

Panel's rejection doesn't kill Glenwood plan

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Don't expect the Glenwood developer to walk away.

Despite a rejection by the Planning Commission on Tuesday night, the controversial project is still on track to be reviewed by the City Council Dec. 20, with hearings in January.

SCOTTS VALLEY "We hope in the coming months that the council will exercise the leadership necessary to move things forward," developer Kerry Williams said.

Voters overturned the council's approval of a 145-home development on 195 acres last year. Williams had hoped that reducing the project to 65 homes — and setting aside 175 acres for open space with a \$250,000 endowment — would pass muster with the community.

The latest configuration strings homes along Glenwood Drive, with two clusters beyond the new high school and a third backing up to Canham Road to avoid rare and endangered plants

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and animals in the meadow. The developer is also offering a 10-acre park with \$225,000 to improve it and 2 miles of trails.

But planning commissioners Alecia Biddison, Lawrence Fogel and Mark Newton weren't persuaded. Their opposition led to a resolution recommending the council deny the project.

Fogel, who had voted against the 145-home project, said the smaller project required the city to sacrifice the aesthetics of the area and wildlife habitat while worsening traffic. He said he would rather see housing developed in the center of town.

Biddison said she had insufficient information to determine whether the developer was doing enough to mitigate traffic. Although

Williams considered the traffic studies comprehensive, Biddison called them inconclusive.

She suggested the developer go back to the drawing board. She said she would approve a project that preserved the scenic corridor and wildlife habitat and reduced the traffic impacts — all goals of the city's general plan.

Although she declined to specify how many units she might approve, she suggested targeting the homes near the west branch of the Carbonero Creek and the three homes on a cul-de-sac that he said hampered wildlife movement.

Newton had concerns about the homes proposed next to Canham Road.

This is a "significant area for the city of Scotts Valley," and one of the reasons the project was

taken to a referendum, he said.

He also questioned the grading that would be necessary to build homes next to the high school.

Williams said critics are ignoring the fact that the land is zoned residential.

"They want free land without having to pay for it," she said.

Some \$5 million in state money was earmarked in Proposition 12 toward a Glenwood land purchase.

Neighbors contend the developer should be satisfied with that sum after getting \$4 million for the land sold for the high school site. But Williams has made it clear \$5 million is not enough to make a deal.

She left open the possibility that a council denial could result in a lawsuit.

"We will do what's necessary to preserve our rights under the law," she said.

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