



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: June 8, 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 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 06/02/2023 at City Hall, SV Senior Center, SV Public Works Building, and online at www.scottsvally.gov .

ELECTED OFFICIALS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Chris Lamm, Public Works Director Sarah Winkle, Senior Planner Cathie Simonovich, City Clerk

CALL TO ORDER

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve the Action Meeting Minutes from the following meetings: April 13, 2023.

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Use Permit (U23-001) to allow a 2,000± square-foot Korean martial arts studio in an existing commercial tenant space located in the Commercial - Service (C-S) zoning district located at 5276 Scotts Valley Drive (APN 022-042-05).

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Five-Year CIP : General Plan Consistency

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special

assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



Minutes

Scotts Valley Planning Commission In-person and Remote Access

Date: April 13, 2023

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 and Zoom Video Conference	POSTING: The agenda was posted on 4/07/2023, at City Hall, SV Senior Center, Public Works and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Steven Horlock, Commissioner ABSENT: Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Sarah Winkle, Senior Planner Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:05 PM

ROLL CALL: Present: Gentile, Maffia, Hodgins and Horlock
Absent: Mosley

PUBLIC COMMENT: No one came forward

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meeting:
 - a. March 9, 2022

M/S: Maffia/Horlock
To approve the Consent Agenda.
Carried: 4-0-1
Ayes: Gentile, Hodgins, Horlock, Maffia
Noes: None
Absent: Mosley

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

1. **Proposed Project:** Veterinary clinic in an existing commercial office building
Location: 4788 Scotts Valley Drive/ APN: 022-091-51
Planning Permit Application: Use Permit No. U22-010
Applicant: Cori Phinn

Property Owner: Bailey Investments, LLC

Project Description: Consideration of a Use Permit to allow a 4,936± square-foot, veterinary clinic in an existing commercial office building located in the Commercial – Service zoning district.

Staff Planner: Sarah Wikle, Senior Planner, swikle@scottsvally.gov

Senior Planner, Sarah Wikle, shared a staff report with a PowerPoint. Sarah noted there will be two edits to the Conditions of Approval. The first one is to fix the word restaurant to veterinary clinic on pages 11 and 12. The second one is to fix the numbering in Exhibit A under the Conditions of Approval under the Building Department subheading on page 13 it says condition of approval number 5 it should be 7.

Chair Gentile opened the public hearing at 6:14 PM.

Public Comment: Robert Bailey, the property owner, came forward to give his support towards the approval of the use permit.

Chair Gentile closed the public hearing at 6:20 PM.

M/S: Hodgkin/Maffia

To approve Resolution No. 1783

Carried: 4-0-1

Ayes: Gentile, Hodgkin, Horlock, Maffia

Noes: None

Absent: Mosley

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 6:21 PM

6/8/23 PC Meeting
Ho Kuk Mu Sul Use Permit
5276 Scotts Valley Drive

Agenda Item #1
Use Permit U23-001
APN 022-042-05

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Applicant: William Gottfredson

Property Owner: Freeman Property Group LLC

Application: Use Permit No. U23-001

Location: 5276 Scotts Valley Drive

General Plan/Zoning: C-S (Commercial – Service)

Environmental Status: CEQA Categorical Exemption: Section 15301, Class 1 – Existing Facilities

Request: Consideration of a Use Permit to allow a 2,000± square-foot, Korean martial arts studio in an existing commercial tenant space located in the Commercial – Service zoning district.

Staff Planner: Sarah Wikle, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit U23-001 by adopting the attached resolution, subject to the conditions of approval in Exhibit A.

PROJECT DESCRIPTION

The subject site is developed with an existing 6,472± square-foot commercial office building and surface level parking lot along Scotts Valley Drive. The commercial building is divided into three commercial tenant spaces. A paint store (Kings Paint and Paper) and a dental office occupy two of the three tenant spaces. Surrounding uses include various commercial uses and a mobile home park to the north along Scotts Valley Drive, vacant land and industrial uses to the east, commercial and automotive uses to the west and south. See Attachment 2 for a location map.

The applicant is requesting to establish a Korean martial arts studio in a vacant 2,000± square-foot commercial tenant space. The space was previously occupied by Kitchen and Lighting of Scotts Valley and a real estate office.

As noted in their business plan, the applicant plans to establish a martial arts studio for kids and adults to train in traditional Korean martial arts. The proposed hours of operation for classes and training are Monday through Friday 3:00PM to 8:00PM and Saturdays 10:00AM to 2:00PM. In addition to offering classes, a small amount of merchandise and martial arts gear will be made available to purchase. See Attachment 3 for the proposed business plan.

The project proposal includes minor improvements to the tenant's space, including new paint and closing off existing electrical outlets from the prior business. Additionally, the establishment of a martial arts studio is a change in building occupancy. The applicant will be required to obtain a Building Permit to ensure that the tenant space conforms with California Building and Fire Code requirements.

