



County of Santa Cruz

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PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

February 1, 2001

AGENDA: February 13, 2001

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

SEACLIFF VILLAGE PLAN STATUS REPORT

Members of the Board:

BACKGROUND

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 from the Seacliff Center Trailer Park and the Adobe Hacienda and the designation of a commercially designated parcel for future park purposes. Your Board continued this matter to November 21, 2000 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.

On September 11, 2000, the Parks and Recreation Commission completed its review, recommending that your Board direct that the 2.9 acre McGregor property be designated as a potential park site and that your Board seek funding for the purchase of the McGregor property to be used as a County park.

The Housing Advisory Commission (HAC) discussed the Seacliff Village Plan in May and September 2000. The Commission had not finished its review of the housing issues in the Seacliff Village by November, but had scheduled the matter for further review in January 2001.

On November 21, 2000, your Board accepted and filed a status report on the draft **Seacliff Village Plan** that recommended that further review by your Board occur on February 13, 2001, after the HAC's scheduled action on the Plan in January 2001.

Based on the HAC completing its review in January and in order for Plan adoption to occur prior to expiration of the development moratorium, the following schedule for continued processing of the **Seacliff Village Plan** was presented to your Board at the November 21, 2000 hearing:

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

STATUS OF HOUSING ADVISORY COMMISSION REVIEW

On January 10 and January 24, 2001, the Housing Advisory Commission considered the issues raised by the **Seacliff Center Trailer Park** and the **Adobe Hacienda**. The HAC has not yet concluded its review of these items and has continued further consideration until March of this year.

MORATORIUM AND MCGREGOR SITE

Your Board originally established a moratorium in the **Seacliff Village Special Community** to preclude potentially inappropriate commercial development in the village Plan Study Area and, specifically, on the McGregor site, while the **Seacliff Village Plan** was being developed. The moratorium has been extended to June 30, 2001; it cannot be extended beyond that date. As mentioned above, the Parks and Recreation Commission has recommended that the McGregor site be designated for a park. Even though the entire Village Plan is not complete, the Planning Department could move forward with the appropriate zoning and land use designation changes to add the Designated Park Site Combining District (D) to the McGregor site. This would ensure that any future proposed development on the site would trigger the park site acquisition review procedure that would suspend processing of the development application for up to a year pending County determination of whether or not to purchase the site.

FURTHER PROCESSING OF THE SEACLIFF VILLAGE PLAN


Since the HAC needs additional time to complete its consideration of the **Seacliff Village Plan**, staff recommends that your Board defer action on the **Seacliff Village Plan** until the HAC has completed its recommendations.

It is, therefore, RECOMMENDED that your Board:

- Sincerely,

Wm. D. James

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

Attachment: 1. Minutes of Parks and Recreation Commission meeting of September 11, 2000



County of Santa Cruz

ATTACHMENT

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PARKS, OPEN SPACE & CULTURAL SERVICES

979 17 Th AVENUE, SANTA CRUZ, CA 95062

(831) 454-7900 FAX: (831) 454-7940 TDD: (831) 454-7978

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BARRY C. SAMUEL, DIRECTOR

PARKS AND RECREATION COMMISSION MINUTES

Monday, September 11, 2000
7:15 p.m.
Regular Meeting

County Government Center
701 Ocean Street, Room 525
Santa Cruz, CA 95060

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:15 p.m.

Present: Tim Jenkins, Michael Rosenberg, Dave Mercer, Jess Brown

Excused Absence: Janet Doten

Staff: Barry Samuel, Christina Mowrey-Riggs, Gretchen Iliff, Joyce Alderman

II. AGENDA MODIFICATIONS OR APPROVAL

Item VI. B will come before A.

III. CONSENT AGENDA

- A. Minutes- August 21, 2000 were approved (Rosenberg/Mercer MSC)
- B. Information and Reports (Accept and File)
 - 1) Park Planning - Status Report
 - 2) Maintenance Division - Status Report
 - 3) Facility Division - Status Report
 - 4) Recreation & Cultural Services - Status Report

All information and Reports were accepted and filed

IV. ORAL COMMUNICATIONS

Leo Bedard asked the Parks Commission to expedite the clearing of the Hestwood Park property.

Barbara Lawrence and Marilyn Garrett requested that the Parks Commission ask the Board of Supervisors to consider a moratorium on pesticide use in County Parks.

