



County of Santa Cruz

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

May 30, 2002

Agenda: June 11, 2002

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

**SUBJECT: REPORT ON PUBLIC MEETINGS HELD ON POSSIBLE UPDATE TO
 THE APTOS VILLAGE COMMUNITY DESIGN FRAMEWORK**

Members of the Board:

On March 4, 2002 your Board directed the Planning Department to conduct two evening community meetings to review the Aptos Village Community Design Framework (the Plan) to determine whether changes to the Plan should be considered and then to report back to your Board outlining the results of the community meetings and any recommendations, based on community input, for suggested changes to the Plan (see Attachment 1). Your Board also directed the Planning Department to place the existing Plan on the Department's web site to enable members of the public to view the document. The document was posted on the web site prior to the first meeting.

Background

Initially adopted in 1979 and amended in 1985, the Plan is comprised largely of two sections entitled "Community Goals and Design Policies" and "Community Design Framework." Together, these two sections make up one-half of the Plan document. The Plan is a part of the County General Plan and carries the same force of law as the rest of the General Plan.

Some of the public improvements mentioned in the Plan have been implemented, such as the left turn lane on Soquel at Trout Gulch. Other improvements have not occurred partly because they are dependent on partial or total funding from private development, very little of which has

occurred. Only two private projects have been approved under the Plan since its initial inception in 1979. These are the Aptos Station and the Founders Title Building (see Attachment 2).

The geographical core of the Village remains vacant (see Attachment 1). Although there have been proposals for development there, none have moved beyond the processing stage to actual approval and construction.

Community Meetings

Two meetings were held at the Valencia Elementary School. Staff mailed notices of the meetings to about 800 property owners and 400 residents in the vicinity of the Village and advertised the meeting in the local newspapers, including the Santa Cruz Sentinel, the Aptos Times, and the Mid County Post.

At the first meeting, held on May 21 and attended by approximately 65 people, planning staff spent most of the time discussing the existing Plan. This discussion included the history of the development of the Plan and some of the background for the Plan's policies and goals. Staff distributed copies of the Plan, a list of the uses that could be approved under the current zoning, and a map of the core of the Village and requested that attendees review the Plan, write down what they like and don't like about the Village, indicate what additional uses they would like and not like to see in the Village, and then to send their comments to the Planning Department or bring back to the next meeting.

The second meeting was held on May 29 and was also attended by about 65 people, about one-half of whom had not attended the first meeting. The discussion at the second meeting focused primarily on the issues that those residents at the meeting stated need to be addressed as a part of any change to the Plan, and before any future development is considered. These included traffic, pedestrian access, existing uses, potential uses, unkempt areas, the atmosphere and feel of the Village, infrastructure, etc.; in short, everything that would be expected to concern residents.

Vehicle traffic generated the greatest amount of concern including the following:

- Too much traffic now
- Can existing roads handle an increase in traffic from new development?
- Should Granite Way be extended from Cathedral Drive to Aptos Creek Road?
- Create a by-pass around the village to get traffic out of the village
- Need to look at regional traffic flow
- Parking
- Speeding

At the conclusion of the second meeting staff asked for a show of hands of those who wanted to keep the Plan as it is, those who didn't want any Plan at all, and those who wanted to review and possibly modify the Plan. Of the approximately 65 people in attendance, all but six voted to review and possibly modify the Plan. One voted to do away with the Plan altogether and five voted to keep the Plan as it is now.

Recommendations

Based on the vote of the attendees at the second meeting, your Board should authorize further review and possible update of the Plan. Although the sample number of attendees was not a scientific sample of the Aptos Village area population, it does show there is public interest in reviewing the Plan. As the review of the Plan proceeds and more of the community become involved, a clearer vision will develop, and it may be the same as that expressed by the meeting attendees, of what the community wants.

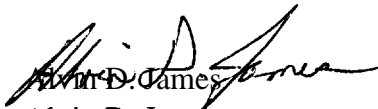
Clearly, any future development in Aptos Village will have to address traffic because any new development will generate additional traffic. In order to initiate any meaningful discussion of possible modifications to the Plan, a current traffic study is necessary. Fortunately, the Department of Public Works budget for FY 2002-2003 contains funds to conduct a traffic study in the Aptos Village. The study will form the basis for future decisions regarding changes to the Aptos Village Plan.

Therefore, it is RECOMMENDED that your Board take the following actions:

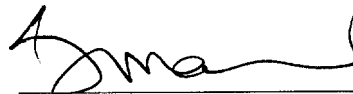
1. Accept and file this report; and
2. Direct the Planning Director to confer with the Director of the Department of Public Works to determine the scope of an Aptos Village traffic study and authorize the Department of Public Works to proceed with such a traffic study.

Sincerely,

RECOMMENDED



David D. James
Planning Director



Susan A. Mauriello
County Administrative Officer

- Attachments:
1. Letter of Supervisor Pirie
 2. Map of Aptos Village

cc: County Counsel
Mailing list



County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 3/12/02

March 4, 2002

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: APTOS VILLAGE PLAN UPDATE

Dear Members of the Board:

As you may know, a specific plan for the Aptos Village area was first adopted by this Board on April 17, 1979. The plan was subsequently amended on June 18, 1985. In the years since the plan was written and amended, very little has happened in the Aptos Village area. There is now interest in the community in revisiting the Aptos Village Plan, and perhaps revising it.

I have met with community members three times in the last several months concerning this issue. The community recognizes that Aptos Village is a very special and unique area which has the potential to become the "heart" of Aptos. There is a great deal of interest in seeing that any development there truly benefits the community. It seems wise after 17 years to take another look at the plan and see if it still meets the community's needs and desires.

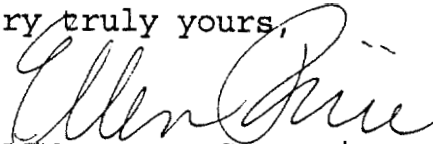
The community is also interested in trying to understand why there has not been development in the Aptos Village area. The plan has sat on the shelf and the community, myself included, wants to try to understand why the vision of the Aptos Village Plan hasn't been realized.

March 4, 2002
Page 2

Accordingly, I recommend that the Board take the following actions:

1. Direct the Planning Department to conduct two evening community meetings to review the Aptos Village Plan, as most recently amended on June 18, 1985, to determine whether changes should be considered.
2. Direct the Planning Department to place the Aptos Village Plan on the County's website, and further direct the Planning Department to make copies available at the Aptos Library for on-site review at that location.
3. Direct the Planning Department to return to the Board, on or before June 11, 2002, with a report outlining the results of the community meetings and their recommendations, based on community input, for suggested changes to the Aptos Village Plan.

Very truly yours,



ELLEN PIRIE, Supervisor
Second District

EP :lg

cc: Planning Department

323502

APTOS VILLAGE PLAN AREA