DISCUSSION

1. Use Permit

The applicant's proposal to operate martial arts studio falls under the classification of "commercial recreation" where recreation facilities/services are provide for a fee. Commercial recreation is a conditional use in the C-S Zoning District, requiring issuance of a Use Permit by the Planning Commission. [Scotts Valley Municipal Code \(SVMC\) §17.02.030](#). The purpose of the use permit process is to evaluate whether the proposed use is appropriate for the subject site, surrounding uses, and how any adverse impacts may be avoided or minimized. The project involves the establishment of a martial arts studio in a vacant commercial tenant space. The surrounding businesses along Scotts Valley Drive consist of various commercial uses with similar hours of operation. The martial arts studio does not propose installation of any equipment that would generate excessive noise. The project does not result in any odors nor discharge of any type as the Korean martial arts studio would be enclosed within the building, with no outdoor uses proposed. The project is also consistent with the intent of the C-S Zoning District regulations to provide appropriately located retail, office, and service establishments that meet the various needs of different geographical areas in Scotts Valley. As such, there are no identifiable negative impacts that the proposed martial arts studio might cause to adjacent businesses.

2. Parking

The business is in an existing commercial office building along Scotts Valley Drive, where there are approximately 25 parking spaces available.

Proposed Use	Square Footage	Parking Formula	Required Parking
Korean Martial Arts Studio	2,000	1 space/250 sf	8 spaces
Kings Paint	1,892	1 space/500 sf	3.7 = 4 spaces
Dental Office	2,337	1 space/200 sf	11.6 = 12 spaces
Total			24 spaces

As 24 parking spaces are required and 25 parking spaces are provided on-site, adequate parking is provided for all three businesses and complies with the requirements of [SVMC Section 17.44.030](#).

3. Future Signage

On July 12, 1989, the Design Review Board approved DR89-027, approving a monument sign and tenant identification signs. Approved signage includes 4 square feet of sign area per tenant with signs hanging from existing eaves. A condition of approval requires any new signage to conform with DR89-027 for allowable area and design criteria.

ATTACHMENTS

Resolution to approve U23-001 (Action Item)

1. Resolution & Conditions of Approval
2. Location Map
3. Business Plan (received 3/23/23)
4. Proposed Floor Plan (received 3/23/23. Revised 4/18/23)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U23-001 TO ALLOW A 2,000± SQUARE-FOOT KOREAN MARTIAL ARTS STUDIO IN AN EXISTING COMMERCIAL TENANT SPACE IN THE COMMERCIAL – SERVICE (C-S) ZONING DISTRICT LOCATED AT 5276 SCOTTS VALLEY DRIVE / APN 022-042-05.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by William Gottfredson for a Use Permit to operate a 2,000± square-foot, Korean martial arts studio in an existing commercial tenant space located in the Commercial – Service (C-S) zoning district at 5276 Scotts Valley Drive / APN 022-042-05.

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act, under Section 15301, Class 1, Existing Facilities; and,

WHEREAS, the project was reviewed by the Planning Commission at regularly scheduled and noticed meeting on Thursday, June 8, 2023.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings as required by Section 17.50 of the Scotts Valley Municipal Code, and as further clarified in the staff report dated June 8, 2023.

- 1. The location of the martial arts studio is in accordance with the objectives of the zoning ordinance and the purposes of the zoning district in which the site is located.*** The subject property is in the City’s Commercial – Service (C-S) Zoning District. The purpose of the C-S zone to provide appropriately located retail, office, and service establishments that meet the various needs of different geographical areas in Scotts Valley. Additionally, the intent of the C-S district regulations is to encourage retail stores, offices, service establishments and businesses to concentrate for the convenience of the public and provide adequate parking facilities. The proposed project involves the establishment of a Korean martial arts studio within an existing commercial tenant space. As conditioned, the proposed

project is compatible with existing commercial, and office uses along Scotts Valley Drive.

2. ***The establishment, maintenance or operation of the martial arts studio will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed martial arts studio or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*** The project involves the establishment of a Korean martial arts studio in an existing commercial tenant space. The surrounding businesses along Scotts Valley Drive have similar hours of operation. The martial arts studio does not propose installation of any equipment that would generate excessive noise nor does the project result in any odors nor discharge of any type. In addition to the martial arts studio, two other businesses occupy the remaining tenant spaces in the existing commercial building. As 24 parking spaces are required and 25 parking spaces are provided on-site, adequate parking is provided for all three businesses and complies with the requirements of [SVMC Section 17.44.030](#). There are no identifiable negative impacts that the proposed martial arts studio might cause to adjacent businesses. Project conditions will require compliance with the California Building Code, California Fire Code, and conformance with the DR89-027 regarding allowable sign area and design criteria.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U23-001 to allow a martial arts studio in the C-S zoning district at 5276 Scotts Valley Drive / APN 022-042-05, subject to conditions set forth in the attached Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on June 8, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

Use Permit 23-001
06/08/2023 PC Meeting
Will Gottfredson / Ho Kuk Mu Sul

Resolution No.
5276 Scotts Valley Drive
APN 022-042-05

EXHIBIT A

CONDITIONS OF APPROVAL (Numbers 1 - 11)

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits or operation of the use.
3. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

PLANNING DEPARTMENT

4. Any proposed signage shall comply with DR89-027 regarding allowable sign area and design criteria.
5. Applicant shall obtain all required permits prior to installing any new signage.