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V. DIRECTOR'S REPORT**ATTACHMENT 1**

Director Samuel reported that the SuperKid Traithlon was a huge success with more than 300 children participating. In addition to the race itself, booths were set up on the athletic field in order to make the day a festival.

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Fall hours at the Swim Center have started. The pool opens early on Monday, Wednesday and Friday and recreation swim begins later in the afternoon to accommodate youngsters after school.

After School Recreation sites are open and going well at Mar Vista, La Selva Beach and Highlands Park.

At the last Commission meeting staff was asked to provide information about the distance between the proposed site for the skate facility at Highlands and the neighboring houses. This information was illustrated on a chart provided for the Commission.

Director Samuel asked that the issue of alcohol in County Parks be an agenda item for next months meeting. Staff will provide a report for consideration of banning alcohol at all County Parks except for special events and private receptions.

VI. REGULAR AGENDA (DISCUSSION ITEMS)**A. Seacliff Village Plan**

Glenda Hill, Planning Department, gave a brief overview of the Seacliff Village Plan, the Board of Supervisors request for a recommendation from the Parks Commission, and the overwhelming response from the community for a park on the MacGregor Property. Residents would like play equipment, a community building, basketball courts, and other forms of recreation. There were no strong objections for anything specific.

Three members from the community spoke, Richard Stoker, Clayton Ross and Pepper Goulash. They asked the Parks Commission to recommend to the Board of Supervisors that the MacGregor Property be purchased for a park, that the Proposition 12 Funds be used to purchase the property and that the park should include as many amenities as it can accommodate.

MOTION: A motion was made to recommend to the Board of Supervisors that the 2.9 acres of the MacGregor Property in Aptos be designated as a potential park site. (Brown/Jenkins 4/0)

MOTION: A motion was made to urge the Board of Supervisors to find funding to immediately purchase the MacGregor Property to be used as a County Park. (Rosenberg/Jenkins 4/0)

B. Deputy John Scanlon Report

Deputy John Scanlon gave a brief report regarding his duties with the Parks Department. His use of a bike has allowed him access to many areas within a general vicinity as well as being very public oriented. The Parks Department is able to contact Deputy Scanlon by pager or cell phone and he meets with staff during the week. The biggest issues at the present are Pinto Lake and the use of alcohol, and the use of the skate bowl at Jose Avenue Park after hours.

C. Proposition 12 Funds discussion

Director Samuel briefly summarized Proposition 12 Funds. At the last Commission meeting, staff gave a report on suggestions for use of the funds in each district. A list was presented and Commissioners added to the list. District 1 & 3: land acquisition; District 2: a skate park element in Aptos; District 3: a Teen Center in Davenport and completing and improving the bike path to Wilder Ranch; District 4: additional playing fields; District 5: a water structure at Felton Covered Bridge Park. Staff was asked to come up with a price for each item. Discussion will continue next month.

VII. AGENDA / MEETING FOR : October 16, 2000

- A. Skate Park Update
- B. Pesticide Use in County Parks - Update and Discussion
- C. Use of Alcohol in County Parks - Staff Report
- D. Proposition 12 Funds Discussion

VIII. ADJOURNMENT - Meeting was adjourned at 8:25 p.m.

January 04, 2001

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

**Re: Housing Advisory Commission Recommendations for Seacliff Village Plan-
Seacliff Center Trailer Park**

Dear Supervisors,


Members of the Seacliff Village Plan believe the recommendations for the Seacliff Center Trailer Park, as listed in Jerry Rioux's letter of December 1, to the Housing Advisory Commission, are not in long term interests of the community.

Item 1; The Board may choose not to enforce the approved zoning from the General Plan and Local Coastal Plan, however to continue the long term use of a visitor serving property in the middle of Seacliff Village as a long term encampment, is against all of the policies associated with these special coastal properties and will undermine reinvestment in the Village core.

Item 4; The requirement that placement housing be located within or contiguous to the Seacliff Village Plan Area is onerous and inappropriate. The Plan area is essentially defined as the commercial and visitor accommodation zoned parcels. Residential is not one of the uses for the Village core area. There is not sufficient housing in existence or planned to accommodate this requirement. Any suitable housing that is affordable to the households who reside in the park should satisfy this requirement:

The park owner should be required to contribute toward relocation costs and, depending on what other use the property might go to, some assessment toward an affordable project. **However, the establishment of the suggested policy guarantees the institutionalization of a property that is considered the major problem facing Seacliff Village.** The existing and future owners must be able to see some advantage in improving their property and for being a good neighbor in the Seacliff Village.

