



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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KATHY PREVISICH, PLANNING DIRECTOR

August 19, 2013

AGENDA DATE: September 11, 2013

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

Agenda Item #: 9

SUBJECT: TEN-YEAR STATUS REPORT ON LAND-USE CLASSIFICATION FOR ADOBE HACIENDA AFFORDABLE HOUSING SITE IN SEACLIFF VILLAGE

Members of the Commission:

The purpose of this report is to provide a 10-year status report and recommendation on the Seacliff Village Plan's land-use classification for the Adobe Hacienda affordable housing site (042-032-12), as required by the Seacliff Village Plan.

Introduction

One of the issues addressed by the 2003 Seacliff Village Plan was the unpermitted conversion of the former Adobe Motel on Santa Cruz Avenue into Adobe Hacienda, a multi-family complex of permanent housing. To resolve this issue, the Seacliff Village Plan reclassified the General Plan Land Use Designation of site from Neighborhood Commercial to High Density Urban Residential (zoning map below), and required the owner to apply for permits to bring the units up to adequate health and safety standards. In 2004, the owner complied and 15 units of affordable housing were placed under contract to remain affordable as long as the site retained residential zoning.

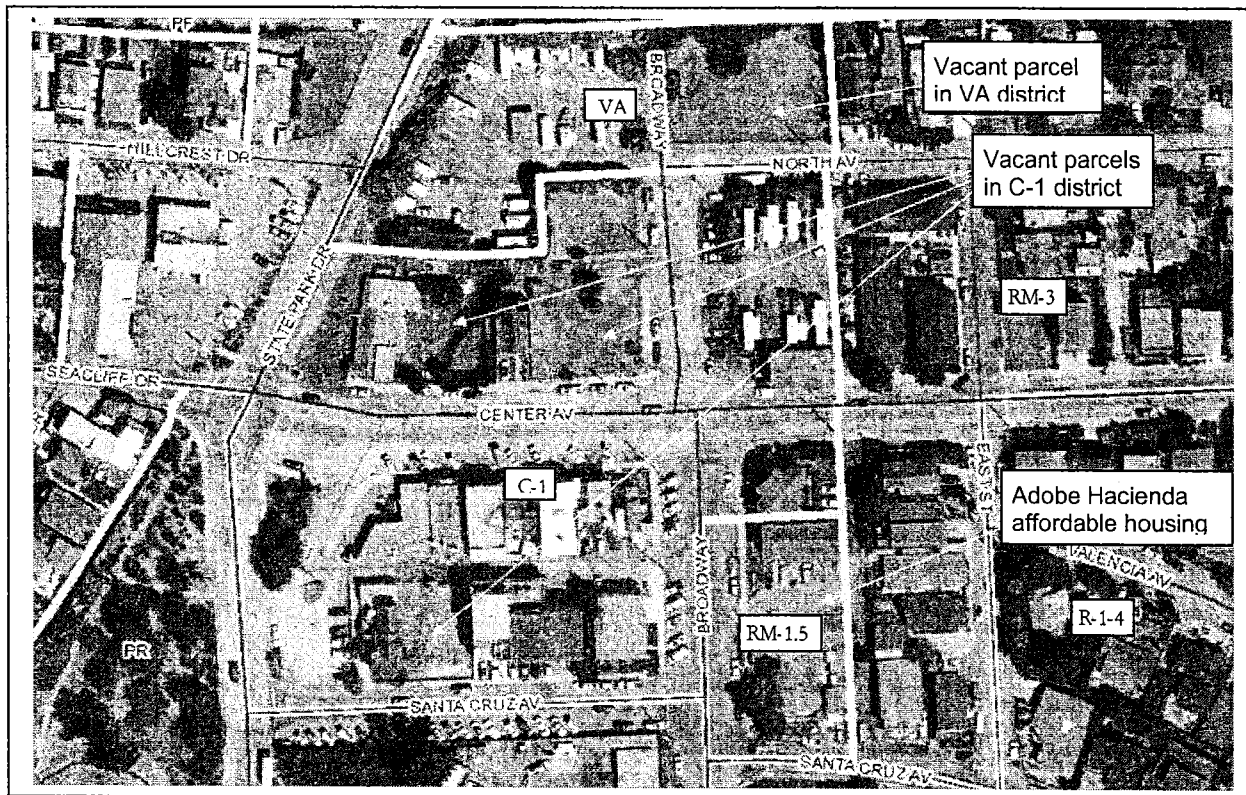
The Seacliff Village plan directed that after 10 years the Planning Commission would review the zoning and land use designation "in terms of their appropriateness in relation to adjoining uses and the then-existing use on the parcel," and report to the Board of Supervisors with recommendations regarding changes to the zoning and land use designation, if any.

