



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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

August 3, 2010

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

Agenda Date: September 8, 2010

APN: 029-071-38, -68

Application: 101028

Item #: 9

Time: After 9 AM

Subject: A public hearing to consider a proposal to rezone two parcels from R-1-6-D-L (Residential, One Unit Per 6000 square feet - Designated Park Site Combining Zone District- Historic Landmark Combining Zone District) to PR-L (Parks, Recreation and Open Space-Historic Landmark Combining Zone District) and from R-1-6-D (Residential, One unit Per 6000 square feet-Designated Park Site Combining Zone District) to PR (Parks, Recreation and Open Space) district.

Members of the Commission:

On July 16th, 2010, the County Planning Department accepted this application by the County Redevelopment Agency for a rezoning of the properties to Parks, Recreation and Open Space-Historic Landmark Combining Zone District and Parks, Recreation and Open Space zone district.

The property is approximately 4.5 acres and located on the west side of Chanticleer Avenue, approximately ½ mile south from Soquel Avenue within the Live Oak Planning area. The uses on the property consist of mostly vacant urban acreage with exception of an existing vacant historically designated structure.

Background

Chapter 7 of the General Plan identifies the subject parcels (assessor's parcel numbers 029-071-38 and 029-071-68) for future development as a neighborhood park within the Live Oak Planning area. These properties were acquired by the Redevelopment Agency in 1995 and 2005 in order to accomplish this General Plan Objective. In 2007, the Miller House, located on one of the two properties, was designated as a Historic Resource. Following a community meeting process, the Redevelopment Agency developed a neighborhood park master plan, which includes preservation of the historic structure. This plan was approved by the Parks and Recreation Commission on May 11, 2009 and subsequently approved by the Board of Supervisors on August 4, 2009 (Exhibit E). At this time the Redevelopment Agency is in the process of developing improvement plans for submittal of a development application.

One of the next steps necessary to accomplish development of the park includes rezoning the

property to Parks, Recreation and Open Space. Approval of the rezoning will facilitate the development permit process necessary to develop the park by assigning a more consistent zoning to the property. This zoning will allow application of the parks and recreation site development standards to the property. The parks and recreation zoning is an implementing zone district for the existing Residential Urban Low General Plan designation. Also, the existing historic landmark combining district is proposed to be retained to recognize the historic resource on site.

This project qualifies for an exemption (Exhibit D) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 5, Section 15061 (b) 3). In particular, a rezoning from Residential to Parks, Recreation, and Open Space has been anticipated by Chapter 7 of the General Plan (park site overlay) for the past 20 years and no significant impacts are anticipated by rezoning to this district.

Conclusion

All of the criteria have been met for rezoning the subject parcel to the Parks, Recreation and Open Space-L and Parks, Recreation and Open Space zoning district. All required findings (Exhibit A) can be made to approve this rezoning application pursuant to County Code Section 13.10.215 D 3.

Recommendation

It is recommended that the Commission adopt Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application #101028, to adopt the Ordinance rezoning the property to the PR-L (Parks, Recreation, and Open Space-Historic Landmark Combining Zone District) and PR (Parks, Recreation, and Open Space) zone district.

Sincerely,



Sheila McDaniel
Project Planner
Development Review

Reviewed By:



Cathy Graves
Principal Planner
Development Review

Exhibits:

- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN Map
- C. Location, Current Zoning, Proposed Zoning, and General Plan Designation Maps
- D. Notice of Exemption from CEQA
- E. Chanticleer Avenue Park Master Plan Board Letter, dated August 4, 2009, including Parks and Recreation Commission Master Plan Letter

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 101028 involving property located on the west side of Chanticleer Avenue, approximately ½ mile south of Soquel Avenue within the Live Oak Planning area (Assessor's Parcel numbers 029-071-38 and 68), and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing the property from the R-1-6-D-L (Residential, One Unit Per 6000 square feet - Designated Park Site Combining Zone District- Historic Combining Zone District) to PR-L (Parks, Recreation and Open Space-Historic Combining Zone District) and from R-1-6-D (Residential, One unit Per 6000 square feet-Designated Park Site Combining Zone District) to PR (Parks, Recreation, and Open Space).

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2010, by the following vote:

AYES:	COMMISSIONERS
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS
ABSTAIN:	COMMISSIONERS

Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:
COUNTY COUNSEL

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan regarding the Redevelopment Agency property located on the west side of Chanticleer Avenue, approximately ½ mile south from Soquel Avenue within the Live Oak Planning area; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code; and finds and certifies that the project is subject to an exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted.

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

Assessor's Parcel Number

Existing Zone District

New Zone District

029-071-38

R-1-6-D-L

PR-L

029-071-68

R-1-6-D

PR

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED THIS _____ day of _____ 2010, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

Assistant County Counsel

Exhibit: Rezoning Maps

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS

Rezoning Findings

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land-use designations of the adopted General Plan; and,

The proposed Parks and Recreation-Historic Overlay District (PR-L) and Parks and Recreation (PR) zoning will allow development of a neighborhood park, park facilities and preservation of the historically designated Miller House, which is more consistent with the objectives of the neighborhood park site overlay identified in Figure 7-2 (Santa Cruz County Parks and Recreation Facilities) of the General Plan which calls for acquisition and development of the site as a neighborhood park. The Parks and Recreation zone district is an implementing zone district for the Urban Low Residential land use designation.

2. The proposed zone district is appropriate of the level of utilities and community service available to the land; and,

The proposed PR-L (Parks and Recreation-Historic District Overlay) and PR (Parks and Recreation) zone district is appropriate to the level of utilities and community services available to the parcel. In particular, the subject parcel is located within the Urban Services Line, where public services are available to the site, including a publicly maintained roadway, water, sewer, and fire protection, and public transit access.

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; or,

The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted; or,

The present zoning is the result of an error; or,

The present zoning is inconsistent with the designation shown on the General Plan.

The sites are currently zoned R-1-6-D and R-1-6-L. The "D" zone district overlay identifies the potential for acquisition of the sites for future development as a park. In accordance to this overlay, the Redevelopment Agency acquired the sites between 1995 and 2005 and prepared a neighborhood park site master plan. This plan was approved by the Parks and Recreation Commission and the Board of Supervisors in 2009.

Once acquired, this proposed rezoning is more consistent with the objectives of the General Plan and will allow application of the parks and recreation site development standards to the property. The parks and recreation zoning is an implementing zone district for the existing Residential Urban Low General Plan designation. Also, the existing historic landmark designation on this site is not proposed for modification. The rezoning will otherwise allow a necessary neighborhood public park and community facility to the surrounding neighborhood.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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POR. OF N.W. 1/4 SEC. 16,
T. 11S., R. 1W., M.D.B. & M.

