



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

January 30, 2007

AGENDA DATE: February 14, 2007

Item#: 10

Time: After 9 AM

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: 2006 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 2006 Annual Report.

2006 Amendments

The Board took action on the following General Plan/LCP amendments in 2006:

- Text and ordinance changes to update the Density Bonus regulations to be consistent with State law on February 7, 2006;
- Map designation change from Neighborhood Commercial to Suburban Residential to recognize an existing residential use located on Highway 9/Lazy Woods in Felton, on March 28, 2006 (Application No. 06-0020);
- Map designation change from Community Commercial to Service Commercial to facilitate the Ocean Honda project located on Soquel Drive near 41st Avenue, on April 4, 2006 (Application No. 05-0252);
- Map designation change from Community Commercial to Service Commercial to re-designate those properties adjacent to the Ocean Honda project, on April 4, 2006 (staff initiated);
- Adoption of revisions to the Housing Element on November 7, 2006;
- Map designation change from Service Commercial to Community Commercial to facilitate a mixed use project on Soquel Drive near 7th Avenue, on December 5, 2006 (Application No. 05-0797);
- Map designation change and Seacliff Village Plan text change from Visitor Accommodations to Urban High Residential and Park, Recreation and Open Space to facilitate a land division for a future park and affordable housing on McGregor Drive, on December 5, 2006 (Application No. 06-0452).

Pending Amendments

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

- o 02-0339: add interim quarry use for an agricultural parcel in conjunction with the Aromas Quarry;
- 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 06-0389: change the designation of a site from Urban Medium to Urban High Residential to facilitate a 6-lot subdivision on Abbey Road near Willowbrook Lane;
- o 06-0651: change the designation of a site from Urban Very Low to Urban High Residential and Urban Open Space to facilitate a 10-lot subdivision at the corner of Soquel Drive and Haas Drive;
- o Update of the Aptos Village Plan;
- o Corrections to the Groundwater Recharge Maps;
- o Map amendment clean-up to correct inconsistencies.

Park Site Acquisitions and Reviews of Development Applications

The Parks and Recreation Commission reviewed no sites in 2006.

Commercial Agricultural Land Classification Review

No applications were filed in 2006 for an agricultural viability determination of agricultural land.

Annual Urban Services Line Review

There were no applications filed in 2006 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 2006):

	Regional Housing Need	2006 Units	Total Developed Housing 2000-2006
Very Low Income	937	71	373
Low Income	502	14	134
Moderate Income	651	13	113
Above Moderate Income	1,351	210	1,026
Total	3,441	308	1,646

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 30.7 acres of land.

Proposed Amendments and Implementation for 2007

In addition to the pending amendments listed earlier in this report, the following amendments will be processed in 2007:

- o Rezoning, General Plan Amendments and any other needed changes to designate the selected affordable housing sites to 20-units to the acre density;
- 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 Preparation of a document to address the Pleasure Point neighborhood issues of neighborhood compatibility in design, infrastructure, and historic resources.

Planning staff will continue to implement the date-sensitive programs of the Housing Element.

Future Revision of the General Plan/LCP

Excepting the Housing Element, the General Plan/LCP was last updated in 1994. The Housing Element was revised by the Board and certified by the State in 2006. 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.
- 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 2006 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 2006 General Plan Annual Report; and
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,

A handwritten signature in cursive script that reads "Glenda Hill".

Glenda Hill, AICP
Principal Planner
Policy Section