



County of Santa Cruz 0519

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(631) 454-2580 FAX: (631) 454-2131 TDD: (631) 454-2123

ALVIN D. JAMES, DIRECTOR

February 22, 2000

AGENDA: March 7, 2000

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

SUBJECT: GENERAL PLAN ANNUAL REPORT, INCLUDING HOUSING ELEMENT PROGRESS REPORT

Members of the Board:

On May 24, 1994, the Board of Supervisors adopted an update to the County General Plan and Local Coastal Program Land Use Plan. The update focused on residential densities within the urban area, correcting land use designations to reflect existing public and quasi-public uses and combining the policies of the General Plan and the Local Coastal Program Land Use Plan into a single document. The General Plan and Local Coastal Program Land Use Plan became effective on December 19, 1994, following certification of the LCP amendments and approval of the changes to the implementation program by the California Coastal Commission on November 14, 1994.

Under Government Code Section 65400 (b), an annual report is to be provided to the legislative body, the Governor's Office of Planning and Research and the Department of Housing and Community Development by July 1 of each year on the "status of the plan and progress in its implementation, including progress in meeting its share of regional housing needs...." and "local efforts to remove governmental constraints to the maintenance, improvement and development of housing..." (Attachment 2). The annual reports were to be prepared using forms and definitions, to be developed by the Department of Housing and Community Development (HCD). These forms have not been developed by HCD and County staff has, therefore, not prepared the annual report.

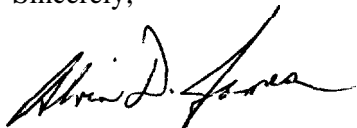
Recently, the Planning Department was contacted by the new head of the Governor's Office of Planning and Research requesting that we prepare and submit the 1998 annual report, in any form. We were advised that the forms required by the State statute would be developed for use in preparing the 1999 status report, due in July 2000.

The report on the status of the implementation of the 1994 County General Plan and the County's progress in addressing its share of regional housing for calendar year 1998 is attached for your review

(Attachment 1). Because most of the zoning necessary to implement the adopted Plan was approved concurrently with the Plan, the bulk of the work involves refinements and special projects that your Board will undoubtedly recall.

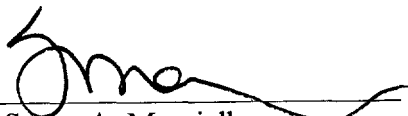
It is, therefore, RECOMMENDED that your Board accept and file this report.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

Attachments 1. Status of General Plan and Implementation Progress - 1998
 2. Government Code Section 65400

cc: Governor's Office of Planning and Research
 Department of Housing and Community Development

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

1998

General Plan Elements

Land Use Plan - The updated Land Use Element was adopted by the Board of Supervisors on May 24, 1994, became effective on December 19, 1994 following Coastal Commission certification. The zoning plan to implement the land use element changes was adopted concurrently with the adoption of the Land Use Element.

In 1998, the following policy and implementing ordinance amendments were adopted by the Board of Supervisors:

~ policy and ordinance amendments to recognize biomedical livestock operations as an agricultural use and to establish standards and process for the review and approval of the use permit for the operations, including standards for operations

~ policy and ordinance language to recognize the existing urban density residential uses in the rural areas of the County

~ policy amendment to facilitate the extension of a sewer line to serve an area outside the urban service line which is experiencing extreme septic maintenance problems (St. Francis)

~ policy amendment to delete a portion of two roads (Casserly and Mt. Madonna Roads) from the scenic road designation

~ land use designation changes to allow the continued use of an existing building as a restaurant (Silver Spur), and to allow expanded uses in an existing commercial building in the Summit area

~ land use and Urban Service Line amendment to correct error adopted as a part of the General Plan update (Little Creek Road area)

Circulation Element - An updated Circulation Element was adopted as a part of the General Plan update on May 24, 1994. No changes to the Circulation Element have been sought or made. Many improvements designated in the Circulation Element are under construction or in the planning stages, including improvements to the Highway 1/17 interchange, adding HOV lanes to Highway 1, improving Capitola Road, 17th Avenue widening, Porter Street improvements, Soquel

ATTACHMENT 1

Drive improvements, and various improvements to County roads in the vicinity of Watsonville.