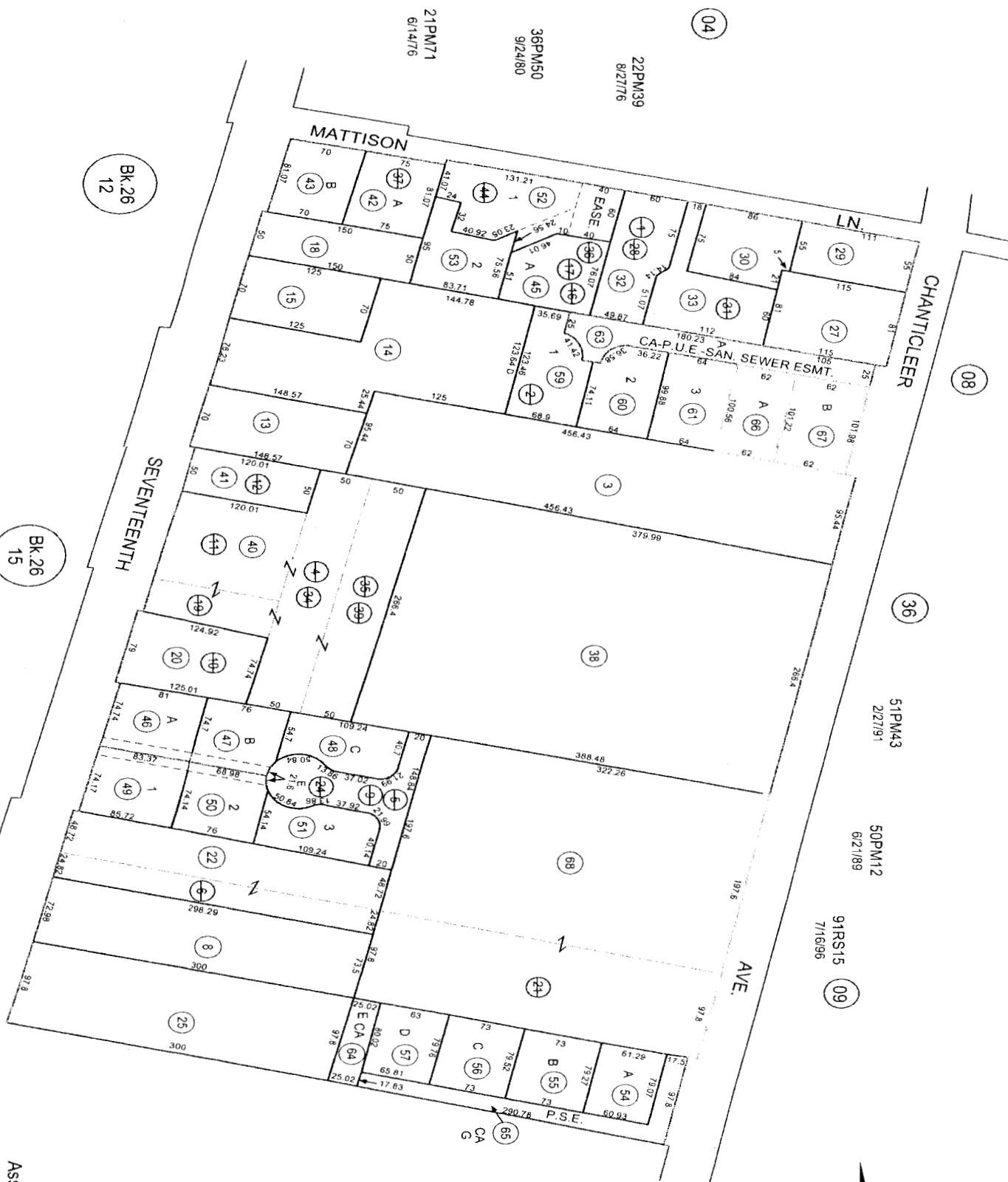
Tax Area Code
82-040

29-07

EXHIBIT B

- 7 -

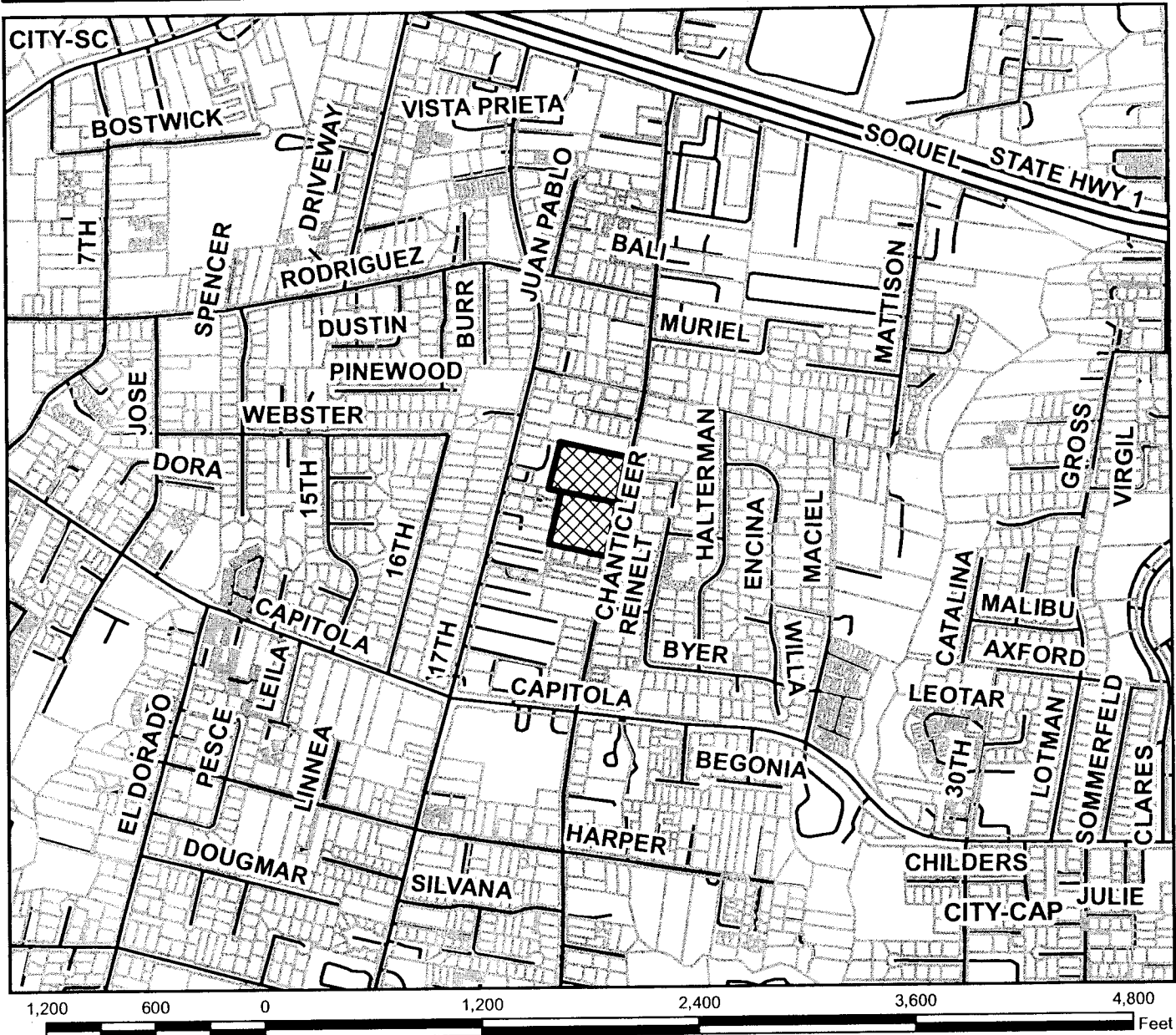
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v. 4/6/01 mm (changed page refs.)
v. 2/28/05 CB (Cor to 1-85, added 5' back as per 91RS15)
v. 2/28/05 CB (91RS15)









