

**City of Scotts Valley
PLANNING COMMISSION
MEETING MINUTES**

MEETING DATE/TIME: Thursday, March 26, 2009 @ 6:00 p.m.

DATE APPEAL PERIOD ENDS: April 9, 2009 at 5:00 p.m.

LOCATION:
City Hall
One Civic Center Drive, Scotts Valley

POSTING: The agenda for
this meeting was posted at City
Hall on 3/16/09 by Planning staff.

CALL TO ORDER: Chair Muth called the meeting to order at 6:03 p.m.

ROLL CALL Present: Commissioners Muth, Bassett, Patterson and Heald
Staff: ICDD Westman, PWD Anderson, CM Ando, AS Schwartz

ORAL COMMUNICATIONS: None.

ALTERATIONS TO CONSENT AGENDA: None.
(Commission may remove or add items on the Consent Agenda)

CONSENT AGENDA:

- 1) Planning Commission Minutes: March 12, 2009, Regular Meeting.

Chair Muth asked to look at the second to last page and check who made the motion to approve the Resolution. She believes that it was not her.

*M/S Heald/Bassett
To approve the Consent Agenda Minutes as presented.
5/0 Carried*

ALTERATIONS TO PUBLIC HEARING , REGULAR OR DISCUSSION AGENDA:

None.
(Commission may remove, add or re-arrange items on the Public Hearing or Regular agenda)

PUBLIC HEARING AGENDA:

- 2) Consideration of the 2009-2014 Capital Improvement Program, for consistency with the General Plan.

**City of Scotts Valley, Public Works Department.
Staff Planner: Public Works Director, Ken Anderson, (831)438-5854**

PWD Anderson gave the project presentation.

Project discussion followed between the Commissioners and PWD Anderson.

Commissioner Bassett asked about Item 30 - Can the schools keep up their end of it? PWD Anderson replied that there is no funding at all for that. Commissioner Bassett asked where this would be located. PWD Anderson stated near or behind the gymnasium. It is more of a place holder than an actual project to be built soon. Commissioner Bassett asked if any CIP funds include outreach to the community for sewage improvements. PWD Anderson said no, not through the City. The Water District is interested in recycled water to be used in the Pasatiempo area. The sewer is a County issue. Some areas could flow towards the City's treatment plant. Commissioner Bassett commented that this doesn't include anything beyond the City limits. PWD Anderson replied no, it does not.

Vice Chair Heald asked what is happening with the Sand Hill, the one by Whispering Pines? Commissioner Patterson noted that kids were building a cave and it was blocked off for safety. PWD Anderson stated that it is on private property, and a letter has been sent to the owner. He believes that it is going through the Code Compliance process.

Chair Muth noted that it seems like there are less items in the CIP than before. PWD Anderson replied yes, this is because funding is tightening up, and some projects have been completed.

Chair Muth asked City Manager Ando to briefly explain how the City gets its money for these projects.

CM Ando gave a presentation/explanation of the sources of the various funds. He explained that they come mostly from grants. They also come from gas tax funds which are only for street work, impact fees for specific projects identified when the fee was created, Redevelopment Agency funds for within the RDA area, from property taxes, and lastly from the General Fund which provides for most City services - salaries, police, parks, administration and occasionally parks and recreation.

Chair Muth asked why the Planning Commission doesn't review the proposed General Fund? CM Ando stated that the City Council does that, and therefore it is not necessary to have the Commission do that as well.

Chair Muth opened the public hearing at 6:36 and seeing nobody wishing to speak on the matter, promptly closed it.

Chair Muth asked for a motion. Vice Chair Heald made the motion to approve the Resolution.

**M/S Vice Chair Heald/Commissioner Bassett
To approve Resolution #1583 approve 2009 - 2010 CIP
5/0 motion passed.**

- 3) Consideration of the adoption of the 2009-2014 Housing Element for the City of Scotts Valley, and Certifying the Negative Declaration.

City of Scotts Valley, Planning Department.

**Staff Planner: Interim Community Development Director, Susan Westman,
(831)440-5631**

ICDD Westman gave the project presentation. She noted that a project comment letter from Caltrans was received today. The letter states that Caltrans acknowledges that there are no related issues, since the proposed total number of housing units is reduced. ICDD Westman stated that she was going to set up a meeting regarding the Highway 17 traffic issues. ICDD Westman noted that the only new program is under Item 15, page 73, which is to amend the Zoning Ordinance to allow transitional housing in the I-L zoning district. All of the potentially affected properties are privately owned.

Chair Muth opened the public hearing opened at 6:54, and seeing nobody wishing to speak on the matter, promptly closed it.

A discussion followed between the Commissioners and staff.

A question arose about the Valley Gardens golf course property, and what future impact it may have on the City's housing supply. ICDD Westman stated that it would need re-zoning to be developed as a housing project. Vice Chair Heald thought that it would be a very problematic property.

Chair Muth asked about the City's programs for fixing houses and also buyer assistance programs. She mentioned that she had not seen publicity around this recently. ICDD Westman stated that this was a valid criticism. The Department had not done much promotion recently, and this was probably due to recent staff changes and turnover.

Chair Muth asked about senior residents and their households. ICDD Westman noted that the City has a significant senior population, particularly if you consider mobile home parks. Chair Muth commented that she doesn't envision the senior population increasing, with an associated need for housing. ICDD Westman stated that they will probably move out of existing homes and into the mobile home parks and retirement villas.

Chair Muth asked for a motion to approve the Resolution.

M/S Commissioner Patterson/Commissioner Bassett

To approve Resolution #1584 to adopt the 2009-2014 Housing Element and Certify the Negative Declaration.

5/0 motion passed.

The hearing adjourned at 6:55 p.m.

Approved: Deborah A Muth
Deborah A. Muth, Chair

Attest: Susan Westman For:
Susan Westman, Interim Community Dev. Director