



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

February 17, 2008

Agenda Date: February 27, 2008

Item #: 10

Time: After 9 AM

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

SUBJECT: 2007 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 2007 Annual Report.

2007 Amendments

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

- 05-0388: change the designation of a portion of a site from Office to Urban Medium Residential to facilitate 28 townhouses located on Soquel Drive near Porter Gulch Road on 12/11/07;
- 06-0589: add an Agricultural Resource designation to a parcel to facilitate a lot line adjustment on December 11, 2007;
- 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 on December 11, 2007
- Change the designation of a site from Office to Suburban Residential to correct an error from the Highway 9 Rezoning project on December 4, 2007;
- Adopt corrections to the Groundwater Recharge Maps on June 12, 2007
- Adopt text amendments to facilitate the creation of the "R" Combining District for affordable housing sites on June 5, 2007

Pending Amendments

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

- 02-0339: add interim quarry use for an agricultural parcel in conjunction with the Aromas Quarry;

- 07-0002: amend the Seacliff Village Plan to allow a three-story hotel;
- Update of the Aptos Village Plan;
- Seven affordable housing sites (discussed in more detail below);
- County Fault Zone density;
- Ocean Echo Inn site specific amendment to protect the historic resource.

Park Site Acquisitions and Reviews of Development Applications

Acquisition of the Seacliff Park site was completed in 2007; however, the Parks and Recreation Commission reviewed no new sites.

Commercial Agricultural Land Classification Review

No applications were filed in 2007 for an agricultural viability determination of agricultural land.

Annual Urban Services Line Review

There were no applications filed in 2007 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 4,200 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 2007):

	Regional Housing Need	2007 Units	Total Developed Housing 2000-2007
Very Low Income	937	10	383
Low Income	502	10	144
Moderate Income	651	10	123
Above Moderate Income	1,351	80	1,106
Total	3,441	110	1,756

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 2008

In addition to the pending amendments listed earlier in this report, the following amendments will be processed in 2008:

- 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;
- Completion of a document to address the Pleasure Point neighborhood issues of neighborhood compatibility in design and infrastructure.
- Rezoning, General Plan Amendments and any other needed changes to designate the selected affordable housing sites to 20-units per acre density. The status of these amendments are as follows:
 - Minto Road Site in Watsonville. A draft Planned Unit Development (PUD) has been prepared and environmental review is oncoming for the PUD, General Plan Amendment and Rezoning. A community meeting was held on January 24, 2008. This item should be coming before your Commission in the Spring;
 - Miller Site in Aptos. Consultant work is completed. Staff is working with the developers of the site and a draft PUD has been prepared. Environmental review and community meeting will be scheduled for early Spring;
 - Nigh Site in Live Oak. DRG meeting and consultant work completed. Draft PUD has been prepared. This site should be coming before your Commission in late Summer/early Fall;
 - 7th Avenue Site in Live Oak. The DRG meeting will occur at the end of February. Some consultant work has been performed. This site should be coming before your Commission in late Summer/early Fall;
 - Erlach Site in Soquel. Some consultant work has been performed;
 - Atlee Site in Aptos. Some consultant work has been performed;
 - Atkinson Lane Site in Watsonville. This site is adjacent to the City of Watsonville's Measure U site; therefore, the County and City of Watsonville are working together to master plan this larger site. The consulting firm of RBF Consultants has been hired to prepare the Master Plan/Specific Plan that will be used by both jurisdictions. A Technical Advisory Committee (TAC) has been appointed by both jurisdictions with the first meeting on February 28, 2008. This project will require the preparation of an EIR, pushing the timeline of this Site into 2009.

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:

- Water availability;
- Traffic issues;
- 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.
- Adequacy of sites to support appropriate levels of commercial and industrially zoned lands;
- 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.

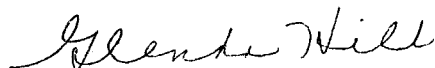
CONCLUSION AND RECOMMENDATION

This General Plan Annual Report summarizes the 2007 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 2007 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