Assessor's Map No. 29-07
County of Santa Cruz, Calif.
Sept. 1998

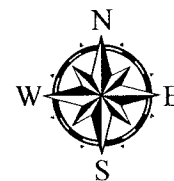


Location Map



LEGEND

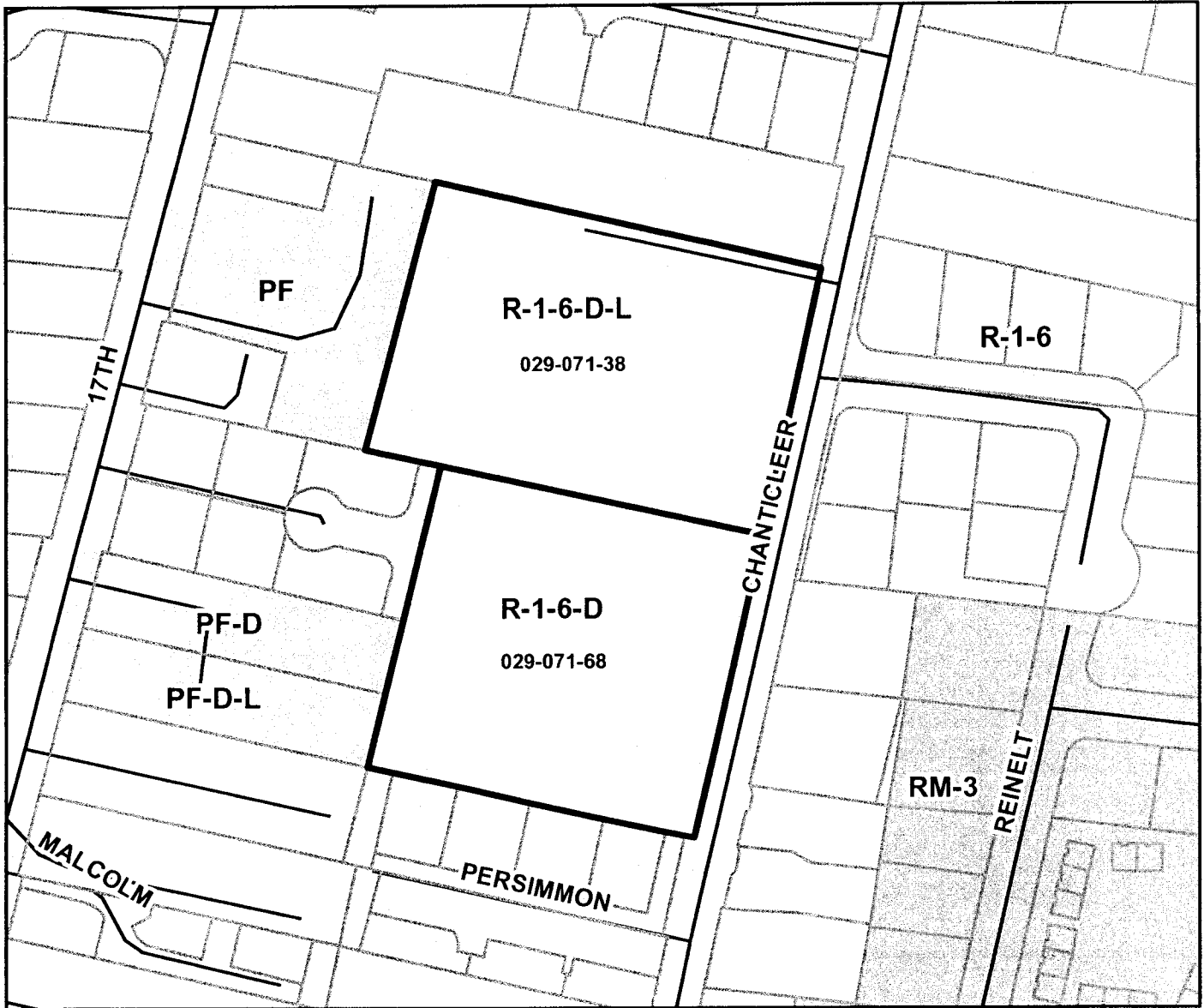
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-  APN: 029-071-38
-  Assessors' Parcels
-  Streets
-  State Highways
-  CAPITOLA



Map Created by
County of Santa Cruz
Planning Department
July 2010



Zoning Map



LEGEND

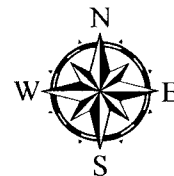
- APN: 029-071-68
- APN: 029-071-38
- Assessors Parcels

— Streets

RESIDENTIAL-SINGLE FAMILY

PUBLIC FACILITY

RESIDENTIAL-MULTI FAMILY

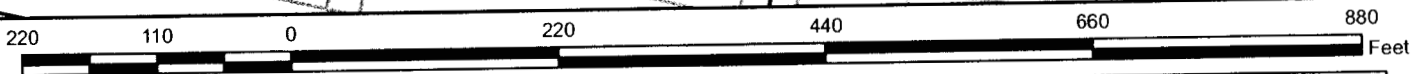
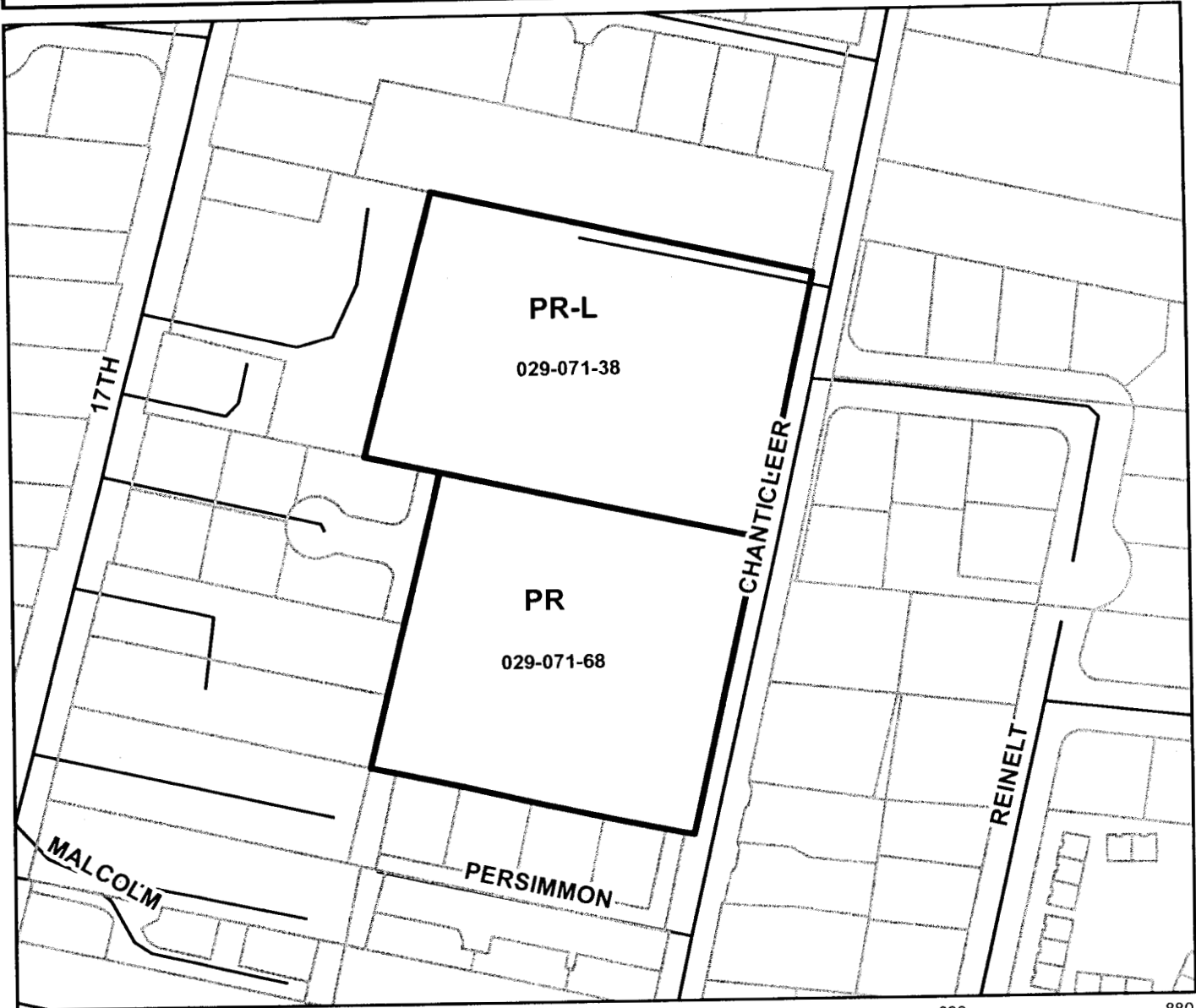