BUILDING DEPARTMENT

6. Prior to issuance of a Business License, the applicant shall submit for a Building Permit. A building permit is required as the project involves a "Change in Use" from a B occupancy to an A occupancy. Plans submitted shall include the following:
 - a. New work
 - b. Unpermitted work
 - c. Site Plan
 - d. Accessibility Features

7. Plans shall comply with 2022 California Building, Mechanical, Electrical and Plumbing Codes.
8. Plans shall show compliance with ADA/Accessibility requirements. The following information shall include the following (which is not inclusive):
 - a. Desk shown on plan, shall meet accessibility requirements.
 - b. Business plan and project description indicates sales of various uniforms and equipment. Show the location of the sales area, point of sale location, and accessible path of travel.

SCOTTS VALLEY FIRE DISTRICT

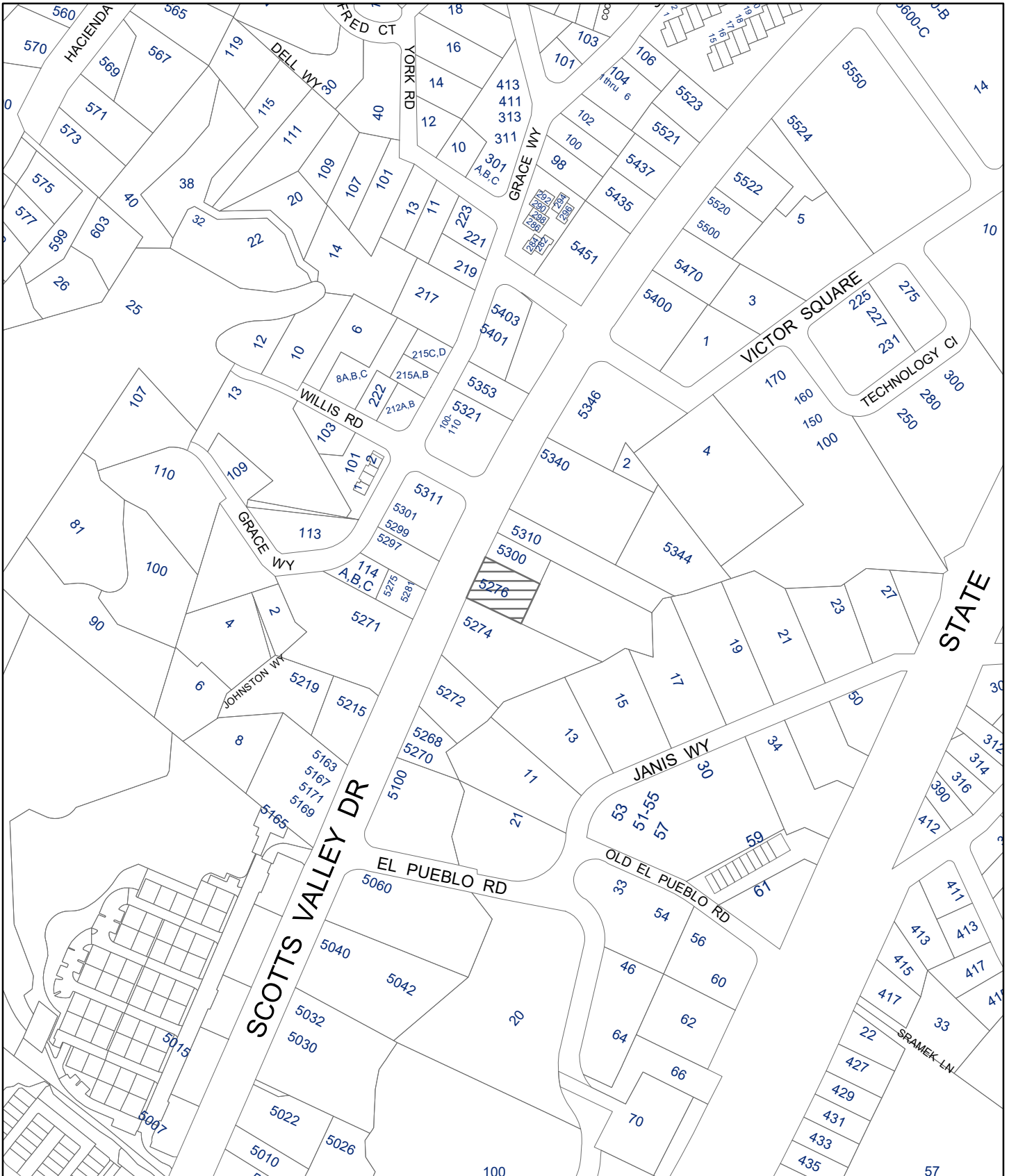
9. The applicant shall submit plans to modify the fire sprinkler system as necessary. Plans shall be submitted directly to the Scotts Valley Fire Protection District.
10. All portions of the building shall be within 75 feet of a fire extinguisher having a minimum rating of 2-A:10-B:C. Extinguishers shall have a current State Fire Marshal tag or new extinguisher to be serviced within one year of manufacturers date.
11. All egress doors shall be readily openable from the egress side, with a single action, without the use of a key, thumb turn, or any special knowledge or effort. Only the main doors may be permitted to have keyed-operated locking devices if all of the following are implemented:
 - a. The locking device is readily distinguishable as locked.
 - b. A sign is provided above the door declaring: "This door to remain unlocked when this space is occupied"
 - c. A dead bolt or a thumb bolt lock is not allowed.

