



County of Santa Cruz⁰²⁷⁹

PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

November 14, 2000

AGENDA: November 21, 2000

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

STATUS REPORT ON THE SEACLIFF VILLAGE PLAN

Members of the Board:

On April 4, 2000, your Board considered the draft **Seacliff** Village Plan. Several outstanding issues were identified in staffs report on the proposed Plan, including the potential displacement of 46 low-income households and the designation of a commercially designated parcel for future park purposes. Following presentations by the public, your Board continued this matter to this date to allow the County's Housing Advisory and Parks and Recreation Commissions to review the Village Plan and provide recommendations to your Board on these issues. To facilitate this continuing review of the **Seacliff** Village Plan, your Board also extended the development moratorium in the **Seacliff** Village area to June 30, 2001.

Status of Commission Reviews - Since April, the Housing Advisory and Parks and Recreation Commissions have reviewed their respective parts of the **Seacliff** Village Plan. The Parks and Recreation Commission has completed their review of the proposal to construct a neighborhood park on the **Searidge/McGregor** parcel. We will coordinate with the Parks Department in bringing the Parks and Recreation Commission's recommendation to your Board as a part of the **Seacliff** Village Plan review.

The Housing Advisory Commission has met several times regarding the Hacienda apartments and the **Seacliff** Trailer Park. The Commission has completed its deliberations on the Hacienda apartments, but has not concluded its review of the **Seacliff** Trailer Park. The next meeting of the Housing Advisory Commission is scheduled for January 2001. It is expected that the Commission will complete their review of the trailer park issue at that meeting.

Discussion and Recommendation - Because the review of the **Seacliff** Trailer Park issue by the Housing Advisory Commission has not been completed, consideration of the **Seacliff** Village Plan by your Board at this time is premature. Staff proposes that the **Seacliff** Village Plan be scheduled

for further review by your Board following completion of the Housing Advisory Commission's actions on the Plan in January 2001.

As indicated in our recent Work Program submittal approved by your Board, the expiration of the development moratorium in **Seacliff** Village is June 30, 2001. There is a substantial process which follows your Board's conceptual approval of the proposed **Seacliff** Village Plan, including CEQA review, Planning Commission public hearing(s), and Board of Supervisor public hearing(s), and review and approval of the Plan and any Local Coastal Program Land Use Plan amendments necessary to implement the Plan by the California Coastal Commission. All of the actions on the Village Plan noted above should occur before June 30th to insure that all future development will be consistent with the Plan. However, in reviewing the time necessary to process the Village Plan, it is clear that a reasonable goal, given the available time, is to prepare a schedule that allows your Board to act on the Village Plan by June 30th. In order to meet this end date, staff proposes the following schedule for processing the **Seacliff** Village Plan:

Conceptual Board Review	February 13, 2001
CEQA review initiated (45 days)	February 26, 2001
Planning Commission public hearing(s)	April 25, 2001(May 9)
Board of Supervisors public hearing(s)	June 5, 2001(June 12)

This schedule will allow adequate time for **staff** to prepare any revisions to the Village Plan, prepare the CEQA documents, prepare the public hearing materials and any additional information requested by your Board or the Planning Commission. The Village Plan would be submitted to the Coastal Commission following your Board's action in June.

It is, therefore, **RECOMMENDED** that your Board:

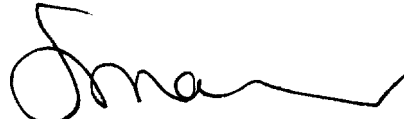
1. Accept and file this status report on the **Seacliff** Village Plan, and
2. Direct the Planning Department to return on February 13, 2001, with the recommendations of the Housing Advisory and Parks and Recreation Commissions regarding the **Seacliff** Village Plan, as well as any additional information, for continued consideration of the conceptual **Seacliff** Village Plan.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

cc: Mailing list