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July 2010


EXHIBIT C





Rezoning Map




LEGEND

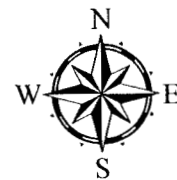
 APN: 029-071-68

 APN: 029-071-38

 Assessors Parcels

 Streets

PARK

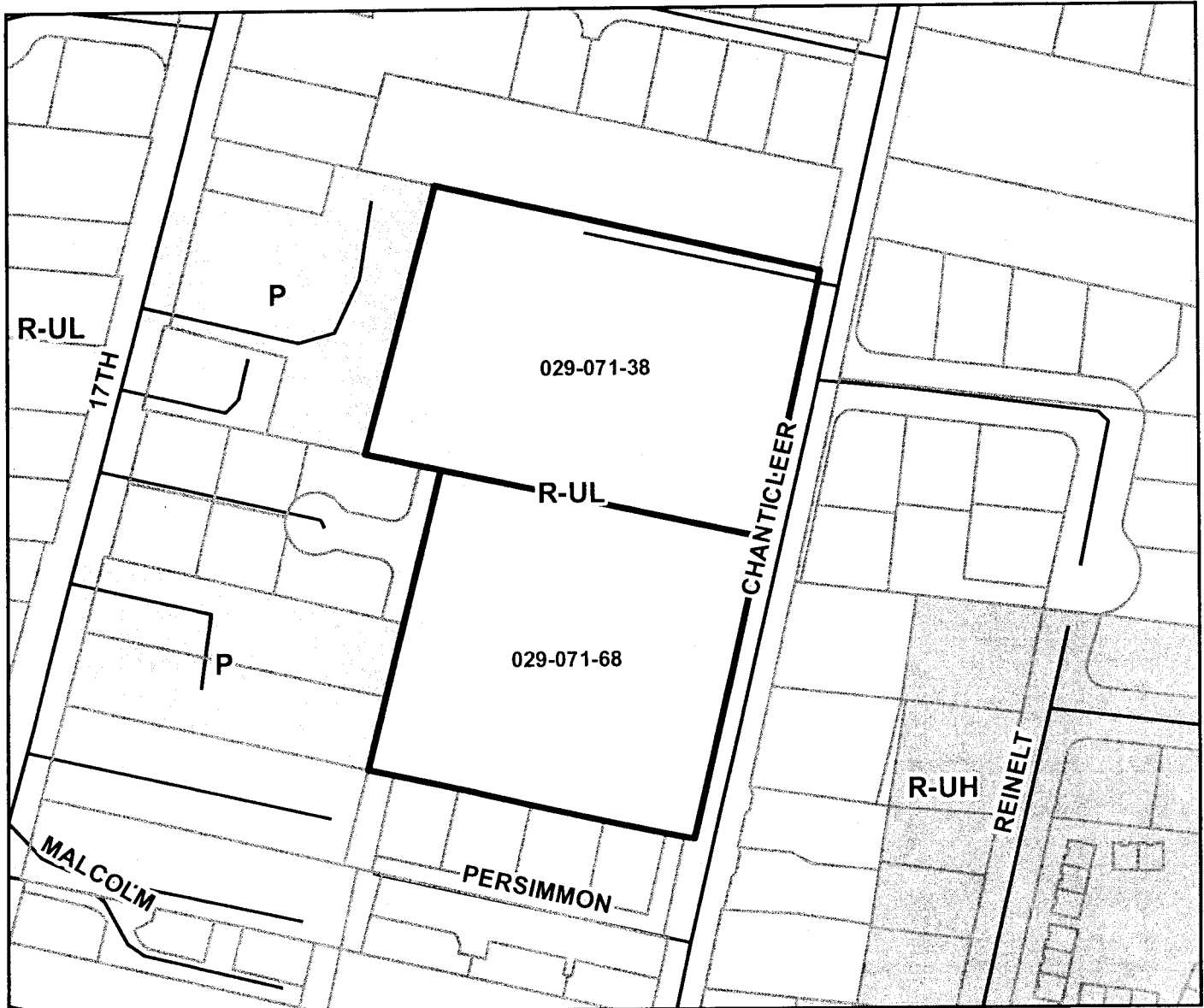


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




EXHIBIT C

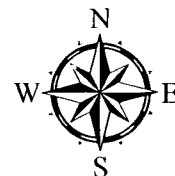


General Plan Designation Map



LEGEND

-  APN: 029-071-68
-  APN: 029-071-38
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Public Facilities
-  Residential - Urban High Density



Map Created by
County of Santa Cruz
Planning Department
July 2010

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 101028

Assessor Parcel Number: 029-071-38,-68

Project Location: 1965, 1975, 1985 Chanticleer Avenue

Project Description: A proposal to consider rezoning of two lots of record from r-1-6-D-L (Residential-One Unit Per 6000 square feet – Designated Park Site Combining Zone District-Historic Landmark Combining Zone District) to PR-L (Parks, Recreation, and Open Space-Historic Landmark Combining Zone District) and from R-1-6-D (Residential-One Unit Per 6000 square feet-Designated Park Site Combining District) to PR (Parks, Recreation, and Open Space)

Person or Agency Proposing Project: County Redevelopment Agency

Contact Phone Number: (831) 454-2280

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. x _____ Other Exemption: Article 5, Section 15061 (b) 3

Specify type: Per Section 15061(b)(3) of the California Code of Regulations: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA". A rezoning from Residential to Parks and Recreation has been anticipated by Chapter 7 of the General Plan (park site overlay), which calls for development of a neighborhood park, for the past 20 years and thus no significant impacts are anticipated by rezoning to this district.

E. _____ Categorical Exemption

F. **Reasons why the project is exempt:**

In addition, none of the conditions described in Section 15300.2 apply to this project.

Date:_____



County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

August 4, 2009

Agenda: August 18, 2009

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

CHANTICLEER AVENUE NEIGHBORHOOD PARK MASTER PLAN PUBLIC HEARING

Dear Members of the Board:

Presented herein for your consideration is a proposed Master Plan for a new 4.5 acre neighborhood park on Chanticleer Avenue in Live Oak. This concept was initiated by the Redevelopment Agency in cooperation with the Parks, Open Space and Cultural Services Department. The Park Master Plan was approved by the Parks and Recreation Commission on May 11, 2009.

In order to solicit community input for preparation of the Park Master Plan, the Redevelopment Agency and the Parks Department hosted a series of three community meetings. Beginning in the fall of 2008, neighbors and residents were given the opportunity to set goals and a theme for the park, identify preferred park features, review alternative designs, and comment on a final concept plan. The attached report prepared for the Parks Commission includes a more complete description of the community process, goals, the master plan, and the commission's review of the plan.

Major elements of the Park Master Plan, as shown on Attachment 1, include restoration of the historic home and water tank house, preservation of select trees, providing community gardens, landscape buffers, groves and orchards, and developing active play areas, natural walking paths, picnic areas, a tennis court, off leash dog areas, a large open informal turf area, bike pump track, restroom and maintenance building, double bocce ball court, and a small skate element. Thirty two (32) new parking spaces will be located on the site and the park frontage will be modified to include ten (10) on-street parallel spaces along Chanticleer Avenue. Also, proposed pedestrian crosswalks and stop signs will be added at Chanticleer Lane.

As a part of the Park Master Plan the existing historic Miller House is proposed to be restored and made available for a use that will be compatible with the park. RDA's consulting historic architect, Gil Sanchez has completed a Historic Preservation Plan for

Board of Supervisors
August 4, 2009
Page 2

the Miller House. After the building restoration is complete, Parks proposes to lease the space to a suitable organization representing a community interest. Rent will be used to cover building upkeep and utility costs for the park. In order to determine potential organizations or groups to occupy the space, staff proposes to solicit letters of interest. The Parks Department will then return to your Board with recommendations on how to proceed.

Expected construction costs of this 4.5 acre park are estimated to be about \$4.5million with an additional \$440,000 estimated for the historic house and the tank house. Annual maintenance costs are estimated by the Parks Department to be about \$87,700 which is comparable to costs for Jose Avenue Park and other park facilities of similar size within the county.

The main vision for the park is to provide a facility with a variety of recreational opportunities for the neighboring community using an approach that is environmentally founded, compatible with adjacent properties, and builds upon the historic character and agricultural origins of the early residents of Live Oak.

Staff is pleased to have successfully concluded this phase of the community process and believe that the park plan reflects the needs and interest of the residents. Community support for park improvements to the Chanticleer area of Live Oak is strong. The proposed Master Plan addresses the goals of the community and implementation of the plan will improve the community's enjoyment and use of this neighborhood park.

NEXT STEPS

With approval of the Park Master Plan by your Board, Agency staff proposes to move forward by preparing and sending out Requests for Qualifications (RFQ's) to select a Landscape Architect/Engineering consulting design team, and in conjunction move forward with the next phase of contract services with our current Historic Architectural consultant in order to complete the design development and permit process. This would include the preparation of studies and design plans necessary for the project site development and the historic Miller House. RDA staff will continue to coordinate these efforts with the Parks Department. Construction is planned to begin in 2011.

RECOMMENDATIONS

It is therefore RECOMMENDED that your Board take the following actions;

1. Conduct and close the public hearing; and
2. Approve the Chanticleer Avenue Neighborhood Park Master Plan with Parks Commission modifications as shown on Attachments 1 & 2, and authorize staff to take related actions as described in this letter.

