



MINUTES

Meeting of the
Scotts Valley City Council
Date: August 20, 2025
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 OR Zoom Video Conference https://us02web.zoom.us/j/83295730901	The agenda was posted on 8-15-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .
CALL TO ORDER 6:00 PM		

The City Council meeting was called to order at 6:00 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Derek Timm, Mayor
Allan Timms, Vice Mayor
Steve Clark, Council Member
Krista Jett, Council Member
Donna Lind, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Steve Walpole, Police Chief
Rodolfo Onchi, Public Works Director
Taylor Bateman, Community Development Director
Stephanie Hill, Administrative Services Director
Susie Pineda, Contract Planner
Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Promotion Ceremony of Explorer Sergeant and Swearing In Ceremony of Police Explorers

Police Chief Walpole performed the swearing-in ceremony for the Police Explorers Matthew Furuhjelm, Maya Samper Paton, and Skylar Ludlow; and the promotion ceremony for Jacob Brazil to Explorer Sergeant.

2. Central Coast Community Energy (3CE) annual presentation

Das Williams, Senior Advisor for Policy and Legislative Affairs for Central Coast Community Energy (3CE), presented the 3CE annual update.

COMMITTEE REPORTS

CM Clark attended the Regional Transportation Commission (RTC) meeting where the Commission tabled the Zero Emissions Passenger Rail Trail discussion of the special project concept report until December. Additionally, the Commission directed staff to work with the City of Santa Cruz and other agencies to explore using the harbor rail bridge for temporary bicycle and pedestrian travel.

CM Clark attended the Economic Development Committee meeting where they met with the developer of a proposed hotel project in Scotts Valley. The Committee is also engaging with the Arts Commission on projects to help improve city esthetics.

CM Clark noted that approximately 20,000 people attended the Art, Wine, and Beer Festival over the weekend. He thanked everyone who volunteered at the event, including City Manager LaGoe.

CM Clark announced that the Scotts Valley Chamber of Commerce has selected a new Executive Director, and she will be formally introduced to the City Council in the near future.

CM Clark attended a Seniors Council meeting and shared the good news that funds may be restored for the Senior Companion Program and the Senior Foster Grandparent Program. The Seniors Farmers Market Nutrition Program will be distributing benefit cards at the Felton Farmers Market on September 9, the Watsonville Farmers Market on September 5, and the Live Oak Farmers Market on September 14.

VM Timms attended the Economic Development Committee meeting and noted that it was a productive meeting.

CM Lind worked as a Chamber Ambassador on the planning committee for the Art, Wine, and Beer Festival. She thanked everyone who volunteered, including City Manager LaGoe.

CM Lind represented the City at the California National Day of Prayer when the taskforce visited Scotts Valley.

Mayor Timm thanked the City staff for all the help at the Art, Wine, and Beer Festival.

He heard positive feedback from community members, with many saying that they enjoyed the new layout.

Mayor Timm attended an Association of Monterey Bay Area Governments (AMBAG) meeting, and they discussed changes at the federal level that have affected their budget. They also heard an overview of the draft 2025 Coordinated Public Transit - Human Services Transportation Plan (Coordinated Plan).

Mayor Timm attended a City Selection Committee meeting where the Councilmember Gerry Jensen from the Capitola City Council will now serve as the County representative for Visit Santa Cruz County, representing Capitola, Scotts Valley, and Watsonville.

Mayor Timm attended a Complete Streets Collaborative meeting with Public Works Director Onchi, and they discussed how to make our County more bikeable and walkable. They heard great recommendations on how to improve Scotts Valley's streets.

Mayor Timm participated in the press conference for the purpose of thanking Congressional Representative Panetta for helping Scotts Valley Secure a \$1M grant for the purchase of the Town Center parcels.

CITY MANAGER REPORT

Art, Wine, and Beer Festival: City Manager LaGoe thanked the staff, particularly the Maintenance staff, the Recreation staff and the Police staff, including K-9 Sam, for their hard work to make the event a success.