The Santa Cruz County Regional Transportation Commission was working on a Major Transportation Investment Study to examine a number of alternatives to highway enlargement, including rail, buses, bicycles and combinations. This report is scheduled for completion in 1999.

Noise Element - An updated Noise Element was adopted as a part of the General Plan update on May 24, 1994. No changes have been made to this Element. Planning staff continues to implement these policies on a project basis.

Open Space and Conservation - Updated Open Space and Conservation Elements were adopted as a part of the General Plan update on May 24, 1994. No changes have been made to these Elements.

Housing Element - A revised Housing Element was adopted by the Board of Supervisors on May 24, 1994. The Department of Housing and Community Development has not certified this Element. Planning staff continues to work with HCD towards resolving the remaining concerns of HCD staff, The County's progress in implementing the current Housing Element is discussed in a subsequent section of this report.

The next Housing Element update is scheduled for 2001.

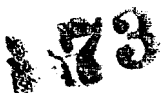
Safety Element - An updated Safety Element was adopted as a part of the General Plan update on May 24, 1994. No changes have been made to this Element.

Recreation Element - An updated Recreation Element was adopted as a part of the General Plan update on May 24, 1994. No changes have been made to this Element. The County continues to implement this element through programs and enhanced facilities, such as the new Simpkins Family Swim Center, opened in 1998.

Community Design Element - This element, update as a part of the General Plan update in 1994, is implemented through the application of the design review ordinance to development applications and through the development of community plans.

Public Facilities - The implementation of this element is keyed to the annual Capital Improvements Plan, adopted by the Board of Supervisors to provide for the identification of and orderly construction of roadways, roadside improvements, bridges, parks, drainage facilities and other public facilities.

PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS



ATTACHMENT 1

During 1998, building permits were issued for a total of 269 new homes in unincorporated Santa Cruz County. These units include 58 income restricted units with deed restrictions that limit occupancy to specific target income groups. The income restricted units represent 21.5% of the permits issued in 1998. Half of the income restricted units limit occupancy to households that earn no more than the moderate income limits (120% of area median income) and the other half are generally restricted to low income households (80% of area median income).

Housing Production Compared to Fair Share Housing Need

Income Level	Percent of Median Income	Fair Share Housing Need	Permits Issued	Percent of Fair Share
Very Low Income	50%	3,430	29	0.5%
Low Income	80%	2,077		
Moderate Income	120%	2,165	29	1.3%
Above Moderate Income	above 120%	4,311	211	4.9%
All Income Levels		11,983	269	2.2%

In addition, the County's redevelopment agency supported the reconstruction of 18 units of substandard farm labor housing that is restricted to extremely low income households (35% of area median income) and began planning the replacement of a similar 43 unit project started during 1998. The redevelopment agency also provided financing to assist 12 low income households to become home owners and to rehabilitate 10 mobile homes owned and occupied by low and very low income households.

LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT TO HOUSING

During 1998, the County passed the following ordinances that were designed to facilitate the maintenance, improvement, preservation and development of housing.

The first allows existing nonconforming residential uses to be maintained and repaired. Prior to the passage of this ordinance, the County Codes made it more **difficult** to maintain housing that did not conform with current zoning and land use designations or development standards.

The second ordinance makes it more **difficult** to demolish or convert affordable housing to other uses. This ordinance specifically applies within the Coastal Zone and strengthens requirements that apply County-wide.

**GOVERNMENT CODE
SECTION 65400-65403**

0524

65400. After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(b) (1) Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(2) The annual report required to be provided to the Office of Planning and Research and the Department of Housing and Community Development pursuant to this subdivision shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340), of, Chapter 4 (commencing with Section 11370) of, and Chapter 5 (commencing with Section 11500) of, Part 1 of Division 3 of Title 2). This report shall be provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before July 1 of each year.