Freeman Property Group LLC, Property Owner

Date

Location Map

5276 Scotts Valley Drive / APN 022-042-05



Project Site



Scott's Valley Ho Kuk Mu Sul

William Gottfredson, Owner

Executive Summary

Product:

Training in traditional Korean Martial Arts, and the sale of merchandise/gear associated with said training. This training includes both physical skills and the discipline to not use them incorrectly, with the awareness that there IS a correct time.

Customers:

We will offer our training to people of all backgrounds and ages, with a focus on getting young adults to begin (or resume) their training.

Future of the Company:

To grow a large and dedicated student body. To begin training Junior and Assistant Instructors from my own students.

Company Description

Mission Statement:

To provide the students quality training and life lessons on their way to earning their first and future blackbelts.

Principal Members:

William Gottfredson, Owner/Master Instructor.

Hours:

Monday through Friday, 3-8 there will be 1 hour classes. Saturday there will be 10am and 2pm 1 hour class. Closed Sunday.

Ninja camps/birthday parties will be hosted on Saturdays between classes.

Legal Structure:

Scotts Valley Ho Kuk Mu Sul will be an LLC in Scotts Valley, California.

Market Research

Industry:

Scotts Valley Ho Kuk Mu Sul will be joining the large martial arts industry of Santa Cruz county. For the most part martial arts schools focus on kids and adults (normally the parents of the kids already training) . I hope to not only bring in kids and their parents, but to get 15-25 year olds to either begin training, or pick it back up after training when they were younger.

Company Advantages:

Scotts Valley Ho Kuk Mu Sul is a service far more than a product, so it can only be as good as the Instructor(s). That will start with myself, William Gottfredson. I have been training for just over 20 years now, and have been the Head Instructor at Lairds Academy of Martial Arts for the last 10 years. Our hours will be broad and open to as many as possible participants.

In case of emergency and I can not teach that day, any substitute Instructor will be over 18 and at least Black/red Belt level in Ho Kuk Mu Sul.

Pricing Structure

Tuition:

First class will always be free.

Drop in classes will be \$25

The monthly base tuition will be \$215

There will be a 10% discount for paying for multiple months, available in 3 6 or 12 month blocks.

There will be a 10% discount on the tuition of additional family members.

Private classes will be offered at \$80/hour.

Every two months there will be a promotion test for the color belts, \$25 for intermediate and \$40 for full belt promotions.

Gear:

Plain white beginner uniform \$40

Black uniform, with patches and name embroidered, \$100

Shirts \$20

Marketing

Growth Strategy:

Reaching out to various former students of Lairds Academy to see if they have an interest in restarting their training.

Establishing a relationship with the Boys and Girls Club of Scotts Valley, as well as the nearby K-12 schools.

Becoming an Ocean Grove Vendor, allowing the school to be a place for homeschoolers to get P.E. credits.