Board of Supervisors
August 4, 2009
Page 3

Very truly yours,



Betsey Lynberg
Redevelopment Agency Administrator
BL:jd



Joe Schultz
Parks Director

RECOMMENDED:

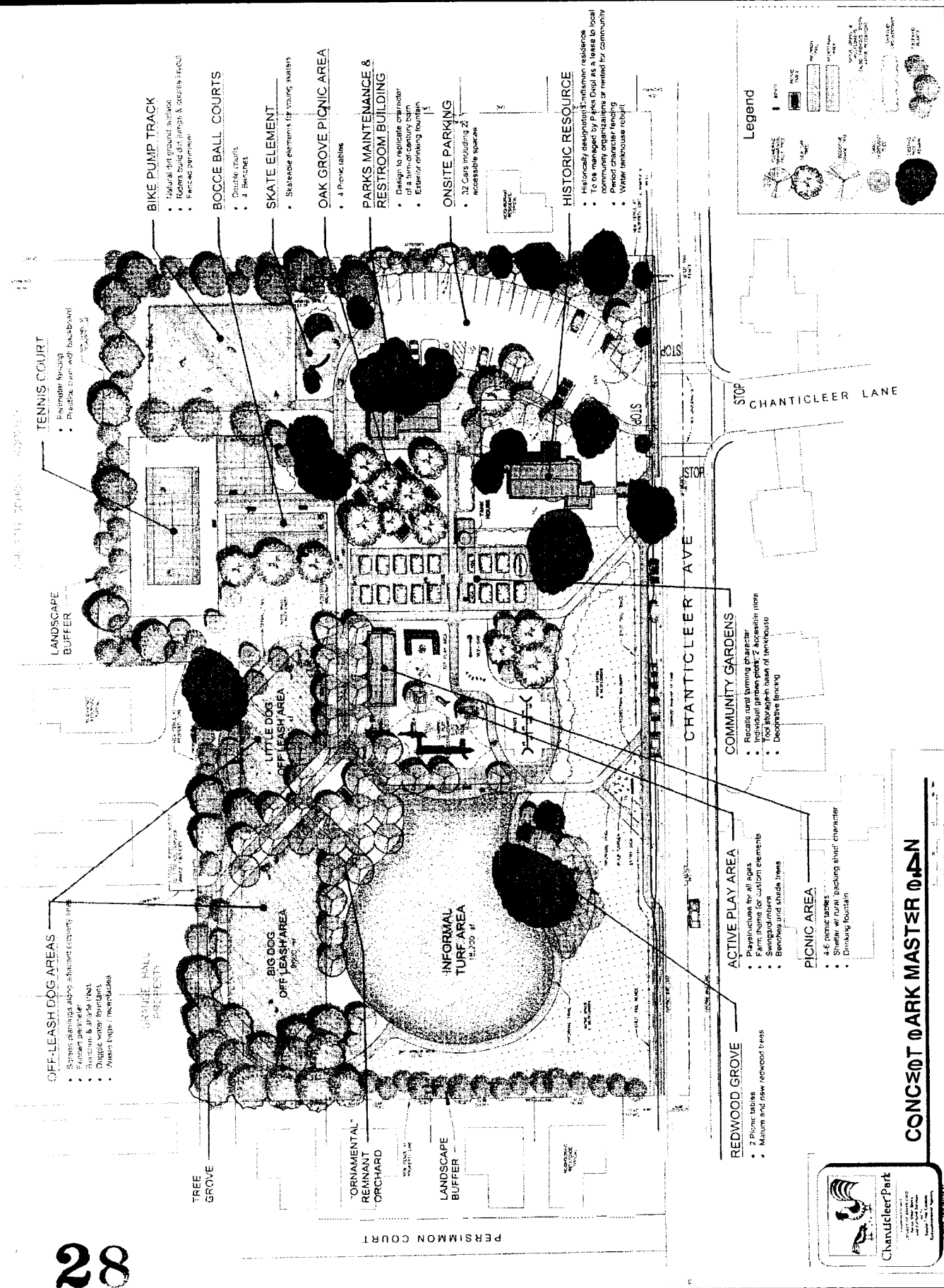


Susan A. Mauriello
County Administrative Officer

Attachments:

- (1) Proposed Park Master Plan
- (2) Parks Commission Modifications to Plan
- (3) Letter to Parks and Recreation Commission dated May 11, 2009 with exhibits
- (4) Minutes of May 11, 2009 Parks and Recreation Commission meeting

Cc: Parks Department







County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

May 11, 2009

Parks and Recreation Commission
County of Santa Cruz Parks, Open Space and Cultural Services
979 17th Avenue
Santa Cruz, CA 95062

CHANTICLEER AVENUE NEIGHBORHOOD PARK MASTER PLAN

Dear Parks Commissioners:

Presented herein for your consideration is a proposed Master Plan for a new neighborhood park on Chanticleer Avenue in Live Oak. This concept was initiated by the Redevelopment Agency in cooperation with the Parks, Open Space and Cultural Services Department. This letter describes the project background and setting, community process, plan goals and the proposed conceptual design.

BACKGROUND AND SETTING

The west side of Chanticleer Avenue between Capitola Road and Rodriguez Street is centrally located in a primarily residential area of Live Oak (see Site Location Map, Exhibit A). The demand for neighborhood recreational activities in this part of Live Oak is heavy, yet the residents are underserved as the nearest parks are more than one-half mile away from the proposed site.

Two parcels total about 4-1/2 acres (see Existing Conditions, Exhibit B) and form the park. The site was initially used for wheat farming (and later, chicken farming) typical of other farms in Live Oak. The Miller House, located on site at 1975 Chanticleer was designated as a historic resource in 2007 by the Historic Commission and recommendations for preservation measures are currently being developed by consulting architect, Gil Sanchez. Along with another home built in the early 1900's, these houses served as residences for general small farm use and were occupied by families who were active in building the Live Oak community for many years.

During the mid-1900's, a number of other buildings were constructed on the site including residential apartments, several small dwellings, various out-buildings, and a church/preschool. The Santa Cruz County Redevelopment Agency acquired the north parcel (029-071-38) in 1995, and then the south parcel (029-071-68) in 2005 in order to initiate development of a centrally located neighborhood park. Most of the buildings on

Parks and Recreation Commission
May 11, 2009
Page 2 of 6

the site have been razed over the years due to dilapidated conditions. All of the tenants have now vacated the property, a number having received relocation benefits per California state law.

The site is designated as and meets the criteria for a neighborhood park as described in Chapter 7 of the General Plan. Rezoning is proposed to occur following the park's master plan approval by the Board of Supervisors. General facts about the proposed park development are included as Exhibit C.

Adjacent Properties (see Exhibit B)

Residential properties line the south and north boundaries of the park site. There is also one residential area centrally located along the west boundary. The southern end of the west boundary of the parcel backs up to the Live Oak Grange. The northern end of the west boundary of the parcel backs up to the Pentecostal Church of God. The properties along the east side of Chanticleer Avenue are all residential.

Parking and Traffic

Chanticleer Avenue itself does not have on-street parking along either side of the road and residents have expressed concerns regarding the park's potential impacts to existing limited parking on side streets such as Chanticleer Lane and Persimmon Court. Residents have also reported issues with speeding vehicles, lack of crosswalks, and concerns for pedestrian and bicycle safety.

COMMUNITY PROCESS

In order to solicit community input for preparation of the Park Master Plan, the Redevelopment Agency and the Parks Department hosted a series of three community meetings beginning in fall 2008:

- **09/30/08 First Community Meeting** - Staff presented a brief overview of the local surroundings, and Live Oak resident Mr. Norm Poitevin provided a display showing some interesting history of the area. The participants were given an opportunity to complete a survey showing interest in existing parks and features that they currently use, and were also asked to indicate what they would like to see in this proposed park. Working at tables, each small group was given 3 photo boards that showed multiple features for active, passive, and playground images. Participants indicated their preferences for park features and the workshop concluded with group discussion, questions and comments. Many expressed support for neighborhood park features that serve all ages including play areas, walking paths, community gardens, tennis court, and community use of the historic house, all with a rural-historic design. Because of the limited amount of neighborhood parking, residents expressed concern that park visitors would create an influx of vehicles to the immediate area and intensify the demand for on street parking.

- **11/19/08 Second Community Meeting** - Based on input from community members and Parks staff, two conceptual alternative plans that synthesized and blended the most common and reoccurring themes, features, and designs were presented. The community attendees reviewed and commented on both of the conceptual plans (A and B) and completed comment cards addressing the constraints and opportunities of each conceptual design plan. Results were shared with the group by each table and individual comments were also collected. Overall, both plans were well received with comments focused on suggestions for improving the proposed park designs.
- **03/03/09 Third Community Meeting** - Staff presented the final conceptual draft plan which combined the best features of the first two draft plans along with comments from the second meeting. Those in attendance had the opportunity to comment and ask questions. The majority of responses agreed that the goals and objectives, as determined in the previous meetings, have been met in this final concept plan (see Exhibit D). Many expressed appreciation for being included in the process, and for being asked to share their ideas. Residents also conveyed a desire for the use of edible landscape plants and trees.

