

✓ SCOTTS VALLEY 1990- Scotts Valley

adopts guidelines for used-car lots SJM 8-8-91 2B

By Terri Morgan
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In an effort to encourage new sources of revenue for Scotts Valley, the city council paved the way for used-car lots within the city limits Wednesday evening.

"The financial position of our city demands we look at every revenue source," said Councilwoman Peggie Lopez. "I strongly urge us to start the process of amending the existing zoning ordinance (to allow used car sales)."

Scotts Valley's zoning regulations prohibit the sale of used cars from lots within the city. The city's ordinance does allow new car dealers to sell used vehicles they acquire through trade-ins and other business dealings. However, there are no car dealers currently within the city limits.

On to planning commission

Before used-car lots become a reality in Scotts Valley, the matter must first be approved by the city's planning commission. If it meets with the planning board's approval, the city council would then hold a public hearing on the subject before making a decision to change the zoning ordinance.

"The process is a lengthy one," said Bob Hanna, Scotts Valley's planning director.

The city council asked its staff to prepare a set of tentative guidelines for used-car lots more than a month ago, after a local business-

man had expressed interest in operating such a business in Scotts Valley.

"The intent is to clearly define the minimum standards that would be expected from a used-car lot," said Hanna. "If those standards were acceptable and were understood by the applicant, the impact on the city would be reduced."

Parking, design rules

Hanna said the guidelines are intended to soften the potential impact used-car lots would have on the city. Those criteria include adequate paving, landscaping, security and customer parking. To reduce the impact used-car lots would have on city residents, lighting, loudspeaker systems and signs would be kept to a minimum.

"There would be no variances or waivers (allowed). If we set minimum design standards, we should adhere to them," Hanna said.

"Those standards certainly are attractive, and I wish we had some of those standards on the other businesses along the (Scotts Valley) drive," said Councilwoman Gina Koshland.

A spokesman for the Scotts Valley Chamber of Commerce applauded the council for setting the first steps in motion toward allowing used-car lots in the city.

"We certainly encourage the council to diversify this economy and get some additional business in this community," said Michael Vasquez.