Analysis

For the reasons given below, staff supports maintaining the existing residential zoning.

- The apartments provide a significant affordable housing resource.
- The housing contributes to the diversity of housing types and affordable residency options in a desirable coastal location.
- The need for new commercial buildings or sites in Seacliff Village appears to be minimal:
 - At least four parcels in the Village's Neighborhood Commercial (C-1) district remain vacant.

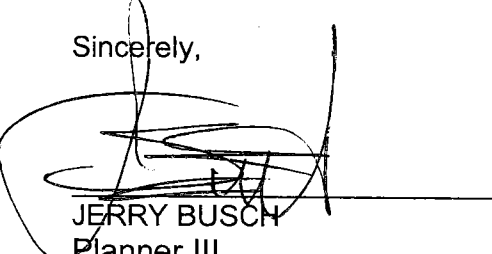
- Numerous nonconforming single-family dwellings in the C-1 district remain available for conversion to Neighborhood Commercial uses.
- An adjacent parcel in the Visitor Accommodations (VA) district remains vacant.
- The Adobe Hacienda was inspected and brought up to adequate standards in 2004. No violations have been reported since the 2004 Residential Development permit was issued.
- Rezoning to a nonresidential district would void the affordable housing participation contract, potentially displacing existing residents.
- The public comments on the Seacliff Village Plan did not emphasize commercial expansion, other than need for a post office and bakery / deli.
- A General Plan / Zoning amendment could be processed at a future date as appropriate, if conversion to commercial use is supported by market forces and the community.



It is therefore RECOMMENDED that your Commission take the following actions:

1. Accept this report.
2. Direct staff to transmit this report to the Board of Supervisors with your Commission's recommendation to maintain the current RM-1.5 zoning and R-UH (Residential, Urban High) land-use classification.

Sincerely,


JERRY BUSCH
Planner III


KATHY M. PREVISICH
Planning Director

Jerry Busch

From: Linda [osolou@yahoo.com]
Sent: Tuesday, September 03, 2013 11:07 AM
To: Jerry Busch
Subject: Adobe Hacienda

I am writing to urge you to support the current plan of the Adobe Hacienda Complex located at 222 Santa Cruz Ave. Aptos, Ca. 95003 It is currently a low income housing complex. I have lived in unit #4 since March of 1994.

As we all know, affordable housing is a chronic shortage in our county.

I personally have resided here and have seen many changes, some of which as an on site manager in the past of 13 years have implicated. We began a neighborhood watch program as well.

I have spoke to many neighbors as I HAVE been a mainstay, they're in support of keeping the complex as it stands.

I may be a small particle in this plan, yet I need my home I have created for over 19 years, as well as others that reside here at the Adobe Hacienda.

Thoughts of love and happiness!

Jerry Busch

From: RBrown9187@aol.com
Sent: Monday, September 02, 2013 8:59 PM
To: Jerry Busch
Subject: Report on Adobe Hacienda-Attn. Jerry Busch

Questions from Sue A. Brown, 218 E. Seacliff Dr., Aptos, CA

1. What is land use classification for the Adobe Hacienda as of this date? What land use classification does the Santa Cruz Planning Commission want to replace current classification?
2. Is the Santa Cruz Planning Commission in charge Of Aptos planning?
3. Does the classification change have to do with plans some yrs. ago to put in retail on that property as well as housing?
4. Does the classification Have to do with the sale of the property?
5. If that might be the case,(#3) where will people park? When I moved here, I expected parking by park visitors, so the front of my house is not available to friends due to parking for retail shops near Adobe, parking for restaurants on Center and for park visitors so my expectation of "park visitors only" parking was incorrect. How many spaces for retail and where are they? None of the Adobe people park in front of or at the side of my home.
5. Please give me more specifics than the "Notice of Public Hearing" which was mailed on August 28th and I received today.

Thank you very much for any information you will give me.

Sue A. Brown