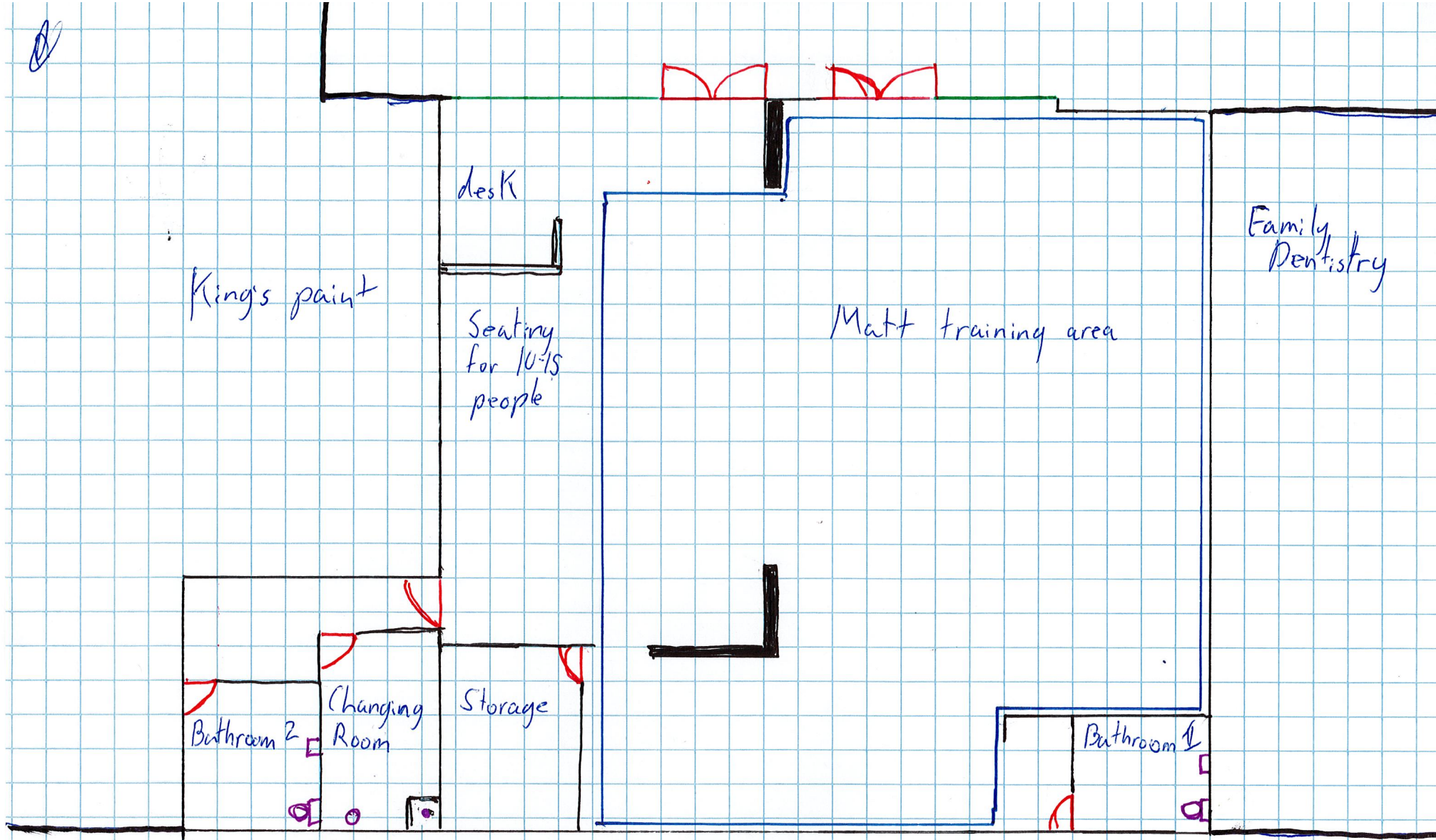
Communicating with the Customer:

Active social media accounts such as Twitter, YouTube, Facebook, and Instagram.

Company website, with the class schedule and email and phone numbers they can reach out to me from.

Sales:

At least at the start, I shall be handling all sales. Hopefully I will quickly reach a point where I will need to hire a dedicated office attendant to help with sales and bookkeeping.



1 square = 2 feet

- = walls
- ▬ = partial walls
- = half walls
- △ = doors
- = windows

- E = sinks
- OE = toilets
- o = shower
- = water heater
- = mat area

City of Scotts Valley PLANNING COMMISSION STAFF REPORT

DATE: 6/8/2023
TO: Planning Commission
FROM: Chris Lamm, Public Works Director
SUBJECT: **Five-Year CIP : General Plan Consistency**

SUMMARY OF ISSUE

State Law requires cities to adopt a Capital Improvement Program (CIP) to implement the General Plan. The CIP is a list of the proposed public works projects “recommended for planning, initiation, or construction during the ensuing fiscal year.” The CIP is developed by the Public Works Department as a five-year program and updated annually. By law, the Planning Commission must review the CIP to ensure that the City projects proposed during the ensuing fiscal year conform to the General Plan. The Planning Commission must report the findings to the City Council.

Public Works has prepared the attached five-year CIP encompassing fiscal years 2023-24 to 2027-28. The program is broken down by fiscal year, starting with FY 2023-24. Staff has prepared findings of consistency with the 1994 General Plan for fiscal year 2022-23 for the Planning Commission to review and recommend to City Council. The findings are included throughout the CIP at the end of each major heading.

Projects have been given a priority level and have been categorized as an A, B or C priority.

- Priority A - projects essential/critical to health and safety or legal/regulatory requirements.
- Priority B - projects important to maintaining health and safety or maintaining quality of life, but not critical.
- Priority C - projects deferrable and would only be implemented to the extent that higher priority projects are first funded.

The City Council reviewed the CIP plan at the May 17, 2023 meeting, with no changes.

Consistency with the General Plan is determined by identifying listed goals, objectives or policies that apply to each CIP project. Project categories; Wastewater, Transportation, Storm Drain, Parks, General Facilities, Equipment, and Information Technology have one or more overarching goals in the general plan that apply to all projects listed in the category

Wastewater & Storm Drain

Goal PSG-557: To promote the adequate provision of services and an efficient system of public utilities.

