



County of Santa Cruz

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HISTORIC RESOURCES COMMISSION

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

October 11, 2001

AGENDA October 23, 2001

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

SCHEDULE A PUBLIC HEARING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION REGARDING THE SEACLIFF VILLAGE PLAN

Members of the Board:

In 1998, the Seacliff community became aware of preliminary plans to develop the vacant 2.9 acre "McGregor" parcel, APN 38-081-36, as a community commercial retail use including an organic food market. Some community members feared a "strip mall" was imminent and expressed their concern to their District Supervisor. In response to the public concern, the District Supervisor brought this matter to your Board's attention in November 1998 and your Board directed Planning Department staff to prepare a report on the issues surrounding the McGregor property. This report was reviewed in December 1998 and referred to the Planning Commission.

In May 1999, your Board considered the recommendations of the Planning Commission and directed staff to include the preparation of a Seacliff Village Plan (with the boundaries to be that of the Seacliff Beach Special Community) as part of the Planning Department's 1999/2000 Work Program for Advanced Planning.

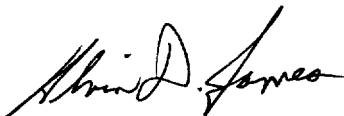
The Seacliff Village Plan (Plan) was conceptually approved by your Board on June 12, 2001, at which time your Board directed the Planning Department to continue processing the Plan through the environmental review process and review by the Planning Commission. On August 10, 2001, the Environmental Coordinator approved a negative declaration for the Plan, determining that it would not have any adverse effect on the environment. On October 10, 2001, the Planning Commission approved a recommendation to your Board to approve the Plan.

Before the Plan can take effect, it must be approved by your Board and certified by the Coastal Commission. In order to forward the Plan to the Coastal Commission as part of the first Coastal Rounds submittal of 2002, the Plan should be considered by your Board as soon as possible.

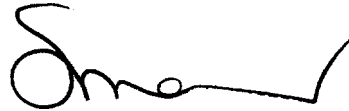
It is, therefore, RECOMMENDED that your Board 1) schedule a public hearing on this matter for your Board's meeting of November 20, 2001, to consider the recommendation of the Planning Commission, and 2) direct the Clerk of the Board to provide the appropriate public notice of the hearing.

Sincerely,

RECOMMENDED:



Alvin D. James
Planning Director



SUSAN A. MAURIELLO
County Administrative Officer

cc: Mailing list

PUBLIC HEARING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION REGARDING THE SEACLIFF VILLAGE PLAN, INCLUDING:

1) THE FOLLOWING LAND USE DESIGNATION AND ZONING CHANGES:

APN	CURRENT		PROPOSED		Current Status
	GP/LCP	Zoning	GP/LCP	Zoning	
038-081-36"	C-C	C-2	C-V, O-R	VA-D	Vacant
042-011-06	C-V	VA	C-V	SU	Church (Poor Clare's)
042-021-01	C-N	C-1	C-V	VA	Seacliff Center Trailer Park
042-022-08	C-N	C-1	C-V	VA	Vacant
042-032-12	C-N	C-1	R-UH	RM-1.5	Adobe Hacienda

* Approval of Proposed park designation and "-D" overlay pending Coastal Commission certification

AND

2) MODIFY GENERAL PLAN FIGURE 2-5 AS FOLLOWS (Language proposed to be deleted is shown as ~~struck through~~, proposed new language is shown underlined):

Figure 2-5 (Continued) Coastal Priority Sites – Aptos			
Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
McGregor Drive at Searidge Avenue 038-081-27, 32 <u>34, 35, 36</u>	<p>-34, -35: "Urban High Density Residential": Affordable housing (4-5 acres) with remainder of site to be Community Commercial)</p> <p><u>-36: "Visitor Accommodations" and "Existing Park, Recreation and Open Space:" Development of Visitor Accommodations or a neighborhood park.</u></p>	Locate affordable housing adjacent to Seabreeze Subdivision	Participate in intersection improvements at State Park Drive and in Mar Vista overpass. Access to be limited to Searidge Avenue. Provide connection to future walkway along State Park Drive