



MINUTES



Meeting of the General Plan Advisory Committee (GPAC)

Date: October 16, 2017

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 10-10-17 at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvallygeneralplan.com
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CALL TO ORDER 6:00 p.m.

ROLL CALL

Elected and Appointed Officials:

Present: Randy Johnson, Mayor, Scotts Valley City Council
 Derek Timm, Chair, Scotts Valley Planning Commission
 Lori Gentile, Chair, Scotts Valley Parks & Recreation Commission Representative
 Michael Shulman, President, Scotts Valley Unified School District Board of Directors
 Chris Perri, Vice President, Scotts Valley Water 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 Alternate Member, Appointed by the Scotts Valley City Council

Absent: Jim Reed, Vice Mayor, Scotts Valley City Council
 John Yost, President, Scotts Valley Chamber of Commerce Board of Directors
 Russ Patterson, Director, Scotts Valley Fire Protection District Board of Directors
 Ed Harmon, At-Large Member, Appointed by the Scotts Valley City Council

City and Support Staff Members:

Present: Jenny Haruyama, City Manager
 Taylor Bateman, Acting Community Development Director
 Michelle Edwards, Senior Planner
 Brenda Stevens, Assistant Planner
 Bill Wiseman, GPAC Consultant, Kimley-Horn

PUBLIC COMMENT: None.

ALTERATIONS TO CONSENT AGENDA: None.

CONSENT AGENDA:

- A. Approve Committee meeting minutes of September 18, 2017

M/S: Clark/Timm

To approve the Consent Agenda.

Carried 7/0/0/4 (AYES: Clark, Franklin, Gentile, Johnson, Perri, Shulman and Timm.

Noes: None. Abstain: None. Absent: Harmon, Patterson, Reed and Yost.

ALTERATIONS TO REGULAR AGENDA: None.

Scotts Valley Walking Tour: 4-5:30pm)

City staff and consultant conducted a walking tour of the Scotts Valley Drive corridor.

REGULAR AGENDA

1. GPAC Meeting #5 Objectives

City staff and consultant described the agenda and objectives for the evening. GPAC members concurred.

2. Overview of Current Project

Per request at the GPAC Meeting #4 meeting, Taylor Bateman gave a brief presentation regarding the current pending and approved projects in the City. This information was used to help inform the GPPAC members about the status of current properties and development trends regarding the general type, location, and densities of potential future projects.

3. "Planning 101" for Residential & Commercial Density

Per request at the GPAC Meeting #4 meeting, Bill Wiseman provided an overview regarding the existing General Plan Land Use categories and their characteristics with respect to density and general design characteristics and mapping characteristics (e.g. color). Images of existing city developments were shown that related to each land use category.

GPAC members discussed the categories following the presentation.

4. Vacant and Redevelopment Potential Parcels

City staff and consultants showed a map of and tables regarding existing vacant and redevelopment potential parcels in the city limits. The purpose was to provide context

to the very limited amount of land that is available for future development that is not already identified in a plan (e.g. the Town Center).

5. GP Commercial Designations & Special Treatment Area

GPAC members discussed the existing General Plan Land Use categories, with a focus on the Commercial- Service (C-S) category, which is the predominate land use along Scotts Valley Drive. Example descriptions from other cities (Santa Cruz and San Louis Obispo) were discussed for context.

GPAC member discussed possible recommendations regarding the appropriate mix of uses (commercial and residential) and possible site-design strategies (e.g. residential in the rear, using Floor Area Ratios, parking, etc.). GPAC members also discussed a broader desired aesthetic look-and-feel for Scotts Valley Drive, the concept of creating nodes of activities, and possibly differentiating requirements on the east and west sides of Scotts Valley Drive.

City staff and consultant will continue to work on this issue and will come up with a recommended C-S land use category definition(s) based on input from the GPAC for consideration at the joint Planning Commission / City Council.

6. Next Steps

ADJOURNMENT The meeting adjourned at 8:10 p.m.

Approved: _____
Randy Johnson, Chair

Attest: _____
Taylor Bateman, Acting CDD