Transportation

CG-85: To provide the planning area with an integrated transportation system which serves private motorized vehicles, bicycles, equestrians, pedestrians and other forms of transit.

Parks

PRG-602 To provide adequate park and recreation facilities to serve the recreational needs of the City.

General Facilities & Equipment

PSG-513: To plan and provide for adequate and efficient city government offices and community facilities to accommodate the existing and future needs of the City; and, PSG-522 To support the provision of Police and Fire services at levels adequate for the protection of life and property.

Information Technology

PSO-517 Computerize all of the City's department operations

Following tonight's Planning Commission review and recommended approval, the CIP returns to City Council for approval of the CIP as part of the adoption of the FY 2023-24 Annual Budget at the June 21, 2023 City Council meeting.

FISCAL IMPACT

There is no fiscal impact related to discussion of the draft Five-Year CIP. Projects are be adopted and funded in the FY in which they are programmed in. Funding sources have been defined for projects listed in the FY-23-24 project year.

STAFF RECOMMENDATION

1. Planning Commission hold a public hearing on the five-year CIP and its consistency with the 1994 General Plan.
2. Planning Commission adopt the attached Resolution which recommends City Council adopt the CIP and finds the plan consistent with the General Plan.

TABLE OF CONTENTS

1. CIP Reso
2. 5-Year CIP

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY
RECOMMENDING THE CITY COUNCIL ADOPT THE FY 2023-24 CAPITAL
IMPROVEMENT PROGRAM**

WHEREAS, the Public Works Department of the City of Scotts Valley has prepared the Capital Improvement Program plan for the City of Scotts Valley for FY 2022-23 to 2026-27; and

WHEREAS, on June 8, 2023 the Planning Commission reviewed the proposed Capital Improvement Program for conformity with the adopted 1994 General Plan, as required by State law.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY hereby finds the proposed FY 2023-24 Capital Improvement Program for the City of Scotts Valley conforms to the adopted 1994 General Plan goals, policies and programs, as described, and recommends the City Council adopt the FY 2023-24 Capital Improvement Program.

The above and foregoing resolution was duly adopted by the Planning Commission of the City of Scotts Valley at a regular meeting held on the 8th of June, 202 by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