Skypark Fields Closed: The fields have been aerated to alleviate the soil compaction and will be closed for 2 weeks.

Mt Hermon Accident: Today at approximately 3:00 PM a semi-truck hauling debris from the 4575 Scotts Valley Drive project overturned, forcing a hard closure of both eastbound lanes on Mt. Hermon Road. Both the Public Works Department and the Police Department responded to the incident.

Pavement Repair Project: This project has begun and will cover several sections that were identified in our pavement plan as priority for resurfacing. Staff is coordinating with the contractor on inspections, traffic control, and other items to ensure that the repairs are completed with minimal disruption to residents. Regular updates are posted on social media.

Basketball and Tennis/Pickleball Resurfacing: The court resurfacing of the basketball courts at Skypark and Hocus Pocus are complete, and now the tennis and pickleball courts at Skypark will be closed until approximately September 15 for resurfacing.

Skypark Big Kids Playground: The final design for the Skypark Big Kids Playground

will be presented to the Parks and Recreation Commission on August 21. The next step will be to bring a contract to City Council for approval, with the goal of starting construction later this fall.

Water District Intertie Project: The Saturday work that was reported at the last meeting has been delayed until this Saturday, August 23. Traffic controls will be in place on La Madrona between 9:00 AM and 4:00 PM.

United States Senator Alex Padilla: City Manager LaGoe met with Senator Padilla's field representative to discuss priorities for Scotts Valley and how the Senator's office can assist with those priorities.

Central Coast Community (3CE) Operations Board: City Manager LaGoe attended the 3CE Operations Board meeting last week.

Residence Inn: Staff continues to meet with the Marriott Residence Inn developer to finalize design and permits with the goal of breaking ground on the project this fall.

Town Center: The Town Center subcommittee continues to work on the Environmental Impact Report and the Specific Plan. City Manager LaGoe thanked everyone who attended the press conference thanking Congressional Representative Panetta for helping the City secure the \$1M in grant funding to assist with the purchase of the parcels from the City of Santa Cruz.

Downtown Library Groundbreaking: City Manager LaGoe attended the groundbreaking event today to celebrate the new Santa Cruz Library. The project includes the new flagship library and approximately 124 affordable housing units.

New Senior Planner Brian Froelich: City Manager LaGoe introduced and welcomed the City's new Senior Planner, Brian Froelich.

Reminders:

- Sign up to receive the City's newsletter
- Follow the City on social media

Mayor Timm asked about the safety protocols in place for the 4575 Scotts Valley Drive project. City Manager LaGoe confirmed that staff will be following up with the developer.

VM Timms noted that the basketball courts look great.

PUBLIC COMMENT TIME

Matthew Hakimi thanked the City Council, the City Manager, and the Police Chief for their service to the community. He requested relief from the pickleball noise.

Beth Hyytinen, a resident of Erba Lane, expressed concern about the safety measures in place surrounding the project at 4575 Scotts Valley Drive and noted that middle school students, including her grandson, were nearby when the semi-truck overturned on Mt. Hermon Road this afternoon. She requested that safety measures be put in place around the students' dismissal times.

Gillian McGlaze, a resident of Skypark, expressed concern that the minutes from the August 6 Skypark Assessment District public hearing did not indicate the directive for staff to evaluate how much it would cost to cover the maintenance district 100%. Ms. McGlaze requested that this cost analysis be broken into two parts: 1) the maintenance and upkeep of the linear trail, and 2) the maintenance and upkeep of the greenbelts. Ms. McGlaze also noted that the Scotts Valley Water District has a building that is adjacent to the linear trail and during wet weather the water runs off the roof and floods the linear trail. Finally, Ms. McGlaze has concerns about the pickleball courts due to noise and lack of parking.