PLAN GOALS

Through the community workshop process, goals and objectives for this neighborhood park have been developed, and consensus reached on a conceptual design. The initial goals include the following:

- Range of Activities – Provide a variety of recreational activities
- Opportunities – Include facilities for various community members to participate and utilize the park
- Environmental – Meet the latest goals and standards using a “Green” approach to park design
- Compatible – Fit in with the neighborhood and include a suitable buffer for adjacent properties
- Character – Enhance and incorporate park elements that reflect the historic nature of Live Oak

PROPOSED PARK MASTER PLAN

Please refer to Exhibit C, General Facts and Park Features to review a list of information specific to this draft Master Plan, and how the project goals have been incorporated into the proposed park design. Refer to Exhibit D for the proposed Park Master Plan itself.

Parks and Recreation Commission
May 11, 2009
Page 4 of 6

Design Features

The range of activities in the proposed plan show a broad variety of features that include active elements such as tennis, bocce ball, bicycle pump track, and a small skate element for juniors; passive elements such as new trees, a community garden, a fruit orchard, separate off-leash dog areas for large and small dogs, an informal turf area, walking paths, picnic areas, and open areas; and play equipment elements for all ages of youth including a tot lot, swings, see-saw, climbers, play structures, and farm animal spring riders.

The proposed plan also provides numerous opportunities that are attractive for all age groups, abilities, gender, families and individuals. Varied features include a number of potentially interesting experiences for this diverse community, from dog owners to bicycle riders, and from family picnic goers to gardeners. There is something for everyone.

As our environment continues to demand more attention to methods that lessen the impact of development, the design of this park will incorporate concepts that promote sustainable elements. These include water conservation, organic edible vegetation, native plant species, renewable energy, hydro modification of surface runoff, and other Green process standards.

Several features will contribute to the park's compatibility with the neighborhood including the preservation of the historic Miller House and the retention of some of the major existing trees. Other design elements include convenient access via pedestrian pathways, stop signs and crosswalks at the entrance intersection, additional parking (both off street and on street) for visiting vehicles, abundant areas of open space, and strategic landscape buffers that will both compliment the surrounding area and provide privacy for adjacent neighbors.

Keeping with the historic character of Live Oak, this park will build on the rural farm theme centered about the Miller House. With decades of significant community growth, this old farm lot has experienced much change. The proposed design of the park intends to capture a treasured era and recreate an earlier time period when homes and farms dominated this valuable area.

Parks Commission Review

The April 13, 2009 Parks and Recreation Commission meeting included an information item on the concept design process for the Chanticleer Park site. RDA staff gave a short presentation reviewing the community and design process, and submitted the draft master plan. Your commission expressed an interest in several items including:

- Junior-sized basketball hoop area for younger children to just shoot baskets
- Edible landscaping concerns including possible liability issues, ensuring a "sharing" policy so that multiple visitors will enjoy the benefits, and that the resulting fruits would be dog-friendly

Parks and Recreation Commission
May 11, 2009
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- Faster-growing 'nurse' trees in the Oak Grove picnic area to provide shade sooner than the slower growing designated oaks
- Increasing the number of BBQs in the picnic areas
- Increasing the number of bicycle racks in the park
- The bike pump track seemed small
- Old-fashioned type food events for future park activities and programming
- Other positive comments regarding the park design in general including the thematic use of farm animals, such as chickens (Chanticleer)

Parks staff has responded to several of these items including:

- Provide access to the compost area for dropped fruit
- Limit the number of fruit trees and locate them close to the community garden and house
- Volunteers from the community will need to be organized and responsible to provide care for all of the edible vegetation including pruning, harvesting, etc., similar to the community garden
- Parks does not treat plants and trees for pests nor do they fertilize regularly
- Past success with edible landscape has been limited due to damage from the breaking of limbs, frost, and people stripping all the fruit from the plants
- Other native plants/trees will require the least amount of water and maintenance

Interested members of the community were also present at the Parks Commission meeting. Their comments included the following:

- Cross walks should be designed in ways that assure pedestrian safety
- Traffic can be very fast on Chanticleer Avenue
- The park design is good and hope it is completed soon
- Proposed on-street parking should allow vehicles to park during the evening hours, but not allow overnight parking

RDA staff has modified the listed features on Exhibit C to address certain items called out above. Please also refer to the plan on Exhibit E, Additional Features for three added designs to the proposed master plan including the location of fruit/citrus trees, additional oak trees in the picnic grove, and a junior basketball hoop area near the children's play area.

Site Drainage

Site drainage considerations have focused on low impact development practices. Public Works Drainage Section expects new hydro modification criteria to be in effect later this year. This park will include drainage design practices such as disconnection, overflow, piping, and detention in order to achieve the lowest possible runoff coefficient possible. Materials such as porous paving and semi-pervious surfaces like compacted decomposed granite are suggested for achieving low impact best management

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practices, and will be included in the design specifications for walkways and the parking area.

Sheriff's Park Patrol

Security and safety being a high community priority, Agency staff has made contact with the County Sheriff's Park Patrol Community Service Unit and met on site with Officer Lindsey Warwick to discuss the proposed park design. Prominent features such as secured vehicle access gates, motion-detected lighting in key locations, and raised tree canopies for clear lines of sight through the park have been incorporated into the design and reflect law enforcement input.

NEXT STEPS

With approval of the Park Master Plan by your commission, additional steps will need to be taken to move forward with this project, including holding a Public Hearing by the Board of Supervisors. Once the BOS has approved the Park Master Plan, the Redevelopment Agency will begin preparation of project development plans for the Planning permit application. It will be necessary to use consulting design services for much of this work. Construction is planned to begin in 2011. Parks can anticipate operations to commence sometime in 2012.

CONCLUSION

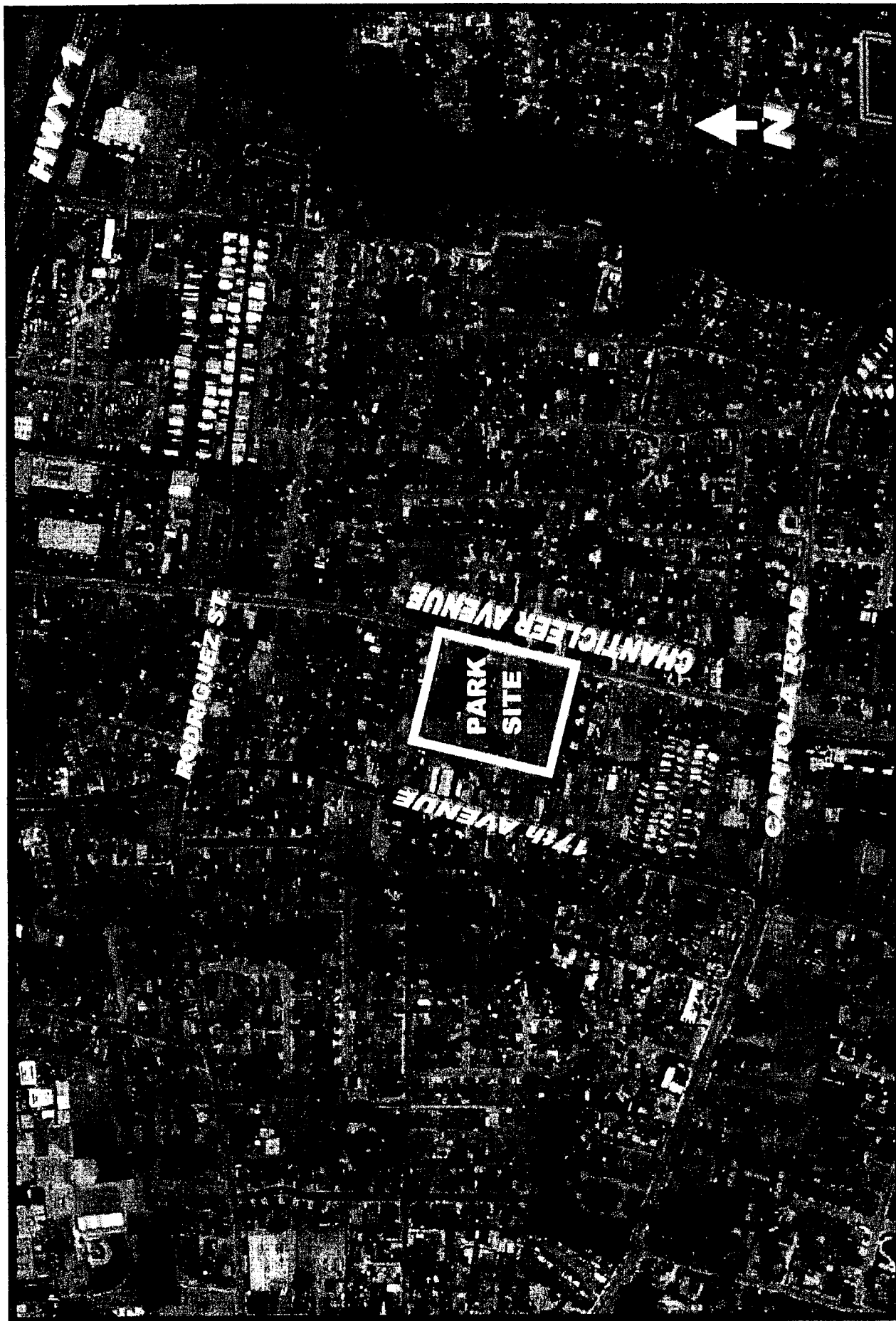
We are pleased to have successfully concluded this phase of the community input process. Community interest and support for park improvements to the Chanticleer area of Live Oak is strong. Staff believes that the proposed Master Plan addresses the goals of the community, and that implementation of this plan will improve the community's enjoyment and use of this neighborhood park. With approval of the Plan, staff will move forward with the preparation of studies and design plans necessary for the permit process, and continue to coordinate these efforts with Parks staff.

