



MINUTES



**Meeting of the
General Plan Advisory Committee (GPAC)
Date: February 3, 2020
Time: 6:00 pm**

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted 06-13-19 at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalleygeneralplan.com
---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CALL TO ORDER 6:00 p.m.

ROLL CALL

Elected and Appointed Officials:

Present:

- Jim Reed, Scotts Valley City Council
- Derek Timm, Scotts Valley City Council
- John Yost, President, Scotts Valley Chamber of Commerce Board of Directors
- Lori Gentile, Scotts Valley Planning Commission
- Cathie Simonovich, Scotts Valley Parks & Recreation Commission
- Russ Patterson, Chair, Scotts Valley Fire Protection District Board of Directors
- Michael Shulman, President, Scotts Valley Unified School District Board of Directors
- Steven Clark, At-Large Member, Appointed by the Scotts Valley City Council
- Angela Franklin, At-Large Member, Appointed by the Scotts Valley City Council
- Jeff Hill, At-Large Member, Appointed by the Scotts Valley City Council

Absent:

- Chris Perri, Vice President, Scotts Valley Water District Board of Directors

City and Support Staff Members:

- Present: Tina Friend, City Manager
- Taylor Bateman, Community Development Director
- Bill Wiseman, GPAC Consultant, Kimley-Horn

PUBLIC COMMENT: None.

ALTERATIONS TO CONSENT AGENDA: None.

CONSENT AGENDA:

- A. Approve Committee meeting minutes of June 17, 2019 (GPAC Meeting #12)

M/S: Shulman / Clark

To approve the Consent Agenda.

Carried 9/0/0/2 (AYES: Reed, Gentile, Patterson, Shulman, Clark, Franklin, Simonovich, Timm, Yost and Hill. Noes: None. Abstain: None. Absent: Perri

ALTERATIONS TO REGULAR AGENDA: None.

REGULAR AGENDA

1. Introduction of new GPAC member Cathie Simonovich, Scotts Valley Parks & Recreation Commission.

Taylor Bateman introduced Cathie and welcomed her to the GPAC and thanked her for her participation. Each GPAC member introduced themselves.

2. Review of the proposed revised General Plan land use designations

Taylor Bateman presented a figure to the GPAC showing parcels where the GP Land Use designation needs to be amended to reflect their current use. A majority of these parcels are used as open space, are for public use, or have a conservation easement. Existing and proposed draft land use designation maps are attached. After some clarifying questions from some GPAC members, the changes were generally endorsed by the GPAC. Formal redesignation will require City Council approval.

3. Review of the Draft General Plan Development Build-out Analysis

Bill Wiseman led a discussion regarding the future “buildout” analysis as required by state law. This includes parcels that are currently entitled, vacant, or underdeveloped, as well as properties where the City has received a project application requesting a General Plan Amendment.

GPAC members asked a number of clarifying questions regarding the methodology and assumptions. In the end, the GPAC recommended a “worst-case” conservative approach that includes buildout of all properties described above.

4. Update regarding recently enacted CA State housing legislation

Bill Wiseman made a brief presentation updating the GPAC on 2019 CA State housing legislation that could potential affect the General Plan and general land use development in Scotts Valley. No action was required.

5. Review of draft clarifying text revisions to the Commercial Service (C-S) and Shopping Center Commercial (C-SC) land use designations.

Bill Wiseman discussed a potential edit to the Service Commercial and Shopping Center Commercial General Plan land use designations, as identified in the GPAC Meeting No 13 Binder Packet Memo. After

some discussion, the GPAC recommended that the edit to [Table LU-2: General Plan Land Use Designations](#) as proposed by staff, be included as noted below:

Service	C-S	45%	To provide areas for convenient retail and service establishments that serve neighborhood and local populations and are served by transit and quality bicycle and pedestrian-friendly facilities.	<ul style="list-style-type: none"> ▪ Retail, professional services, and office ▪ Compatible public, quasi-public, and special uses ▪ Very High residential (mixed-use) is permitted providing adjacent uses are compatible and the residential use is secondary to the retail use <u>(i.e. consists of no more than 49% of the total gross square feet of the development).</u>
----------------	-----	-----	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Shopping Center	C-SC	35%	To provide areas for urban centers with retail and services, office, and mixed-use establishments that serve local and regional populations, and are well served by transit and quality bicycle and pedestrian-friendly facilities.	<ul style="list-style-type: none"> ▪ Retail, service, office ▪ Public gathering places such as plazas and courtyards ▪ Compatible public, quasi-public, and special uses ▪ Very High residential (mixed-use) is permitted providing adjacent uses are compatible and the residential use is secondary to the retail use <u>(i.e. consists of no more than 49% of the total gross square feet of the development).</u>
------------------------	------	-----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

M/S: Clark / Yost

To approve the Consent Agenda.

Carried 9/0/0/2 (AYES: Reed, Gentile, Patterson, Shulman, Clark, Franklin, Simonovich, Timm, Yost and Hill. Noes: None. Abstain: None. Absent: Perri

ADJOURNMENT The meeting adjourned at 8:00 p.m.

Approved: _____
Derek Timm, Chair

Attest: _____
Taylor Bateman, CDD