEARING CLOSED - 8:36 PM

M/S: Aguilar/Barrett

To approve Resolution No. 1119.29 approving the negative declaration and general plan text and map amendments for the City of Scotts Valley // ND07-04 and GPA 07-002.

Carried 5/0

M/S: Aguilar/Barrett

To approve Resolution No. 1549.8 approving the negative declaration and Gateway South Specific Plan Amendments for the City of Scotts Valley // ND07-04 and SP07-002.

Carried 5/0

M/S: Aguilar/Barrett

To introduce Ordinance No. 16.125 approving the zoning map amendments // Zoning Ordinance Amendments AZO07-005 and ND007-04 and waive the reading thereof.

Carried 5/0

5. **Consider adoption of building permit fees and plan check fees for building permits, electrical permits, mechanical permits, plumbing permits, elevator permits, elevator annual certificate of inspections, grading plan reviews, and grading permit fees**

DCM/ASD Ando presented the written staff report and responded to questions from Council.

PUBLIC HEARING OPENED - 8:40 PM

No one came forward.

PUBLIC HEARING CLOSED - 8:40 PM

M/S: Aguilar/Barrett

To approve Resolution No. 1198.52 adopting building permit fees and plan check fees for building permit, electrical permit, mechanical permit, plumbing permit, elevator permit, elevator annual certificate, grading plan review, and grading permit fees.

Carried 5/0

REGULAR AGENDA
(Resumed)

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

Mayor Bustichi requested a future agenda item regarding the vacant lot at the corner of Glen Canyon and Green Hills corner, for the City to consider acquiring the property for a future park, possibly a dog park.

CM Aguilar requested an agenda item on December 5 to consider cancellation of the January 2, 2008 City Council meeting.

ADJOURNMENT

The meeting adjourned at 8:43 p.m.

Approved: _____

Dene Bustichi, Mayor / Chair

Attest: _____

Tracy A. Ferrara, City Clerk / Secretary