Very truly yours,

James Davies
Redevelopment Agency Project Manager

Exhibit A: Site Location Map
Exhibit B: Existing Conditions
Exhibit C: General Facts & Park Features
Exhibit D: Conceptual Park Master Plan
Exhibit E: Additional Features

Cc: Parks Department



0280

NEIGHBORHOOD PARK ON CHANTICLEER AVENUE - SITE LOCATION 0000 - EXHIBIT 0

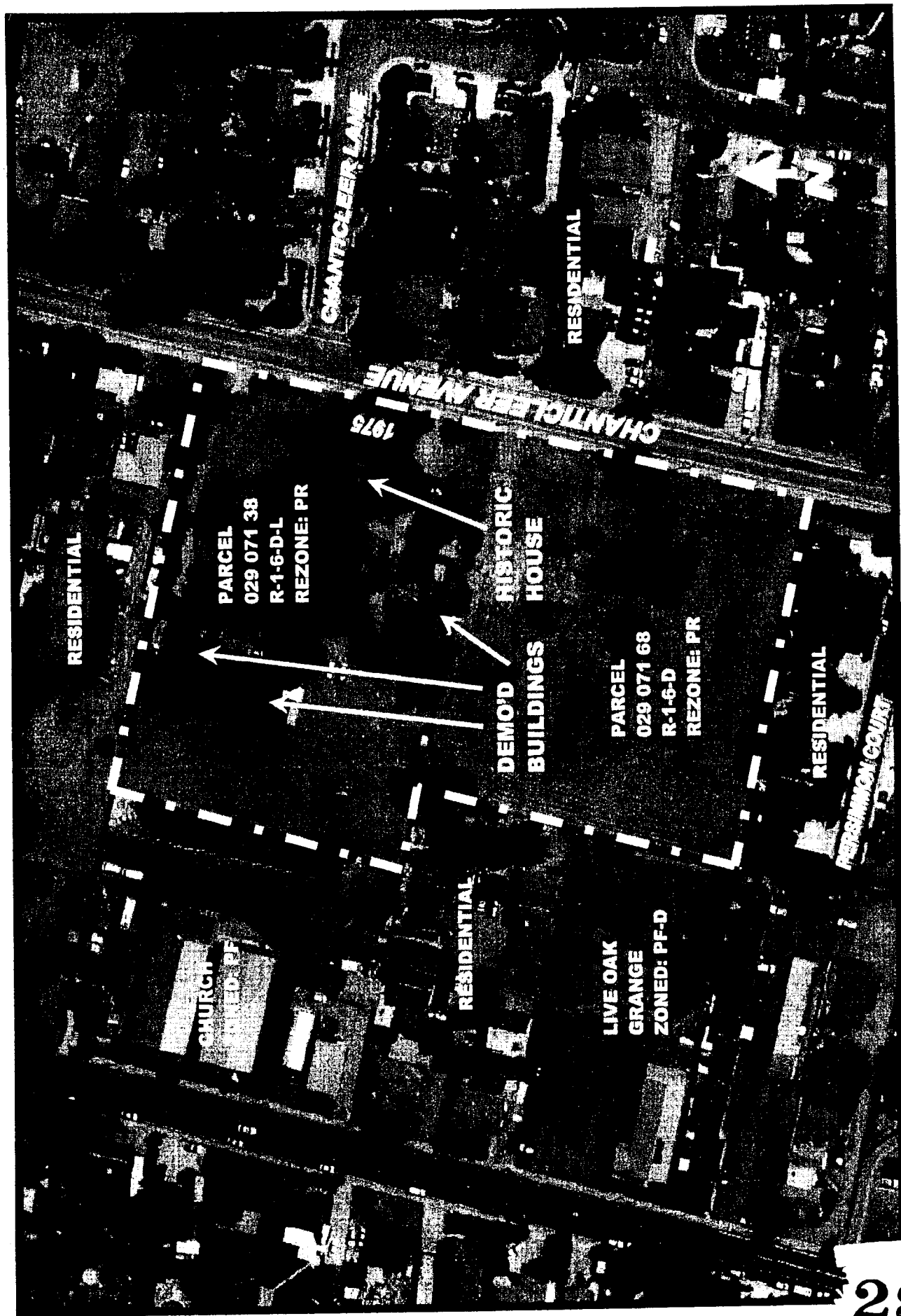
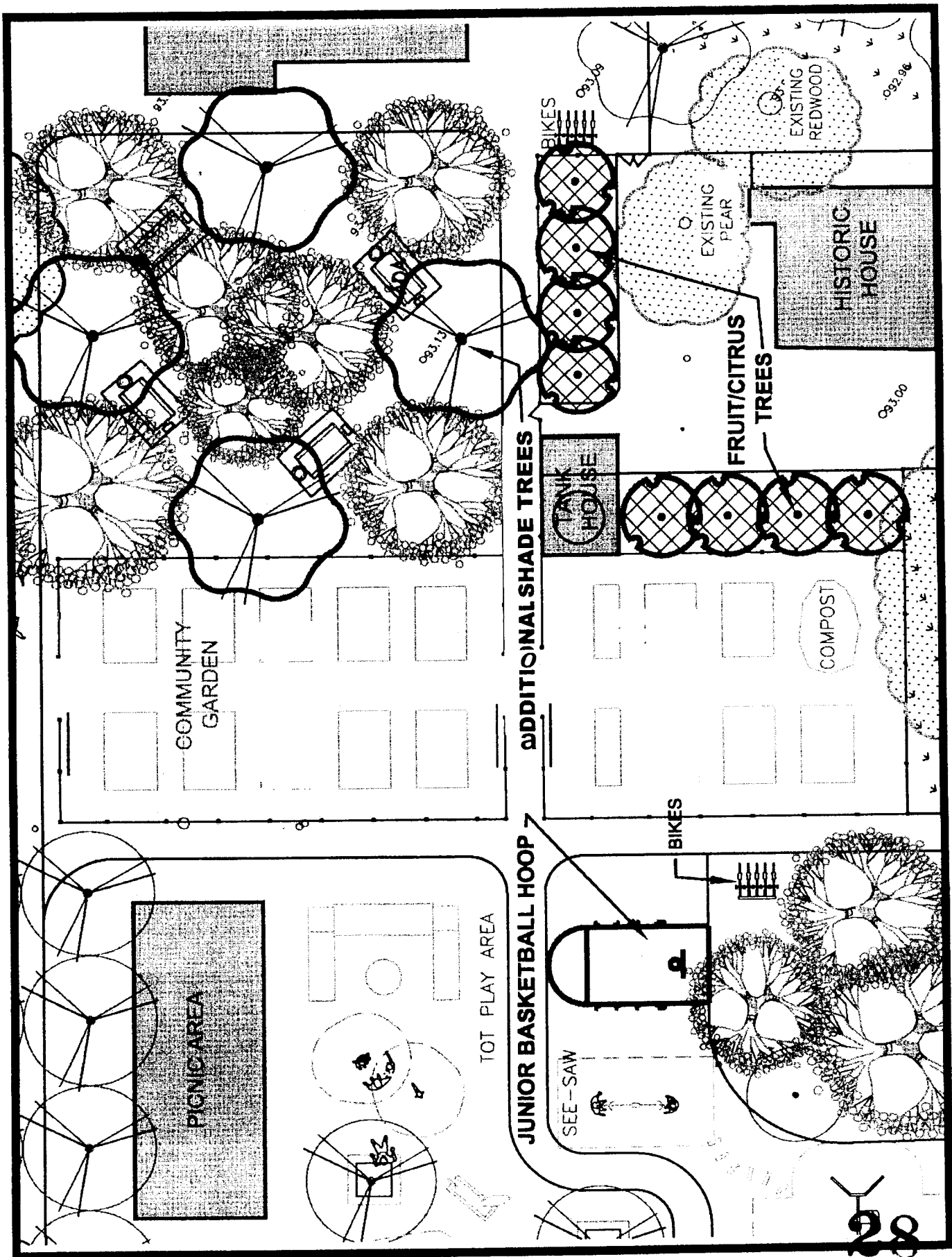


