



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

February 28, 2006

AGENDA DATE: March 28, 2006

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

SUBJECT: 2005 Annual General Plan Report

State law and County regulations require that an annual report regarding the General Plan be prepared each year. Public hearing and review of this report by the Planning Commission and your Board are required by County regulations. Several categories, such as approved General Plan amendments, progress in meeting regional fair share housing needs, park site acquisition, and the Urban Services Line annual review, are required to be reviewed and are discussed in this 2005 Annual Report (see Attachment 1). State law also requires that this Report be submitted to the Office of Planning and Research and the Department of Housing and Community Development.

PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing on this Report at their February 8, 2006 meeting. There was a general discussion of the Regional Housing Needs requirements, the State's role in determining local housing production, and the consequences of meeting or not meeting the goals. Additionally, some commissioners shared initial perspectives with regard to future general plan update issues.

SUMMARY AND RECOMMENDATION

This General Plan Annual Report summarizes the 2005 activity as well as upcoming and potential future activity regarding the General Plan/LCP.

It is therefore RECOMMENDED that your Board take the following actions:

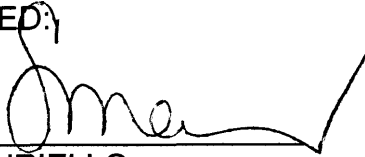
1. Conduct a public hearing on the 2005 General Plan Annual Report;
2. Accept and file this report; and
3. Direct Planning staff to provide copies of this Report to the Office of Planning and Research and the Department of Housing and Community Development, as required by State law.

Sincerely,



Tom Burns
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. 2005 Annual General Plan Report
2. Planning Commission Minutes of February 8, 2006

TB:GH\G:\Board Letters\Pending

2005 ANNUAL GENERAL PLAN REPORT

2005 Amendments

Your Board took action on the following General Plan/LCP amendments in 2005:

- o Adoption of the Housing Element on June 7, 2005;
- o Text changes to allow public recycled water facilities on agricultural land on November 22, 2005;
- o Map designation change from Public Facility to Urban Medium Residential to facilitate a four-lot minor land division on Rodriguez Street on April 26, 2005 (Application No. 03-0385).

Pending Amendments

The following are pending applicant requested and County initiated General Plan/LCP amendments:

- o 02-0339: allow interim quarry use (washwater storage pond for the Aromas Quarry) on Commercial Agricultural land on Riverside Road;
- o 04-0328: change the designation from Parks, Recreation and Open Space to Urban High Residential to facilitate residential development (Par 3);
- o 05-0388: change the designation of a portion of a site from Office to Urban Medium Residential to facilitate 29 townhouses located on Soquel Drive near Porter Gulch Road;
- o 05-0797: change the designation from Service Commercial to Community Commercial to facilitate a mixed use (retail and one residential unit) project at 2615 Soquel Avenue near 7th Avenue;
- o 05-0252: change the designation from Community Commercial to Service Commercial to facilitate an auto dealership and self-storage for property located at 3711, 3715 and 3801 Soquel Drive near 41st Avenue;
- o Staff initiated General Plan amendment and rezoning for the parcels in the vicinity of the subject property of Application 05-0252 to result in an area change from Community Commercial to Service Commercial;
- o Board initiated General Plan amendment and rezoning to change the designation of a parcel near Felton from Commercial to Residential to recognize the existing residential use;
- o Amendments to the Seacliff Village Plan to facilitate the McGregor park and affordable housing projects;
- o Update of the Aptos Village Plan.

Park Site Acquisitions and Reviews of Development Applications

The Parks and Recreation Commission reviewed one site of two adjoining parcels for possible acquisition this past year. The parcels (APN 026-261-16 and 026-261-17) totaling 6.7 acres are located at the southwest corner of 7th Avenue and the Upper Harbor Access Road and adjacent to a parcel purchased by the Redevelopment Agency for potential park purposes in 2000. Your Board authorized acquisition of the two parcels by the Redevelopment Agency.

Commercial Agricultural Land Classification Review

There was one application filed in 2005 for an agricultural viability determination of agricultural land located on Freedom Boulevard. The applicant withdrew the application and no determination was made.

Annual Urban Services Line Review

There were no applications filed in 2005 to amend the Urban Services Line.

When the Urban Services Line was established, in 1979, there was the potential of approximately 13,000 additional units that could be constructed within the urban area. Based on current zoning, there is a potential of approximately 4,422 potential additional units (not including second units) within the urban area.

With the urban areas approaching buildout, discussions concerning how to accommodate future growth—through Urban Services Line expansion or intensification of infill development—will be necessary in the future as the County continues to strive to meet its fair share housing requirements.

