

COUNTY NEWS 1-13-77

Scotts Valley planners set revision of general plan

By Larry Mauter

In a move toward revision of Scotts Valley's general plan, the city's planning commission agreed Tuesday night to make field trips to at least four areas that are viewed as potential conflict spots for city planners.

The four areas; South Navarra Drive, Quien Sabe Road, Grace Way above the Willis Road intersection and the Bethany College area, will be visited by commissioners and city officials Saturday, January 29, starting at 7:30 a.m.

Community development director Jack Schenk told commissioners the Quien Sabe Road area shows the most problems right now.

Schenk said he is concerned with slopes as steep as 40 per cent; and zoning that calls for multi-family residential development at seven to fourteen units per acre. Also of concern to the planner was the availability of another access route into the area.

CONTROLS NEEDED

"There ought to be some controls on how this area is developed," said Schenk. "I don't think you (planning commission) want this area subject to multi-family developments."

Concerning area access, Schenk commented "There should be something on the general plan showing a road will continue. It's important to insure more than one way in and out of the area."

On Grace Way, Schenk said the problem is the possibility of multi-family development in a steep, heavily wooded area. He said the planning department has reports that access for fire and police services is a problem.

SOUTH NAVARRA

South Navarra Drive has conflicts between present zoning and the current general plan designation, reported Schenk.

The fourth area around Bethany College is in the REC zone and "is limited severely by access", according

to Schenk. Traffic circulation is going to be a real problem, he said.

Other areas mentioned as being in line for planning commission scrutiny include La Madrona Drive, Granite Creek and Green Hills Roads.

Planning commission chairperson Bill Berger commented "the two areas I see as problems are Quien Sabe and South Navarra. I'd like to start with those areas."

The planning staff was requested to prepare a checklist of problems in the four areas in order to save time during the field trip.

REC ZONE

In a related matter, planning commissioners decided 5-0 to recommend that city council pass an emergency ordinance tightening up building requirements in the REC (recreation) zone.

Planning director Schenk had requested the commission to clarify what uses should be allowed in the REC zone.

"Staff has had problems with the REC zone", said Schenk. "What standards do we use?" he asked. The ordinance doesn't provide the answer.

He cited the Bethany area as an ex-

ample. The college has asked me what type of building is permissible. I frankly don't have an answer, said the planner.

Commissioner Foster said that when the REC zone was initiated, there was a lot of talk about parks and recreation.

Looking at the wording now, I recognize it is too wide open, he said. Foster suggested the commission refer the matter to staff for suggestions, "then we can go from there".

Commissioner Ralph Dreyer's motion on the REC zones requests council to require design review and use permits for any multi-residential or commercial application in a REC zone.

WORTH SUBDIVISION

Planning commissioners decided to continue until February 8 consideration of an environmental impact report (EIR) and approval of an eight lot subdivision proposed for Twin Pines Drive. The applicant is Vaughn Worth.

In his report to the commission, planning technician Jeff Reeding revealed staff had several problems with the submitted EIR.

Continued on page 6, col. 7

Planners to revise plan

— From page 1

He said there appears to be conflict between the topographical map submitted with the subdivision application and the data provided in the EIR. Redding also noted the presence of rare and/or endangered species. The staff report recommended a continuance of the application.

David Bockman, representing the Santa Cruz regional group of the Sierra Club spoke against the application.

Bockman said he opposed the project at the county planning commission and at LAFCO hearings "because Scotts Valley does not have a complete general plan."

He asserted the EIR received by the Sierra Club was incomplete because it had not contained responses from individuals and organizations.

ENDANGERED SPECIES

Bockman mentioned the site is a habitat of two endangered species; the silver-leaf manzanita, found only in Santa Cruz county and the Santa Cruz kangaroo rat, which is found in the Santa Cruz mountains north of the Pajaro river.

The environmentalist argued that a decision on the development should be deferred until a study required of Kaiser sand and gravel is completed.

Bockman explained the Worth property abutts the Kaiser quarry land and Kaiser is obligated to study both endangered species. Bockman said the reports would be in within a year.

OTHER BUSINESS

In other commission business, a motion was approved calling for staff to study and report "when or if ever sewer capacity became available" for the proposed 193 unit Scottsborough planned development.

A letter received by the commission from attorney Rodney Atchison had challenged planning director Schenk's contention that the Scottsborough use permit had expired September 8.