



MINUTES

Joint Special Meeting of the Scotts Valley City Council and Planning Commission

In-Person and Remote Access

Date: April 5, 2023

Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 And Zoom Video Conference	The agenda was posted 3-31-2023 at City Hall, SV Senior Center, SV Public Works and on the Internet at www.scottsvally.org .

CALL TO ORDER 6:00 PM

The meeting was called to order at 6:11 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT: Jack Dilles, Mayor Randy Johnson, Vice Mayor Donna Lind, Council Member Derek Timm, Council Member Allan Timms, Council Member	CITY STAFF MEMBERS PRESENT: Mali LaGoe, City Manager Kirsten Powell, City Attorney Steve Walpole, Chief of Police Taylor Bateman, Community Development Director Chris Lamm, Public Works Director/City Engineer Lauren, Deputy City Clerk Sarah Wikle, Senior Planner
PLANNING COMMISSIONERS: Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	

REGULAR AGENDA

1. 6th Cycle Housing Element – potential Candidate Sites Strategies to Address RHNA and Considerations Per State Law Updates

Bill Wiseman and Ines Galmiche from Kimley-Horn presented a slide show and answered questions from the City Council Members and the Planning Commissioners.

Public Comment:

Dave Duquette, a Scotts Valley resident, spoke about Industrial areas concerns. The Industrial areas are such a huge part of Scotts Valley economy. As a property owner on Scotts Valley Drive, Dave feels his hands are tied, and he can't build something that he knows will be vacant or fight hard to fill it. He believes there should be more residential on Scotts Valley Drive and reduce commercial.

Steve Smith, a Scotts Valley resident, spoke about concerns regarding affordability and how it would be measured, by purchase power or by how much per month it would cost to rent. Mr. Smith also brought up the question of, how to maintain affordability in an inflationary economy.

Wayne Shaffer, a Scotts Valley resident and whose family owns two acres on Scotts Valley Drive, spoke about the zoning restrictions on Scotts Valley Drive with 50% commercial. Mr. Shaffer would like to suggest changing the zoning to allow for a higher density residential and lower commercial component. His property is within walking distance to amenities which would be a draw for residents.

Bill Brooks, who has done development around Scotts Valley, supported what Mr. Shaffer said. Mr. Brooks built the twenty homes behind Pinnacle pass, and he spoke on the troubles of the 50% commercial requirement. Mr. Brooks also represents the site where U-Save Liquors is, and there are a lot of sites that are similar that have irregular shapes that are not marketable to commercial or offices. He believes changing the zoning in that section would allow a lot of opportunities.

Evan Sirosky, a Scotts Valley resident, spoke on the high cost of housing along with the limited availability of housing. Mr. Sirosky spoke on the 1,220 units, which are the minimum Scotts Valley must plan for. Limiting housing could create homelessness.

David Alrich, a Scotts Valley resident, spoke on how he doesn't understand the methodology from the state that tells us to build this many units. Mr. Alrich believes Scotts Valley is disproportionately taking the burden and, with his

calculations, we are proportionally required almost twice as many as Santa Cruz. If we follow what Scotts Valley is required to build it would increase the population by 30% and would that mean the City would have 30% more police and staff, including public works staff. Mr. Alrich believes the City needs to “take a stand” and go forward with what the City is currently doing, but do it under protest.

Robert Bailey, a property owner on Scotts Valley Drive, spoke on how he believes his property is underutilized/overparked. Mr. Bailey suggested looking at how traffic flows now and how the work from home has impacted the commercial market. He suggested looking at the 50/50 rule closely and how the daytime use of commercial and nighttime use of residential may help better utilize properties. Are there opportunities for smaller scale in-fill that balance out more with today’s work and living environment and better utilize the properties.

ADJOURNMENT

The meeting adjourned at 7:55 PM.

DocuSigned by:
Randy Johnson
461C89138591431...
Approved: _____
Randy Johnson, Vice Mayor

DocuSigned by:
Lauren Lambert
5FE2CB49C035465...
Attest: _____
Lauren Lambert, Deputy City Clerk

From: Ruth Stiles

Date: April 5, 2023 at 4:48:00 PM PDT

To: Jack Dilles <jackdilles@icloud.com>, Dave Hodgin <mypath@pacbell.net>

Subject: Endangered, species and underutilized parcels

Hello Dave and Jack,

In advance of today's meeting, I wanted to alert you to an endangered species that's on one of the so-called underutilized parcels. Scotts Valley spineflower is a cute little pink flower that is found nowhere else on earth except a few locations in Scotts Valley. Polo Ranch and the High School were redesigned around this plant and associated insects.

I found this plant on the the upper part of the vacant parcel adjoining Casa Way and Sandraya Heights. The upper part of this parcel should be left alone to preserve this plant.

I spoke with the developer about this and he proposed throwing some money at another site that was supposed to be a mitigation area for the High School. Developers shouldn't be allowed to do a mitigation project, and then get more credit for the same mitigations.

Please call out preservation for the upper part of this parcel. Biologists associated with the California Native Plant society will be able to give the City excellent advice on appropriate mitigations if needed.

Sorry I can't be there this evening. You're doing excellent work.

Ruth

Ruth Stiles
Horticultural Consultant
Board Certified Master Arborist WE 6613-B

From: Sini Bava

Sent: Monday, April 3, 2023 11:26:27 AM

To: lorigentile@gmail.com <lorigentile@gmail.com>; cmaffia@sbcglobal.net <cmaffia@sbcglobal.net>; pathfinder@pacbell.net <pathfinder@pacbell.net>; stevenhorlock1@gmail.com <stevenhorlock1@gmail.com>; shawn@scottsvalleynet.com <shawn@scottsvalleynet.com>; Jack Dilles <jdilles@scottsvalley.gov>

Subject: 6th Cycle Housing Element : comment from a resident

Greetings

I'm a fortunate to be a Scotts Valley resident for past five years.

When I saw 6th Cycle Housing Element information, I couldn't resist adding my comment.

40 years back, I felt most lucky when I got admitted to as a (female) Civil engineering student, that too as part of a class where more than 50% were girls!

In the post COVID world being part of a county where university students are major part of the renters in search of housing, if we can change our focus from housing families to individual students who are aware of climate change, willing to be part of a new world where houses are not meant to show social status or economic well being but provide healthy living close to nature in a safe and secure way.

(Source [Santa Cruz :: Demographics :: County :: Santa Cruz](#))

Population by age- more than one fourth is below age 34

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thanks

Sini