Progress in Meeting Fair Share of Regional Housing Needs

The Regional Housing Needs for the unincorporated area for 2000-2007, as adopted by AMBAG, is as follows along with the number of already developed housing (through December 2005):

	Regional Housing Need	2005 Units	Total Developed Housing 2000-2005
Very Low Income	937	48	302
Low Income	502	10	120
Moderate Income	651	11	100
Above Moderate Income	1,351	174	816

As identified in the Housing Element (Table 4.6.3), the County has identified sufficient sites to accommodate the 3,441-unit need, with the inclusion of pending rezoning to higher densities of 22 acres of land.

Proposed Amendments and Implementation for 2006

In addition to the pending amendments listed earlier in this report, the following amendments will be processed in 2006:

- o Amendments to the Primary Groundwater Recharge designations on the General Plan Resources and Constraints Maps. Public Works Department staff has been

- reviewing data sources for the Maps and has determined that they need upgrading to correct parcel boundaries and other map features;
- o Any needed amendments to implement the requirements of the federal National Pollutant Discharge Elimination System (NPDES) Phase II regulations. These regulations focus on heightened protection of the environment from stormwater and other off-site discharges of pollutants;
 - o Amendments to accommodate housing site rezonings, as defined in the Housing Element;
 - o Preparation of a document to address the Pleasure Point neighborhood issues of neighborhood compatibility in design, infrastructure, historic resources, and other issues (your Board considered a report on this subject at your March 21, 2006 meeting).

Planning staff has already begun implementation and will continue in 2006 to focus on implementing the date-sensitive programs of the new Housing Element.

Future Revision of the General Plan/LCP

Excepting the new Housing Element adopted in 2005, the General Plan/LCP was last updated in 1994. The time is soon coming to begin consideration of an update of the General Plan. Accordingly, in 2005, your Board adopted a General Plan surcharge fee applicable to new applications to provide a source of funding to begin that effort in the future.

The scope of a new General Plan has not yet been determined but will mirror our challenges, as a community, to provide balance, protection, and opportunities for, at minimum, the following issues:

- o Water availability;
 - o Traffic issues;
 - o Providing affordable housing and strategies to meet continuing Regional Housing Needs;
- As the areas within the Urban Services Line reach buildout, decisions on how best to accommodate additional housing will need to be made. This may entail higher density infill, increased mixed-use development, or expansion of the Urban Services Line.
- o Adequacy of sites to support appropriate levels of commercial and industrially zoned lands;
 - o Strategies to balance our jobs/housing ratio to ensure that we are creating an adequate number of jobs as well as housing for our growing population.

PLANNING COMMISSION MINUTES- 2/08/06

Proceedings of the Santa Cruz County
Planning Commission

Volume 2006, Number 3

February 8, 2006

LOCATION: Board of Supervisors, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Brenner, Durkee, Vice Chair Holbert, Chair Osmer, Shepherd

Alternate Commissioners: Messer, Hancock, Hummel, Gonzalez, Britton

Commissioners present were Durkee, Vice Chair Holbert, Chair Osmer, and Shepherd.

Commissioner Hancock sat in for Durkee on Item 9.

Commissioner Brenner was absent due to illness.

CONSENT ITEMS

6. APPROVAL OF MINUTES

To approve the minutes of the January 25, 2006 Planning Commission meeting as submitted by the Planning Department.

Approved minutes with the date amended to reflect the hearing occurred on January 25, 2006. Osmer made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

6.1 05-0406 45 CUTTER DR., WATSONVILLE APN(S): 051-701-13

Consider findings for denial on a proposal to construct a garage with a boathouse below, an attached bath, and recognize an existing sheetpile wall. Requires a Residential Development Permit to increase the maximum 1000 square foot size limitation for nonhabitable accessory structures and to maintain a bath within a detached accessory structure and Riparian Exception. Property located on the west side of a 20 foot right of way, about 200 feet north from Cutter Drive at 45 Cutter Drive in Watsonville.

APPELLANT: RICHARD YANDO, ETAL

APPLICANT: RON GORDON

OWNER: JOSEPH AND DOMITILA GUERRERO

SUPERVISORIAL DISTRICT: 4

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-5174

EMAIL: pln140@co.santa-cruz.ca.us

Continued to February 22, 2006 in order to have five Commissioners for the vote. Osmer made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

CONTINUED ITEMS

7. **04-0294 (**)** **3911 PORTOLA DRIVE, SANTA CRUZ** **APN(S): 032-051-36**
Proposal to remove two structures and to construct an approx. 25,500 square foot mixed-use building: containing one retail/office condominium on the lower level and one office condominium and 17 residential condominium units at the upper level with common area including parking and landscaping. Requires a Commercial Development Permit, a Coastal Development Permit, a Subdivision, a Master Occupancy Program, and a Variance to reduce the required 30 foot rear setback to the residential carports to approximately 5 feet. Property located on the north side of Portola Drive about 150 feet west of 41st Avenue, at 3911 Portola Drive.
OWNEWAPPLICANT: ABBAS HAGHSHENAS
SUPERVISORIAL DISTRICT: 1
PROJECT PLANNER: LARRY KASPAROWITZ, 454-2676
EMAIL: pln795@co.santa-cruz.ca.us