EXHIBIT B
0281

NEIGHBORHOOD PARK ON CHANTICLEER AVENUE · EXISTING CONDITIONS

28





NEIGHBORHOOD MARK ON CHONTICLERR AVENUE - EXHIBIT 3



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17TH AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

JOE SCHULTZ, DIRECTOR

PARKS AND RECREATION COMMISSION MINUTES

Monday, May 11, 2009
7:15 p.m.
Regular Meeting

Government Center, Board Chambers
701 Ocean Street
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:17 p.m.

Members: Dave Mercer, Katharine Minott, Michael Rosenberg and Francisco Serna

Present: Dave Mercer, Katharine Minott, Michael Rosenberg and Francisco Serna

Staff: Joe Schultz, Christine Bennett, Cristina James, Bob Olson

II. AGENDA MODIFICATIONS OR APPROVAL

The agenda was approved as presented (Rosenberg/Mercer 4/0)

III. CONSENT AGENDA

A. Minutes of April 13, 2009 were approved as presented (Rosenberg/Serna 4/0)

B. Information and Reports (Accept and File)

- 1) Facilities Division – Status Report
- 2) Maintenance Division – Status Report
- 3) Planning Division – Status Report
- 4) Recreation & Cultural Services Division – Status Report
- 5) Arts Commission Agenda May 4, 2009

The Information and Reports were accepted and filed. (Rosenberg/Serna 4/0).

IV. ORAL COMMUNICATIONS

None.

V. DIRECTOR'S REPORT

Director Schultz congratulated Commissioner Minott on her upcoming graduation with her Master's in Urban Planning and Development. He stated that he will be speaking at the Board of Supervisor's meeting tomorrow to announce that May is National Water Safety Month. Director Schultz also mentioned that the obituary of Michael Schrandt who perished in a house fire a few weeks ago asks that donations be made to S.H.A.R.P. Commissioner Minott recommend a Thank You note be sent to the family.

The Mission of the Santa Cruz County Department of Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community.

Commission Minott inquired about an update on Freedom Lake and Cristina James stated that she had met with a contractor that morning regarding composting options. Cristina had also spoken with the owner of Aladdin Nursery asking for donations, and stated that if the Commissioners know of other businesses who may want to support the project, that we need more letters prior to the grant submission at the end of June. Commissioner Rosenberg suggested perhaps contributions to a "fund" of some sort could be collected at the businesses in the area.

Director Schultz also said that he and Bob Olson met with the Principal at Del Mar Elementary School today regarding the Felt Street Park and received a positive response in regards to access and drainage options.

Commissioner Minott stated that the vandalism and graffiti at Aptos Village Park seems to be on the rise again and perhaps we should consider having tenants in a trailer on site again.

VI. REGULAR AGENDA (DISCUSSION ITEMS)

A. ACTION ITEMS

1. Chanticleer Park Public Hearing



Paul Rodrigues from RDA provided a summary to the Commission with information given at the last meeting. He stated the project is set to go to the Board of Supervisors in June. The Commission supports and approves the Master Plan and recommended it move forward to the Board. Commissioner Rosenberg made a motion and Commissioner Mercer made the second (4/0).

B. INFORMATION ITEMS

1. Harper Street Parcel

Bob Olson had spoken with Dan Kidd about the "park overlay" zoning of his parcel at 1410 Harper Street and asked that he submit a letter of his intentions to the Commission. Mr. Kidd stated that he purchased the property from his father-in-law and that because Hestwood Park is just a few hundred feet away, he thought it was doubtful that we would build on it. Commissioner Minott asked if he planned to subdivide the property and he stated that the maximum number of units would be four.

RDA Director, Betsy Lynberg, stated that they have no plans for this site to be included as a park in the Redevelopment Area. It appears it would be a duplicate of existing parks in very close proximity. Director Schultz stated that it appears there is a consensus that the County is not going to put another park there and that Planning will probably have Mr. Kidd return to the Commission further along in the permitting process.

VII. AGENDA/MEETING FOR: Parks Commission, June 8, 2009 at 7:15 p.m. at the Board Chambers, 5th floor, 701 Ocean Street, Santa Cruz, CA 95060 (Government Center).

A. ACTION ITEMS

1. Commission review of letter to US Fish & Wildlife for support of Freedom Lake Grant Application

B. INFORMATION ITEMS

1. NOAA Grants update
2. Revenue Reports
3. Update on Simpkins Family Swim Center
4. Update after Farm park community meeting
5. Proposed budget

VIII. ADJOURNMENT – Meeting was adjourned at 8:26 p.m. (Mercer/Rosenberg 4/0)

-----Original Message-----

From: Iwalani Faulkner [mailto:aidasings@yahoo.com]

Sent: Monday, May 04, 2009 11:58 PM

To: RDA Webmail

Subject: CHANTICLEER Park - Input regarding Safety

Dear Redevelopment Agency,

I have been attending all of the meeting related to the future Chanticleer Park and our family is excited about the ideas that have come forth. I attended the the last prelim meeting at the county and I wanted to emphasize the safety factor regarding the common problem of people speeding speeding up to and away from the proposed stop sign at Chanticleer Lane. Currently people drive at unsafe speeds **on** Chanticleer and there are a couple crossings that are particularly dangerous. **As a** first line suggestion to improving safety, most especially to those crossing from Mattison to the fire lane to bicycle to get to school (an already dangerous crossing) and **from** Thomas. I would like to suggest that bright yellow cross walks and the bright yellow pedestrian signs in the center (if possible) of the road with 15 mph speed limit signs posted at the Southern and Northern ends **of** the park.

There was also much discussion about including edible trees and bushes and some concerns were expressed about a variety of issues such as safety climbing trees to pick fruit, people not picking the fruit, **a** few people taking all of the fruit, or maintenance of the trees. I am an avid supporter of an edible landscape and just today I ran across a jewel in San Jose - A PARK that is a Farm Park. I wanted to send the web site to you **so** that you can be aware that even in the heart of Silicon Valley there are people who make edible parks a possibility. The community gardens are huge. I had one suggestion that individuals who purchase a garden plot in the community garden (which I hope to do) must agree to volunteer a few hours towards picking. I am sure a number of possible

<http://www.pruschfarmpark.org/>

Thank you again for your hard **work** in bringing wonderful improvements to our community.

I have one other request, if possible. It would be nice to have an area for a volley ball court in addition to all of the other cool attractions at the park. it may be too late and not on the neighborhood priority, but I wonder if the space between the little dog park and the Bocce Ball court might be used for such a purpose? Just a thought.

Best regards,
Lani Faulkner

"You gain strength, courage and confidence by every experience in which you stop to look fear in the face...You must do the thing you can not **do**."

- Eleanor Roosevelt

"Believe there are no limits but the sky."--Cervantes