David Alreck, a resident of Scotts Valley Drive, would like to know the safety measures surrounding the 4575 Scotts Valley Drive project. He would also like to see traffic-calming measures along Scotts Valley Drive and does not feel that the current plan of reducing lanes to increase the bike lanes is the right approach.

Mayor Timm requested that the minutes be pulled, revised (Skypark Assessment District public hearing), and brought back to the next meeting. He also requested that staff research the issue with the Scotts Valley Water District's structure that is adjacent to the linear trail. Regarding the cultural resource monitoring at 4575 Scotts Valley Drive, Director Bateman confirmed that there is a qualified archeologist overseeing the project. Finally, Mayor Timm requested that the Police Chief continue to address safety measures to protect students.

City Manager LaGoe noted that staff already started the work pursuant to the Council's directive given at the last meeting. The directive regarding the Skypark Assessment District was heard, and the research has begun.

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Clark

To approve the Consent Agenda with the alteration of pulling the August 6, 2025, minutes and adding more detailed commentary regarding the direction that Council gave staff on the Skypark Assessment District public hearing agenda item. The minutes will be edited and included on the September 3, 2025, agenda. Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

CONSENT AGENDA

1. Approve City Council minutes of 08-06-2025
2. Approve check register dated 08-02-2025 through 8-13-2025
3. Denial of Claim filed by Carlos Lopez
4. Approval of 2025 Sewer System Management Plan (SSMP) Update
5. Authorization for City Manager to Execute Caltrans Federal-Aid Master Agreement and Program Supplements for Emergency Repair Projects

PUBLIC HEARINGS

1. Public Hearing to consider the Planning Commission's decision for a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West Development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site on Erba Lane (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District.

Contract Planner Susie Pineda presented this item.

Mayor Timm opened the Public Hearing at 7:35 PM.

Applicant Darian Dennlar from City Ventures presented the proposed development project and answered questions. Samantha Hauser from City Ventures was also available to answer questions.

Erin Collins, Deputy Fire Marshal for the Scotts Valley Fire Protection District, noted that the Fire Department and the applicant had a conversation about Fire Department access and fire hydrant location. The initial concerns that the Fire Department had about the parking have been alleviated, the Fire Department's portion of the project has been approved, and they are happy to hear that the CC&Rs will require that the homeowners park in their garages.

Val Hajduk spoke on behalf of the Erba Lane Homeowner's Association (9 Erba Lane through 27 Erba Lane) and requested that the Fire Department employees do not park on Erba Lane when this development happens. She also has safety concerns regarding the Ridgewood West homeowners exiting their driveways.

Susan, a resident living on Ridgecrest Drive, has parking concerns, specifically the turning radius into Buildings 3 and 4, and also the small size of the garage making it hard to get in and out of the garages with larger vehicles.

Carla Anderson, a resident living on Erba Lane, disagrees that this is an underutilized lot, and she is concerned about the grove of oak trees and the wildlife. She would also like to know where the electric vehicle charging stations are located.

Beth Hyytinen, a resident living on Erba Lane, expressed concern for the immediate neighbors, specifically #9, #11, and #13, who will be impacted the most by this project.

Patricia Schroeck, a resident living on Ridgecrest Drive and President of the Homeowners Association (HOA), noted that the residents of Ridgecrest HOA have safety concerns regarding the driveways onto Erba Lane (Buildings 1 and 2). They would like to see additional setbacks from Erba Lane.

Written public comments received after the publication of the agenda were received from John and Mary Racioppi and the California Housing Defense Fund ("CalHDF"). These comments are attached.

Mayor Timm closed the public hearing at 8:20 PM.

CM Clark indicated that he would like to direct staff to work on parking mitigation plan and the Council determined that this should be listed as a Future Council Agenda Items request (see Regular Agenda Item 2).