Approved application with amended conditions to include the addition that parking and circulation areas shall be surfaced as shown on the approved exhibit A (II.D.11). Holbert made the motion and Shepherd seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

8. **04-0176** **1815 CHANTICLEER AVENUE, SANTA CRUZ** **APN(S): 029-101-03**
Proposal to divide a parcel into four single-family lots, to construct a two-story single-family home on each new lot and a one-story, 17-foot high detached accessory structure (garage with habitable accessory structure) on proposed Lot 3, and to reduce the required right-of-way and road width from 56 feet and 36 feet to 41 feet and 32 feet respectively, to reduce the required corner radius from 20 feet to 12 feet on the northern corner of the new access road and Chanticleer Avenue, and to construct contiguous (not separated) sidewalks. Requires a Minor Land Division and a Roadway/Roadside Exception Permit. Property located in Live Oak on the west side of Chanticleer Avenue (1815 Chanticleer) at the intersection of Thomas Avenue.
OWNER: GARY & JUDY JONES, TRUSTEES
APPLICANT: STEPHEN GRAVES & ASSOC.
SUPERVISORIAL DISTRICT: 1
PROJECT PLANNER: CATHLEEN CARR, 454-3225
EMAIL: pln716@co.santa-cruz.ca.us

Approved application with amended condition IV.J to require that the applicant/owner shall maintain temporary fencing with dust suppression barrier during construction. Durkee made the motion and Holbert seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

SCHEDULED ITEMS

9. **05-0582** **105,106,118,128, and 142 MAR SERENO DR., APTOS**
APN(S): 039-061-10,-11, -12, -13, & -14
Proposal to modify the grading plans and architectural designs for Lots 2 through 6 of the Mar Sereno subdivision. Requires an amendment to Subdivision 99-0801 and a preliminary grading review. Property located on the northwest corner of Soquel Drive and Haas Drive with access to the subdivision off of Haas Drive.
OWNER: MAR SERENO ESTATES, LLC
APPLICANT: THATCHER THOMPSON, ARCHITECTS
SUPERVISORIAL DIST: 2
PROJECT PLANNER: LARRY KASPAROWITZ, 454-2676
EMAIL: pln795@co.santa-cruz.ca.us

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Continued until February 22, 2006 to re-design the homes to be consistent with the original house sizes approved. Holbert made the motion and Shepherd seconded. Voice vote carried 4-0, with ayes from Hancock, Holbert, Osmer, and Shepherd.

10. **04-0472** **4575 DAWN LANE, SOQUEL** **APN(S): 102-221-53**
 Proposal to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6,000 and 9,500 square feet, and seven two-story residences, and to grade about 900 cubic yards of earth. Requires a Subdivision Permit and Preliminary Grading Approval. Located at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane and Soquel-San Jose Road, at 4575 Dawn Lane, Soquel.
 OWNER: LOLETA HEICHEL
 APPLICANT: HAMILTON-SWIFT
 SUPERVISORIAL DIST: 1
 PROJECT PLANNER: CATHLEEN CARR, 454-3225
 EMAIL: pln716@co.santa-cruz.ca.us

Continued until March 8, 2006 with the public hearing open. Durkee made the motion and Holbert seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

11. **06-0020** **7354 HWY 9, FELTON** **APN(S): 071-061-01**
 Proposal to change the General Plan Designation from Neighborhood Commercial (C-N) to Suburban Residential (R-S) and to change the Zoning Designation from Neighborhood Commercial (C-1) to Single Family Residential (R-1-15) on a 9,192 square foot parcel located at 7354 Highway 9, Felton, which contains one single-family dwelling. Requires a General Plan Amendment and Rezoning.
 Property located at the intersection of Highway 9 and Lazy Woods Road, Felton.
 OWNER: VICTOR QUIROZ
 APPLICANT: COUNTY OF SANTA CRUZ
 SUPERVISORIAL DIST: 5
 PROJECT PLANNER: FRANK BARRON, 454-2530
 EMAIL: pln782@co.santa-cruz.ca.us

Adopted resolution recommending that the Board of Supervisors approve the General Plan amendment and the rezoning. Shepherd made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

12. **2005 ANNUAL GENERAL PLAN REPORT**
 Public hearing to consider the County of Santa Cruz 2005 Annual General Plan Report.
 OWNER/APPLICANT: COUNTY OF SANTA CRUZ
 SUPERVISORIAL DISTRICT: COUNTY-WIDE
 PROJECT PLANNER: GLENDA HILL, 454-3216
 EMAIL: pln610@co.santa-cruz.ca.us

Approved staff recommendation to forward the report to the Board of Supervisors. Holbert made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.