Sincerely,


Pepper Golesh
Seacliff Village Plan Chair

Cc: Housing Advisory Commission
Jerry Rioux, Housing Program Manager

includes the following conditions:

1. requires the property to be maintained so that it meets the building codes and standards that were in existence that it was constructed;
2. limits occupancy to low income households (below 80% of area median income adjusted for household **size**;
3. limits rents to the maximum allowed for Measure J rental units under the County's Affordable Housing Guidelines;
4. requires each lease to limit tenants to one vehicle; and
5. requires the property owner to maintain, through a lease or other means, the right to park one car per unit in the property.

Seacliff Center Trailer Park

With respect to the Seaciti-Center Trailer Park, the Commission recommends that the Board of Supervisors:

- ①. continue its current policy of not enforcing the property's use permit restrictions relative to length of occupancy,
2. require the completion of improvements that are included as conditions in the use permit for the property,
3. require, to the greatest extent possible, that the property management be proactive in dealing with conditions that effect the health, safety and welfare of park residents or which may constitute a public nuisance, and
- ④. in the case that the park is converted to another use or reverts to short-term occupancy, no park resident will be displaced until one-for-one replacement housing is provided. In addition, the replacement housing must be rental housing that is affordable to the households who now reside in the park and is located within or contiguous to the Seacliff Village Plan area. Furthermore, the park owner should be required to contribute toward the cost of providing the replacement housing and any other relocation costs.



APTOS

CHAMBER OF COMMERCE & TOURIST INFORMATION CENTER

7605 #A Old Dominion Court, Aptos, CA 95003 (83 1) 688-1467 fax 688-6961 www.aptoschamber.com

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January 04, 2001

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

Re: Housing Advisory Commission Recommendations for Seacliff Village Plan - Seacliff Center Trailer Park. Reference to letter of December 1, 2000 from Jerry Rioux, Housing Program Manager to Housing Advisory Commission, (attached).

Dear Supervisors,

Seacliff Center Trailer Park is the major obstacle in the revitalization of **Seacliff Village**.

I am sure, as Supervisors, you are committed to the long term welfare of the communities you serve. We need affordable housing in our community and housing should be available to low income individuals and families. These considerations lead me to agree with the recommendations to allow the Adobe **Hacienda Motel** to continue operating as permanent affordable housing for low income households. However, the recommendations for the **Seacliff** Center Trailer Park are not in the long term interests of the community or good government.

In compliance with the **California** Coastal Initiative, this property was zoned to provide short term visitor accommodations along the coastline for travelers who can not necessarily **afford** to stay in hotels every night. There are few enough of these opportunities available for travelers of limited means. There are, of course, other uses allowed under this zoning.

The County General Plan and Local Coastal Plan are comprehensive documents which have been carefully thought out, according to California State Law and are very specific about the uses that would be legal for this property. There is no history of zoning changes or confusion associated with this parcel or what the intent of the zoning was and is currently.

At **Seacliff Village** Plan Committee meetings for over 18 months, the consensus has always been that the main issue **affecting Seacliff Village** and the surrounding area is the trailer park and its associated problems, including the increased attention required by the Sheriffs Department.

In reference to Mr. Rioux's recommendations;
Item 1; The Board may choose not to enforce the approved zoning from the General Plan and Local Coastal Plan however to continue the long term use of a visitor serving property in the middle of **Seacliff Village** as a long term encampment, is against all of the policies associated with these special coastal properties and will continue to undermine reinvestment in the Village core.

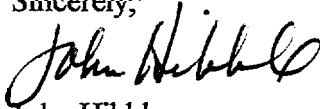
Item 4; The requirement that replacement housing be located within or contiguous to the **Seacliff** Village Plan Area is onerous and inappropriate. The Plan Area is essentially defined as the commercial and visitor accommodation zoned parcels. Residential is not one of the uses for the Village core area. There is not sufficient housing in existence or planned to accommodate this requirement. Any suitable housing that is affordable to the households who reside in the park should **satisfy** this requirement.

Based on a profitable re-use of this parcel, it might be appropriate for the park owner to contribute toward relocation costs and, depending on what use the property might go to, some assessment toward an affordable project might also be appropriate . **However, the establishment of the suggested policy guarantees the institutionalization of a property that is considered the major problem facing Seacliff Village.** The existing and future owners must be able to see some advantage in improving their property and for being good neighbors in the **Seacliff Village**.

