

MINUTES

Meeting of the Scotts Valley City Council

Date: December 7, 2016

POSTING:

The agenda was posted on 12-2-16
at City Hall, the SV Senior Center, and
the SV Library, by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

Mayor Lind	City Manager Haruyama
Vice Mayor Johnson	City Attorney Powell
Council Member Aguilar	Police Chief Weiss
Council Member Bustichi	Public Wks Director Hamby
Council Member Reed	Acting Community Development Director Bateman
	Senior Planner Fodge
	City Clerk Ferrara

COMMITTEE REPORTS

Mayor Lind reported that the Select Committee on South Bay Arrivals met and agreed to submit their November 17, 2016 report and recommendations to the FAA.

Mayor Lind reported that the Santa Margarita Groundwater Basin Advisory Committee met and they are in the process of careating a Groundwater Sustainability Agency that will involve San Lorenzo Valley, Scotts Valley, Santa Cruz County, Mt. Hermon, and other private well users. The Agency will be tasks with devising a plan to eliminate overdraft by 2040.

Mayor Lind reported that LAFCO met and passed a resolution approving the Service and Sphere of Influence reviews for the City of Scotts Valley and the Scotts Valley Water District. She reported that they also approved a review of work program for a potential fire study and service and sphere reviews.

Mayor Lind reported that she attended the Scotts Valley Chamber of Commerce events announcing the following: Business of the Year: Patti Malone - Malone's Grille; Alvin Scarborough Man of the Year: John P. Weiss; Annette Marcum Woman of the Year: Elizabeth Walch; Educator of the Year: John Postovit; Youth of the Year: Elana Weingord; Special Award for Volunteerism: Jeanette Larkin; Organization of the Year: Scotts Valley Advocates.

CITY MANAGER REPORT

Police:

- The Police Department hired a new citizen volunteer, Guy Collins, a retired Santa Cruz County Deputy and former Scotts Valley Police Department Officer.
- Chief Weiss and Lieutenants Wilson and Walpole attended the swearing in ceremony yesterday for Terry McManus, the new Police Chief for the Capitola Police Department.
- Police Department staff attended the Scotts Valley Unified School District's cyber safety and social media presentation last night at Scotts Valley High School.

Public Works:

- The soccer fields at Skyark and Siltanen are now closed for the winter for annual re-seeding and maintenance.
- Maintenance crews have been working on ADA improvements at the Community Center as detailed in the City's ADA Transition Plan. Just a few more improvements and the interior of the Community Center's interior improvements will have been addressed. Some outdoor parking improvements are still needed and staff is working on getting quotes for that work.

PUBLIC COMMENT

Mayor Lind presented a Mayor's Proclamation to Dene Bustichi.

Ellen Buckingham, SV resident, expressed concerns about the traffic light at Civic Center Drive and Scotts Valley Drive that block access for anyone in a wheelchair from safely coming up Civic Center Drive to attend meetings at City Hall.

ALTERATIONS TO CONSENT AGENDA

M/S: Aguilar/Bustichi

To approve the Consent Agenda.

Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

Consent Agenda:

- A. Approve City Council meeting minutes of 11-16-16
- B. Approve check register – 11-10-16
- C. Authorize the City Manager to sign the 2016 Memorandum of Agreement (MOA) for the Santa Cruz Integrated Regional Water Management Plan and approve payment of \$5,000 for the Santa Cruz Regional Water Management Group annual membership fee
- D. Accept the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2016 and allocate the FY 2015/16 General Fund excess revenue of \$66,652 to the Unassigned Reserve in Fund Balance
- E. Approve Resolution No. 1897.2 approving the parcel map for Apple/Gerald Smith Joint Venture Land Division, MLD 13-001, APN 024-021-26

ALTERATIONS TO REGULAR AGENDA

M/S: Aguilar/Johnson

To approve the Regular Agenda.

Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

REGULAR AGENDA

1. Oral presentation on legislative update from Assembly Member Mark Stone

Assembly Member Mark Stone provided a legislative update and responded to questions from the Council.

2. Oral presentation by Scotts Valley Water District General Manager, Piret Harmon, regarding their proposed water rate increase

Piret Harmon, General Manager of the Scotts Valley Water District (SVWD), gave a PowerPoint presentation on the Scotts Valley Water District proposed rate increases and responded to questions from Council.

Robert Aldana, SV resident, questioned the impact of the maintaining the rate increases after five years or possibly reducing the rates after the projects have been paid.

GM Harmon responded that revenues and expenditures will be evaluated annually, and once the projects have been completed, the Water Board will make a determination as to what is needed at that time.

Michael Shulman, SV resident, thanked the SVWD for their work and stated that his concerns were related more to whether safe, reliable water will continue to be available into the future.

PUBLIC HEARINGS

3. Consideration of Planning Commission recommendation to approve the proposed "Dunslee Way" Planned Development, consisting of a mitigated negative declaration and planning permits to build a 5,000 square foot commercial building and 25 townhouses on a vacant parcel at the corner of Scotts Valley Drive and Dunslee Way, APN 022-451-01

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

PUBLIC HEARING OPENED - 6:45 PM

Corbett Wright, applicant, described the project, gave some history, and responded to questions from Council.

Marlyn Bergman, SV resident, spoke in support of the project.

Ellen Buckingham, SV resident, expressed concerns that there is a need for affordable and low-income housing, and single story housing for people with disabilities.

Wendy Brannan, SV resident, expressed concerns about the open space and the lack of active park space that is available in that area for future residents and children.

Joy Hinz, SV resident, expressed concerns regarding the number of bedrooms being recommended, which is 3 to 4. She feels there is a need for 1 to 2 bedroom housing. She also expressed concerns about the number and type of affordable housing units being provided.

Robert Aldana, SV resident, spoke in support of the project.

Rosanna Herrera, SV resident and business owner, spoke in support of the project. She recommended amending our affordable housing ordinance to require specific amounts of affordable housing.

Andrew Helms, SV resident, expressed concerns regarding parking impacts.

Michael Shulman, SV resident, spoke in support of the project. He recommended amending out affordable housing ordinance to require specific amounts of affordable housing. He also expressed concerns related to payment of street maintenance by the future residents and recommended the City take this on.

Steve Patterson, President of Baymonte Christian Schools, spoke in favor of the project.

Diane Cohan, SV resident, spoke in support of the project and spoke in support of the affordable housing component.

PUBLIC HEARING OPENED - 8:25 PM

CM Aguilar requested an addition to Item 10, page 33, Construction Phasing. She stated that she wants to be sure that a disclosure is provided to residential buyers so that they clearly understand that they will not be able to receive a certificate of occupancy until the commercial building is under construction.

Acting CDD Bateman stated that we can include a condition requiring that as a part of the real estate transaction it be disclosed to the future buyer that there is a condition that the commercial building must be under construction prior to occupancy of the residential units.

M/S: Bustichi/Reed

To approve Resolution No. 1928 certifying Mitigated Negative Declaration MND15-002 for the "Dunslee Way" Planned Development consisting of a 5,000 square foot commercial building, 25 townhouses, and related property improvements, subject to mitigation measures on a vacant parcel located on Scotts Valley Drive at Dunslee Way, APN 022-451-01. Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

M/S: Bustichi/Reed

To approve Resolution No. 1928.1 approving General Plan Amendment GPA15-003 to change the General Plan land use designations from Service-Commercial to High-Density residential, from Low-Density residential to High-Density residential, and from Rural Residential to Open Space for the "Dunslee Way" Planned Development consisting of a 5,000 square foot commercial building, 25 townhouses, and related property improvements, subject to the General Plan land use map for a vacant parcel located on Scotts Valley Drive at Dunslee Way, APN 022-451-01.

Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

M/S: Bustichi/Reed

To approve the first reading and introduction of Ordinance No. 16-ZC-226, approving Zone Change ZC15-003 and Planned Development (PD) District Overlay PD15-003 to change the existing zoning districts from C-S to C-S/PD (Commercial-Service / Planned Development), R-1-20 to R-H/PD (High-Density Residential / Planned Development) for the R-R2.5 to OS/PD (Open Space / Planned Development) for the "Dunslee Way" Planned Development consisting of a 5,000 square foot commercial building, 25 townhouses, and related property improvements, subject to the Zoning Classification map for a vacant parcel located on Scotts Valley Drive at Dunslee Way, APN 022-451-01, and waive the reading thereof.

Carried 4/0/1 (AYES: Bustichi, Johnson, Lind, Reed; NOES: Aguilar)

M/S: Bustichi/Reed

To approve Resolution No. 1928.2 approving Land Division LD15-002 and Design Review DR15-004 for the "Dunslee Way" Planned Development consisting of a 5,000 square foot commercial building, 25 townhouses, and related property improvements, subject to conditions of approval on a vacant parcel located on Scotts Valley Drive at Dunslee Way, APN 022-451-01, as amended adding a condition requiring that, as a part of the real estate transaction, it be disclosed to the future buyer that there is a condition that the commercial building must be under construction prior to occupancy of the residential units.

Carried 4/0/1 (AYES: Bustichi, Johnson, Lind, Reed; NOES: Aguilar)

REGULAR AGENDA

(Resumed)

- 4. Consideration of Ordinance No. 191 adding Chapter 8.38 to Title 8 of the Scotts Valley Municipal Code requiring the safe disposal of unwanted pharmaceuticals and hypodermic needles**

PWD Hamby presented the written staff report and responded to questions from Council. He stated that Tim Goncharoff, Resource Planner for the Santa Cruz County Department of Public Works, was available in the audience for questions from the Council.

Tim Goncharoff, Resource Planner for the Santa Cruz County Department of Public Works, spoke regarding the ordinance and responded to questions from Council.

M/S: Aguilar/Bustichi

To approve first reading and introduction of Ordinance No. 191 adding Chapter 8.38 of the Scotts Valley Municipal Code requiring the safe disposal of unwanted pharmaceuticals and hypodermic needles, and waive the reading thereof.

Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

5. Consideration of online posting of Fair Political Practices Commission (FPPC) Campaign Disclosure Financial Statements and other forms

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

CM Reed recommended doing this in-house and following the City of Santa Cruz example for our posting formats.

M/S: Reed/Johnson

To have City staff do the posting in-house and follow the City of Santa Cruz example for our posting formats.

Carried 5/0 (AYES: Aguilar, Bustichi, Johnson, Lind, Reed)

6. Future Council agenda items

Mayor Lind requested a future agenda item regarding secondary dwelling units ...

CM Aguilar requested a future agenda item regarding how traffic studies are prepared related to safety.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 9:05 p.m. to discuss the following items:

1. Pursuant to Government Code Section 54956.9b, the City Council met in closed session to confer with their legal counsel regarding potential litigation – 1 case.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 9:15 p.m.

REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Lind announced that there was nothing to report.

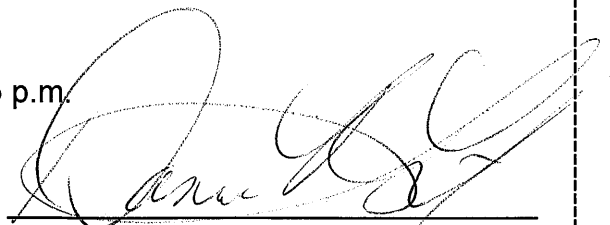
ADJOURNMENT

The meeting adjourned at 9:15 p.m.

Attest:


Tracy A. Ferrara, City Clerk

Approved:


Donna R. Lind, Mayor