The Council requested the following conditions:

1. In the Conditions, Covenants, and Restrictions (CC&Rs) for the Homeowners Association (HOA), ensure the City's ability to do enforcement in order to keep the garages for parking only.
2. Include ceiling storage racks in all garages.
3. Explore exterior bike lockers outside and add additional exterior bike racks, increasing the number from 6 to 10 racks.
4. Include storage of bikes in the garages that does not encroach on the designated (20'x20') parking area.
5. Include storage of trash receptacles in the garages that does not encroach on the designated (20'x20') parking area.
6. Explore additional sound-proofing options for the units that front Erba Lane.

M/S: Lind/Jett

**To adopt Resolution No. 2068 Mitigated Declaration
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)**

M/S: Lind/Clark

To adopt Resolution 2068.1 to include the following conditions:

1. In the Conditions, Covenants, and Restrictions (CC&Rs) for the Homeowners Association (HOA), ensure the City's ability to do enforcement in order to keep the garages for parking only.
2. Include ceiling storage racks in all garages.
3. Explore exterior bike lockers outside and add additional exterior bike racks, increasing the number from 6 to 10 racks.

4. Include storage of bikes in the garages that does not encroach on the designated (20'x20') parking area.
5. Include storage of trash receptacles in the garages that does not encroach on the designated (20'x20') parking area.
6. Explore additional sound-proofing options for the units that front Erba Lane.

Carried 4/0/0/1 (AYES: Timm, Clark, Jett, Lind; NOES: None; ABSENT: None; ABSTAIN: Timms)

M/S: Lind/Clark

To adopt Resolution No. 2068.2 to include the following conditions:

1. In the Conditions, Covenants, and Restrictions (CC&Rs) for the Homeowners Association (HOA), ensure the City's ability to do enforcement in order to keep the garages for parking only.
2. Include ceiling storage racks in all garages.
3. Explore exterior bike lockers outside and add additional exterior bike racks, increasing the number from 6 to 10 racks.
4. Include storage of bikes in the garages that does not encroach on the designated (20'x20') parking area.
5. Include storage of trash receptacles in the garages that does not encroach on the designated (20'x20') parking area.
6. Explore additional sound-proofing options for the units that front Erba Lane.

Carried 3/1/0/1 (AYES: Timm, Clark, Lind; NOES: Jett; ABSENT: None; ABSTAIN: Timms)

ALTERATIONS TO REGULAR AGENDA

Mayor Timm requested that Regular Agenda Item No. 1 be moved prior to the Public Hearing.

M/S: Lind/Timms

To approve the Regular Agenda with alteration of moving the regular item prior to the Public Hearing.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

REGULAR AGENDA

1. Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)

As noted under Alterations to the Regular Agenda, this item was heard prior to the Public Hearing.

The City's consultant, Raini Ott Principal Planner for Dynamic Planning, presented this item and responded to questions from the Council Members.

Public comment was received from Matthew Hakimi who spoke about the tornado and also noted that the Town Center property is quite windy and dusty.

2. Future Council Agenda Items

CM Clark requested a future agenda item regarding a parking mitigation plan which encompasses Ridgecrest Drive, Erba Lane, MacDorsa Park, and portions of Civic Center Drive. A consensus was achieved by the Council Members to add this as a future agenda item.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 9:00 PM to discuss the following items:

CLOSED SESSION SUBJECT(S)

1. Conference with legal counsel regarding anticipated litigation
Legal Authority: Government Code 54956.9(b)
Case Name: Purdue Direct Settlement - CL-1731530
Staff Present: City Manager, City Attorney
2. Conference with legal counsel regarding real property negotiations
Legal Authority: Government Code Section 54956.8
Location: 2 lots between 201 and 241 Kings Village Road, Scotts Valley;
APNs 022-601-05 and 022-601-13
Staff Present: City Manager, City Attorney
3. Conference with legal counsel regarding real property negotiations
Legal Authority: Government Code Section 54956.8
Location: 1900 Green Hills Road, Scotts Valley; APN 024-301-01
Staff Present: City Manager, City Attorney

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 9:21 PM.