Five-Year Capital Improvement Project (CIP) Summary FY 2022-23 through FY 2026-27											
CIP #	Priority	Description	Funding Source	Est. Carry Forward from Prior Year	Additional FY 2023- 24 Requests	Full FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	STATUS
Wastewater											
1	A	Wastewater Recovery Master Plan	WWTP-C	\$ 85,973	\$ 50,000	\$ 135,973	\$ -	\$ -	\$ -	\$ -	On Hold
2	A	PLC/SCADA Upgrades	WWTP-C	\$ 562,243	\$ -	\$ 562,243	\$ -	\$ -	\$ -	\$ -	Active - Const.
3	A	Clarifier Superstructure & Walkways	WWTP-C	\$ 150,000	\$ -	\$ 150,000	\$ 300,000	\$ -	\$ -	\$ -	Not Started
5	A	Upgrade Tertiary Treatment Pumps	TTF	\$ 340,000	\$ 70,000	\$ 410,000	\$ -	\$ -	\$ -	\$ -	Active - Purchase
6	A	Aeration Basin System Upgrade	WWTP-C	\$ 1,000,000	\$ 250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	Active - Design
7	B	Stormwater LID	WWTP-C	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	NA
9	A	Sewer Vactor Truck	WWTP-C	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	Active - Purchase
10	A	Effluent Pump Replacement	WWTP-C	\$ 31,213	\$ 110,000	\$ 141,213	\$ 100,000	\$ -	\$ -	\$ 200,000	Active - Purchase
11	B	Wastewater Offices Facility Improvements	WWTP-C	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	Not Started
12	B	Facility Truck	WWTP-C	\$ -		\$ -	\$ 55,000	\$ -	\$ -	\$ -	NA
13	A	Collection System Lift Stations	WWTP-C	\$ 175,000		\$ 175,000	\$ 360,000	\$ 510,000	\$ 300,000	\$ 300,000	Not Started
14	A	Collection System Pipeline Upgrades	WWTP-C	\$ 200,000	\$ 230,000	\$ 430,000	\$ 260,000	\$ 490,000	\$ 330,000	\$ 360,000	Not Started
15	A	Collection System Inspection & Monitoring	WWTP-C	\$ 100,000	\$ 100,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	Active - RFP
52	A	Belt Press Conveyor Replacement	WWTP-C	\$ 255,754	\$ -	\$ 255,754	\$ -	\$ -	\$ -	\$ -	Active - Design
23-01	B	New Technology - Identified in Wastewater Rate Study	WWTP-C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	NA
24-01	A	Flow Equalization Stucture Pipeline Repairs	WWTP-C	\$ -	\$ 50,000	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	Not Started
24-02	A	Generator Transfer Switch and UPS upgrades	WWTP-C	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Not Started
24-03	A	IPS Wash Compactor	WWTP-C	\$ -	\$ 240,000	\$ 240,000	\$ -	\$ -	\$ -	\$ -	Not Started
Wastewater TOTAL				\$ 3,350,182	\$ 1,350,000	\$ 4,700,182	\$ 1,375,000	\$ 1,250,000	\$ 3,380,000	\$ 3,360,000	
Transportation											
16	A	Annual Street Maintenance/Resurfacing	GT/SB1/Meas D	\$ 275,000	\$ 150,000	\$ 425,000	\$ 650,000	\$ 650,000	\$ 850,000	\$ 950,000	Not Started
18	A	Bean Creek Road Pavement Rehab - Phase 1	Meas D/RSTPX	\$ 950,873	\$ -	\$ 950,873	\$ -	\$ -	\$ -	\$ -	Active - Bid
19	B	Mt. Hermon Road Cooridor Improvements	TDIF	\$ 349,396	\$ -	\$ 349,396	\$ -	\$ -	\$ -	\$ -	Active - Study
20	B	Janis Way Digout, Overlay, Sidewalk, Bike Lanes	Measure D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	Not Started
21	A	Scotts Valley Drive - Surface Seal	Measure D/SB1	\$ 75,000	\$ 500,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	Active - Bid
22	A	Glenwood Drive - Preventative Maintenance	Measure D	\$ -	\$ 100,000	\$ 100,000		\$ -	\$ -	\$ -	NA
23	A	Mount Hermon Road - Preventative Maintenance	Measure D	\$ -	\$ -	\$ -		\$ 200,000	\$ -	\$ -	NA
24	A	Bean Creek Road Pavement Rehab - Phase 2	Measure D	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	NA
25	A	Lockwood Lane Street Improvements	Measure D	\$ -	\$ -	\$ -	\$ -		\$ 100,000	\$ -	NA
53	A	Annual Citywide Street Striping ¹	CIP	\$ 66,619	\$ 100,000	\$ 166,619	\$ -	\$ 100,000	\$ -	\$ 100,000	Active - Const.
54	A	Granite Creek Paving ¹	RSTPX/SB-1	\$ 579,102		\$ 579,102	\$ -	\$ -	\$ -	\$ -	Active - Design
23-02	A	Utility Undergrounding (Scotts Valley Dr. and Granite Creek)	Rule 20A (PG&E)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261,345	\$ -	NA
24-04	A	Green Hills Road - Storm Repair	FHWA	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	Active - Design
24-05	A	Bean Creek Raod - Storm Repair	FHWA	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	Active - Design
Transportation TOTAL				\$ 2,295,990	\$ 1,850,000	\$ 4,145,990	\$ 650,000	\$ 1,250,000	\$ 2,211,345	\$ 1,300,000	
Storm Drains											
27	A	Storm Drain Trash Capture System	CIP	\$ -	\$ -	\$ -	\$ 343,800	\$ 125,000	\$ 125,000	\$ -	On Hold
28	B	Storm Drain Master Plan Update	SD DIF	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	Not Started
29	B	Pinecone Drive Draining Improvements	CIP	\$ 50,000	\$ -	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	Active - Design
30	B	Sunridge Drive Stormwater Repair	CIP	\$ 361,465	\$ -	\$ 361,465	\$ -	\$ -	\$ -	\$ -	Active - Bid

Five-Year Capital Improvement Project (CIP) Summary FY 2022-23 through FY 2026-27											
CIP #	Priority	Description	Funding Source	Est. Carry Forward from Prior Year	Additional FY 2023- 24 Requests	Full FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	STATUS
24-06	B	Scotts Valley Drive - Culvert Repair	CIP	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Active - Design
24-07	B	Granite Creek - Culvert Repair	CIP	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	Not Started
Storm Drains TOTAL				\$ 411,465	\$ 250,000	\$ 661,465	\$ 593,800	\$ 125,000	\$ 125,000	\$ -	