General Plan rules are strictly applied to property owners who apply for permits to develop their properties. As Supervisors, you cannot expect your constituents to follow the rules, if the message is that those rules will not be enforced. There must be room in the final policy for a chance to develop a workable solution to this problem. I would hope that more creative minds might be brought to bare on this issue. There are likely solutions that have not yet been expressed or even thought of, but allowing the current use to continue with your blessing would be bad government. It would also be contrary to all the efforts that have been put forth on the General Plan, the Local Coastal Plan and **Seacliff** Village Plan so far.

Please, do not approve the continued use violations associated with the **Seacliff** Center Trailer Park.

Sincerely,



John Hibble
Executive Director, Aptos Chamber
Seacliff Village Plan Committee member

cc: Housing Advisory Commission
Jerry **Rioux**, Housing Program Manager
Seacliff Village Plan Committee
Steve **Guiney**, Planning Staff, **Seacliff** Village Plan Coordinator

COUNTY OF SANTACRUZ

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PLANNING DEPARTMENT

701 Ocean Street, 4th Floor, Santa Cruz, CA 95060
(831) 454-3146; (831) 454-2131 fax; jerry.rioux@co.santa-cruz.ca.us

DATE: December 1, 2000
TO: Housing Advisory Commission
FROM: Jerry Rioux, Housing Program Manager (831) 454-3146
SUBJECT: Seacliff Village Plan

The Board of Supervisors asked the Housing Advisory Commission to review the draft Seacliff Village Plan and to make recommendations concerning the Adobe Hacienda and Seacliff Center Trailer Park. These two properties provide relatively affordable long-term accommodations for low and very low income households in conflict with language in their use permits that limit the terms of occupancy for the properties.

Members of the HAC have inspected the properties, accepted public testimony, studied the situation and deliberated on this matter. While these properties involve a number of thorny issues, Commissioners appear to be reaching a consensus for each property. Based on your last discussions at your last meeting, I prepared the following policy recommendations based on what I felt was the consensus of the Commission.

Please review these recommendations for discussion at the December meeting. Based upon the discussions in December, I will prepare a formal recommendation, which I hope your Commission will be prepared to adopt at its January meeting.

Adobe Hacienda

The Housing Advisory Commission recommends that the Adobe Hacienda be allowed to continue operating as permanent affordable housing for low income households and that its current status be formally recognized and approved. To this end, the Commission recommends that the Board of Supervisors consider adopting language such as the following as part of the Seacliff Village Plan and as an amendment to both the County General Plan and the Local Coastal Plan:

Board of Supervisors has found that the Adobe Hacienda (APN 042-032-12) is a rental housing facility that serves a critical housing need within the County that cannot be easily duplicated on other sites. While the site is within the Coastal Zone and is designated for visitor accommodations, the property has provided long-term accommodations for more than 20 years. The Board has also determined that the property as currently developed is not viable for use as visitor accommodations. Therefore, the Board authorizes the continued use of the property as affordable rental housing for lower income households despite other provisions of this General Plan and Local Coastal Plan.

In addition to considering the adoption of language such as the above, the Commission recommends that the County require the property owner to obtain a use permit that

includes the following conditions:

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1. requires the property to be maintained so that it meets the building codes and standards that were in existence that it was constructed;
2. limits occupancy to low income households (below 80% of area median income adjusted-for household size;
3. limits rents to the maximum allowed for Measure J rental units under the County's Affordable Housing Guidelines;
4. requires each lease to limit tenants to one vehicle; and
5. requires the property owner to maintain, through a lease or other means, the right to park one car per unit in the property.

Seacliff Center Trailer Park

With respect to the Seacliff-Center Trailer Park, the Commission recommends that the Board of Supervisors:

1. continue its current policy of not enforcing the property's use permit restrictions relative to length of occupancy,
2. require the completion of improvements that are included as conditions in the use permit for the property,
3. require, to the greatest extent possible, that the property management be proactive in dealing with conditions that effect the health, safety and welfare of park residents or which may constitute a public nuisance, and
4. in the case that the park is converted to another use or reverts to short-term occupancy, no park resident will be displaced until one-for-one replacement housing is provided. In addition, the replacement housing must be rental housing that is affordable to the households who now reside in the park and is located within or contiguous to the Seacliff Village Plan area. Furthermore, the park owner should be required to contribute toward the cost of providing the replacement housing and any other relocation costs.