REPORT ON ACTION TAKEN DURING CLOSED SESSION

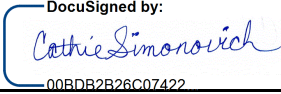
Mayor Timm noted that there was nothing to report from the closed session meeting.

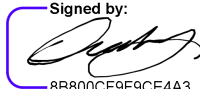
ADJOURNMENT

The meeting adjourned at 9:21 PM.

City Council Meeting Minutes
Date: August 20, 2025

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Attest: 
Cathie Simonovich, City Clerk

Approved: 
Derek Timm, Mayor



Aug 20, 2025

**City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066**

Re: Proposed Housing Development Project "Ridgewood West"

**By email: dtimm@scottsvalley.gov; atimms@scottsvalley.gov;
sclark@scottsvalley.gov; kjett@scottsvalley.gov; dlind@scottsvalley.gov**

**Cc: planningdepartment@scottsvalley.gov; mlagoe@scottsvalley.gov;
kpowell@scottsvalley.gov; csimonovich@scottsvalley.gov; cityhall@scottsvalley.gov**

Dear Scotts Valley City Council,

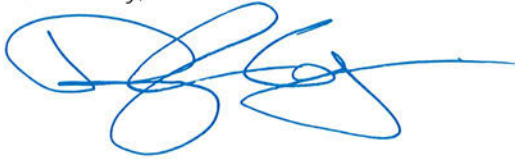
The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 19-unit housing development project "Ridgewood West" at APNs 022-481-18, & -22, which includes two low-income units and one moderate-income unit. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL") and California Environmental Quality Act ("CEQA") guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project's density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety impacts that exceed written standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

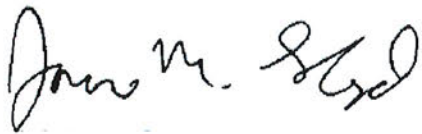
**2201 Broadway, PH1, Oakland, CA 94612
www.calhdf.org**

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Homeowners Ridgecrest Drive
Scotts Valley, August 6, 2025]

Mayor and Councilmember Derek Timm
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Councilmember and Mayor Timm,

As a Ridgecrest Drive homeowner, I have serious concerns about the proposed 19-unit residential community, Ridgewood West, located on Erba Lane.

Lack of parking and unsafe conditions should disqualify this project. The Ridgecrest HOA branches off of Erba Lane directly after the planned development. Based on the current plans, eight of the 19 planned units will have no driveways that accommodate parking, and according the presentation made to the Planning Commission, the units will only be set back roughly 6 feet from the street. This poses a serious accident risk. How will a resident pulling out of a garage be able to see traffic coming up Erba Lane until that are well into the street itself. I'm amazed that such an absurdly small set back is even legal, let alone desirable. We see this as a dangerous traffic situation for cars accessing Ridgecrest Drive. In addition, the SV Firehouse is directly across the street so these conditions may well impact fire safety.

In addition, the garages are not large enough to fit trucks and SUVs. There is already no meaningful street parking available on Erba Lane, aside from a handful of existing spaces. Without sufficient on-site parking, new residents will inevitably spill over into the neighborhood and compete for limited spaces or park illegally on Ridgecrest (our road is private, maintained by the HOA, and on-road parking is prohibited. Will SV police parking violators when they inevitably occur?

One possible solution to mitigate the parking strain could be to convert the small open lot across from the fire station into additional parking. However, even with such a measure, we respectfully urge you to advocate for a scaled-down version of the project that better reflects the density, scale, and parking realities of Erba Lane. A smaller number of units would allow the development to move the units back further from Erba Lane and would enable in driveway parking cutting congestion. This development should be significantly scaled back.

Thank you for your time and consideration.

Sincerely,

John & Mary Racioppi

■ Ridgecrest Drive, Scotts Valley