Five-Year Capital Improvement Project (CIP) Summary FY 2022-23 through FY 2026-27											
CIP #	Priority	Description	Funding Source	Est. Carry Forward from Prior Year	Additional FY 2023- 24 Requests	Full FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	STATUS
Parks											
31	A	Parks ADA Improvements - Phase 1	Lennar	\$ -	\$ -	\$ -	\$ 116,300	\$ -	\$ -	\$ -	Not Started
32	A	Parks ADA Improvements - Phase 2	Lennar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ -	Not Started
33	A	Senior Center ADA Improvements - Phase 2	CIP	\$ 74,000	\$ -	\$ 74,000	\$ -	\$ -	\$ -	\$ -	Not Started
36	B	Parks System Master Plan	Parks DIF	\$ 106,070	\$ -	\$ 106,070	\$ -	\$ -	\$ -	\$ -	Active - Study
37	A	Skypark Play Structure Equipment - Tot Lot	P68, CIP	\$ 287,911	\$ -	\$ 287,911		\$ -	\$ -	\$ -	Active - Const.
38	C	Hocus Pocus Park Play Structure Equipment	Parks DIF	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ -	\$ -	NA
39	A	Vine Hill Childcare Facility	HUD	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	Not Started
40	C	Skypark Tennis Area Improvements	Parks DIF, Lennar	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	Not Started
55	A	Siltanen Park Irrigation System Replacement	CIP	\$ 226,713	\$ -	\$ 226,713	\$ -	\$ -	\$ -	\$ -	Active - Bid
23-03	B	Hocus Pocus - Electrical and Lighting Repairs	CIP	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	NA
23-04	B	Hocus Pocus - Basketball Court Resurfacing	CIP	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	NA
23-05	B	Skatepark - Fence Replacement	CIP	\$ -	\$ 55,000	\$ 55,000	\$ -		\$ -	\$ -	NA
23-06	B	MacDorsa Park - Irrigation System Replacement	CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	NA
23-07	B	MacDorsa Park - Play Structure Replacement	CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	NA
23-08	B	Skypark - Painting (Bldgs, gazebos, BBQ)	CIP	\$ -	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -	\$ -	NA
23-09	B	Siltanen Park - Bleacher Upgrades / Replacements	CIP	\$ -	\$ -	\$ -		\$ 50,000	\$ -	\$ -	NA
23-10	B	Siltanen Park - Softball Fencing and Netting Replacement	CIP	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	NA
24-08	B	Skypark Play Structure Replacement	HUD	\$ -	\$ -	\$ -	\$ 757,000	\$ -	\$ -		Not Started
Parks TOTAL				\$ 2,144,694	\$ 185,000	\$ 2,329,694	\$ 973,300	\$ 570,000	\$ 260,000	\$ -	
General Facilities											
42	A	HVAC Replacement at City Hall	CIP	\$ -	\$ -	\$ -	\$ -	\$ 251,191	\$ -	\$ -	On Hold
43	A	City Facility ADA Improvements - Phase 1	CIP	\$ 73,400	\$ -	\$ 73,400	\$ -	\$ -	\$ -	\$ -	Active - Design
44	A	City Facility ADA Improvements - Phase 2	CIP	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	NA
46	A	Public Works Facility Improvements	CIP	\$ 1,142,949	\$ 250,000	\$ 1,392,949	\$ -	\$ -	\$ -	\$ -	Active - Design
47	C	Public Works Quonset Hut Replacement	CIP	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	NA
48	C	Public Works Equipment Storage Building Replacement	CIP	\$ -	\$ -	\$ -		\$ 200,000	\$ -	\$ -	NA
49	A	Police Department Locker Room	Police Build.DIF	\$ 233,648	\$ -	\$ 233,648	\$ -	\$ -	\$ -	\$ -	Active - Design
50	C	Police Department Armory	Police Build.DIF	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ -	Not Started
58	A	Police Department Fitness Facility Upgrades	CIP	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	Not Started
59	A	Universal Power Supply	PDIF	\$ 49,975	\$ -	\$ 49,975	\$ -	\$ -	\$ -	\$ -	Not Started
23-11	A	City Hall Roof Replacement	CIP	\$ 75,000	\$ -	\$ 75,000	\$ 200,000	\$ -	\$ -	\$ -	Active - Design
23-12	A	City Facilities Condition Assessment	CIP	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	Active - RFP
23-13	A	City Hall / Police Department Generator Replacement	CIP	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	NA
24-09	B	Community Center/Senior Center - Generator Installation	CIP	\$ -	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	NA
24-10	B	City Facility Security Upgrades	CIP	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	NA
General Facilities TOTAL				\$ 1,649,972	\$ 525,000	\$ 2,174,972	\$ 975,000	\$ 451,191	\$ -	\$ -	
Equipment											
24-XX	A	(2) Patrol Vehicles	Police 306	\$ -	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	
24-XX	A	Dispatch Center Upgrade	Police B. DIF/Grant	\$ -	\$ 270,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -	

Five-Year Capital Improvement Project (CIP) Summary FY 2022-23 through FY 2026-27											
CIP #	Priority	Description	Funding Source	Est. Carry Forward from Prior Year	Additional FY 2023- 24 Requests	Full FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	STATUS
Equipment TOTAL				\$ -	\$ 380,000	\$ 380,000	\$ -	\$ -	\$ -	\$ -	
Information Technology											
23-15	A	Computerized Maintenance Mgmt Software	CIP	\$ 249,400	\$ -	\$ 249,400	\$ -	\$ -	\$ -	\$ -	Active -RFP
24-11	A	Server Replacements	CIP	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	Not Started
Information Technology TOTAL				\$ 249,400	\$ 200,000	\$ 449,400	\$ 200,000	\$ -	\$ -	\$ -	
GRAND TOTAL				\$ 10,101,704	\$ 4,740,000	\$ 14,841,704	\$ 4,767,100	\$ 3,646,191	\$ 5,976,345	\$ 4,660,000	