



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
TOM BURNS, PLANNING DIRECTOR

January 24, 2006

AGENDA DATE: February 8, 2006

Planning Commission
county of santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: 2005 General Plan Annual Report

Dear Commissioners:

State law and County regulations require that an **annual** report regarding the General Plan be prepared each year for public hearing and review by your Commission and the Board of Supervisors. Several categories are required to be reviewed and are discussed in this 2005 Annual Report.

2005 Amendments

The Board took action on the following General Plan/LCP amendments in 2005:

- o Adoption of the Housing Element on June 7, 2005;
- o Text changes to allow public recycled water facilities on agricultural land on November 22, 2005;
- o Map designation change from Public Facility to Urban Medium Residential to facilitate a four-lot minor land division on Rodriguez Street on April 26, 2005 (Application No. 03-0385).

Pending Amendments

The following are pending applicant requested and County initiated General Plan/LCP amendments:

- o 04-0328: change the designation from Parks, Recreation and Open Space to Urban High Residential to facilitate 235 residential units (Par 3);
- o 05-0388: change the designation of a portion of a site from Office to Urban Medium Residential to facilitate 29 townhouses located on Soquel Drive near Porter Gulch Road;
- o 05-0797: change the designation from Service Commercial to Community Commercial to facilitate a mixed use (retail and one residential unit) project at 2615 Soquel Avenue near 7th Avenue;
- o 05-0252: change the designation from Community Commercial to Service Commercial to facilitate an auto dealership and self-storage for property located at 3711, 3715 and 3801 Soquel Drive near 41st Avenue;

- Staff initiated General Plan amendment and rezoning for the parcels in the vicinity of the subject property of Application 05-0252 to result in an area change from Community Commercial to Service Commercial;
- Staff initiated General Plan amendment and rezoning to change the designation of a parcel near Felton from Commercial to Residential to recognize the existing residential use;
- Amendment to add interim use language for quarries;
- Amendment to existing density bonus language to be consistent with State law;
- Amendments to the Seacliff Village Plan to facilitate the McGregor park and affordable housing projects;
- Update of the Aptos Village Plan.

Park Site Acquisitions and Reviews of Development Applications

The **Parks** and Recreation Commission reviewed one site of two adjoining parcels **for** possible acquisition this past year. The parcels (APN 026-261-16 and 026-261-17) totaling 6.7 acres are located at the southwest corner of 7th Avenue and the Upper Harbor Access Road and adjacent to a parcel purchased by the Redevelopment Agency for potential park purposes in 2000. The Board of Supervisors authorized acquisition of the two parcels by the Redevelopment Agency.

Commercial Agricultural Land Classification Review

There was one application filed in 2005 for an agricultural viability determination of agricultural land located on Freedom Boulevard. The applicant withdrew the application and no determination was made.

Annual Urban Services Line Review

There were no applications filed in 2005 to amend the Urban Services Line

When the Urban Services Line was established, in 1979, there was the potential of approximately 13,000 additional units that could be constructed within the urban area. Based on current zoning, there is a potential of approximately 4,422 potential additional units (not including second units) within the urban area.

With the urban areas approaching buildout, discussions concerning how to accommodate future growth—through Urban Services Line expansion or intensification of infill development—will be necessary in the future as the County continues to strive to meet its fair share housing requirements.

Progress in Meeting Fair Share of Regional Housing Needs

The Regional Housing Needs for the unincorporated area for 2000-2007, as adopted by AMBAG, is as follows along with the number of already developed housing (through December 2005):

	Regional Housing Need	2005 Units	Total Developed Housing 2000-2005
Very Low Income	937	48	302
Low Income	502	10	120
Moderate Income	651	11	100
Above Moderate Income	1,351	174	816
Total	3,441	242	1337

As identified in the Housing Element (Table 4.6.3), the County has identified sufficient sites to accommodate the 3,441-unit need, with the inclusion of pending rezoning to higher densities of 22 acres of land.

Proposed Amendments and Implementation for 2006

In addition to the pending amendments listed earlier in this report, the following amendments will be processed in 2006:

- o Amendments to the Primary Groundwater Recharge designations on the General Plan Resources and Constraints Maps. Public Works Department staff has been reviewing data sources for the Maps and has determined that they need upgrading to correct parcel boundaries and other map features;
- o Any needed amendments to implement the requirements of the federal National Pollutant Discharge Elimination System (NPDES) Phase II regulations. These regulations focus on heightened protection of the environment from stormwater and other off-site discharges of pollutants;
- o Amendments to accommodate housing site rezonings, as defined in the Housing Element;
- o Preparation of a document to address the Pleasure Point neighborhood issues of neighborhood compatibility in design, infrastructure, and historic resources.

Planning staff has already begun implementation and will continue in 2006 to focus on implementing the date-sensitive programs of the new Housing Element.

Future Revision of the General Plan/LCP

Excepting the new Housing Element adopted in 2005, the General Plan/LCP was last updated in 1994. The time is soon coming to begin consideration of an update of the General Plan. Accordingly, in 2005, the Board of Supervisors adopted a General Plan surcharge fee applicable to new applications to provide a source of funding to begin that effort in the future.

The scope of a new General Plan has not yet been determined but will mirror our challenges, as a community, to provide balance, protection, and opportunities for, at minimum, the following issues:

- o Water availability;
- o Traffic issues;
- o Providing affordable housing and strategies to meet continuing Regional Housing Needs;

As the areas within the Urban Services Line reach buildout, decisions on how best to accommodate additional housing will need to be made. This may entail higher density infill, increased mixed-use development, or expansion of the Urban Services Line.

- o Adequacy of sites to support appropriate levels of commercial and industrially zoned lands;
- o Strategies to balance our jobs/housing ratio to ensure that we are creating an adequate number of jobs as well as housing for our growing population.

CONCLUSION AND RECOMMENDATION

This General Plan Annual Report summarizes the 2005 activity as well as upcoming and future activity regarding the General Plan/LCP.

It is, therefore, RECOMMENDED that your Commission;

1. Conduct a public hearing on the 2005 General Plan Annual Report; and
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,



Glenda Hill, AICP
Principal Planner
Policy Section



Mark Deming, AICP
Assistant Planning Director