



# County of Santa Cruz

## PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

July 19, 2000

AGENDA: August 1, 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...". These annual reports are supposed to be prepared using forms and definitions developed by the Department of Housing and Community Development (HCD). However, these forms are not available.

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 1999 is attached for your

review (Attachment 1).

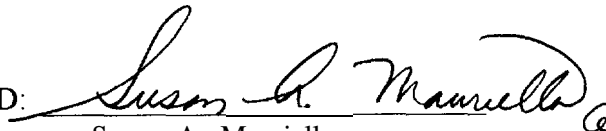
It is, therefore, RECOMMENDED that your Board accept and file this report, and authorize the Planning Director to transmit a copy of the report the Governor's Office of Planning and Research and the Department of Housing and Community Development.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



Susan A. Mauriello  
County Administrative Officer

Attachments      1. Status of General Plan and Implementation Progress - 1999

cc:    Planning Commission  
      Housing Advisory Commission

**STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS****1999****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 1999, the following policy and implementing ordinance amendments were adopted by the Board of Supervisors:

~ policy and ordinance amendments to limit timber harvesting pursuant to a Timber Harvest Plan approved by the California Department of Forestry to the Timber Production (TP), Parks, Recreation and Open Space (PR), and Mining-Heavy Industrial (M-3) zone districts

~ implementing ordinance amendments to implement the Farmland Security Act of 1998

**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, 1 7<sup>th</sup> Avenue widening, Porter Street improvements, Soquel Drive improvements, and various improvements to County roads in the vicinity of Watsonville.

**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

## ATTACHMENT 1

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, as well as the construction of new park facilities.

**Community Design Element** - This element, revised 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

During 1999, building permits were issued for a total of 218 new homes in unincorporated Santa Cruz County. This includes 26 income restricted units with deed restrictions that limit occupancy to specific target groups. The income restricted units represent 11.9% of the permits issued in 1999. The occupancy of 19 of the income restricted units is limited to households that earn no more than 80% of the area median income adjusted for household size.

### Housing Production Compared to Fair Share Housing Need

Income Level	Percent of Md. Income	Fair Share Housing Need	Permits Issued	Percent of Fair Share
Very Low Income	to 50%	3,430	18	0.33%
Low Income	51% to 80%	2,077		
Moderate Income	81 % to 120%	2,165	8	0.12%

## ATTACHMENT 1

Above Moderate Income	above 120%	4,311	192	1.18%
All Income Levels		11,983	218	0.91%

In addition, during 1999 the County Redevelopment Agency supported the redevelopment of an 18 space 1940s trailer park into a modern manufactured home community. All 27 spaces in this project will be income restricted at 60% of the area median income when the project is completed in 2000. Also during 1999, the County processed applications for two additional Redevelopment Agency projects. One of these projects is the reconstruction of 44 units of substandard farm labor housing, that will be restricted to households that earn no more than 35% of area median income. The other is a 76 unit tax credit rental project, that will be restricted to households that earn no more than 60% of the area income. Building permits will be issued in early 2000.

**Local Efforts to remove governmental constraints to the maintenance, improvement and development of housing.**

During 1999, the County began the approval process of an ordinance that will allow transient occupancy recreational vehicle parks to be converted to permanent occupancy RV parks or mobile home parks.