

Notice of Proposed Development and a Public Hearing and Notice of Intent to Adopt an Environment Document for the Proposed Development

Project Title: 1440 Center

Requested Planning Permits:	General Plan Amendment	GPA14-002
	Zoning Ordinance Amendment	AZO14-001
	Planned Development	PD14-001
	Use Permit	U14-006
	Design Review	DR14-005

Project Location: 800 Bethany Drive, Scotts Valley, CA 95066

Description of Project: Consideration of a Planning Commission recommendation of approval to the City Council for the proposed project, known as the 1440 Center.

The 1440 Center project involves the redevelopment of the existing Bethany University Campus site into an educational learning center for individuals, groups, and corporations through a variety of faculty and curriculum. Guests will attend either a weekday session occurring Sunday through Friday, or a weekend session occurring Friday through Sunday, and will be provided overnight accommodation with on-site dining facilities.

Land Use Summary, development plan calls for the construction of an integrated campus that incorporates new and remodeled buildings constructed around an extensive network of pedestrian pathways, all set within a forested landscape of Redwoods, Coast Live Oaks, and other native plantings.

The central core of the campus will be on the northern side of the re-aligned Bethany Drive, adjacent to the current chapel. Extensive re-grading, particularly on and around the existing Swanson Hall (which will be demolished), will create a more walkable campus to both spatially and visually integrate the campus.

The 1440 Center will be developed in two phases. In Phase 1, the 1440 Center will accommodate up to 360 guests (which includes faculty and faculty assistants), and employ approximately 150 full-time equivalent employees. In Phase 2, accommodations for 140 additional guests will be constructed as well as a parking garage. At project buildout, the proposed project will accommodate up to 500 guests and employ approximately 225 employees.

At full buildout, the proposed project will increase the total habitable square footage on the project site by only 29,795 sf., or an increase of about 16% as compared to existing conditions.

The project is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, which require environmental documentation. The project will be presented and discussed by the City's Planning Commission and City Council, where they will hold a public hearing to discuss then act upon the prepared environmental document and requested planning permits.

Lead Agency: City of Scotts Valley

Contact Person: Taylor Bateman, Senior Planner at (831) 440-5633 or tbateman@scottsvalley.org

Address where documents may be obtained: City of Scotts Valley City Hall,
Planning Department, One Civic Center Dr., Scotts Valley, CA 95066, (831) 440-5630

Online at: <http://www.scottsvalley.org>

Public Hearings: City Council
Date: Wednesday October 15, 2014
Time: 6:30 p.m.
Location: City Council Chambers

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

WARNING NOTICE: If you challenge the above applications in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City of Scotts Valley (One Civic Center Drive, Scotts Valley) at, or prior to, the close of hearing. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure.

All interested persons are invited to attend the foregoing Public Hearing or send their written comments to City Hall Planning Dept, One Civic Center Drive, Scotts Valley, CA 95066. The above files are available for review in the Planning Department at City Hall, One Civic Center Drive, Scotts Valley Monday-Thursday between the hours of 8:00 am and 12:00 p.m., or by appointment

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5602 at least 5 to 7 days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

By:



Corrie Kates, CDD/DCM
Date: September 19, 2014

Posted at: City Hall 09/19/14
Senior Center 09/19/14
Library 09/19/14
300' Radius Notice: 09/19/14

C: San Lorenzo Valley Water District
Scotts Valley Water District
Scotts Valley Fire District

Scotts Valley Unified School District
Scotts Valley City Council
Scotts Valley Management Staff