



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

January 16, 2009

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

AGENDA DATE: February 25, 2009

ITEM #: 8

TIME: After 9 AM

SUBJECT: 2008 General Plan Annual Report

Planning Commissioners:

State law and County regulations require that an annual report regarding the General Plan be prepared each year. Public hearing and review of this report by the Planning Commission and your Board are required by County regulations. Several categories, such as approved General Plan amendments, progress in meeting regional fair share housing needs, park site acquisition, and the Urban Services Line annual review, are required to be reviewed and are discussed in this 2008 Annual Report (see Exhibit A). State law also requires that this Report be submitted to the Office of Planning and Research and the Department of Housing and Community Development.

SUMMARY AND RECOMMENDATION

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2008, as well as pending and anticipated future General Plan-related actions.

It is, therefore, **RECOMMENDED** that your Commission;

1. Conduct a public hearing on the 2008 General Plan Annual Report; and
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,

Frank Barron, AICP
Planner III
Policy Section

Glenda Hill, AICP
Principal Planner
Policy Section

Exhibit A: 2008 Annual General Plan Report

2008 GENERAL PLAN REPORT

2008 Amendments

The Board of Supervisors took action on the following General Plan/LCP amendments in 2008:

- 6/10/08: Minto Road Affordable Housing (AH) Site (App. #07-0322, APN 051-511-35). A 6-acre site on Minto Road near Watsonville was designated as one of the six Regional Housing Needs sites, and was changed from a Urban Residential - Low Density (R-UL) to a Urban Residential - High Density (R-UH) General Plan designation, to accommodate a density of 20-units per acre as required by the Housing Element.
- 8/26/08: Minimum Parcel Sizes in County Designated Fault Zones (Countywide, no application number). The minimum parcel size was lowered from 20-acres to 10-acres in County-designated (not State-designated) earthquake fault zones outside the Coastal Zone, under very limited circumstances.
- 11/25/08: Miller Affordable Housing Site. A 2-acre portion of a 6-acre site located off of Soquel Drive in Aptos was designated as one of the six Regional Housing Needs sites, and was changed from a Urban Residential - Medium Density (R-UM) to a Urban Residential - High Density (R-UH) General Plan designation, to accommodate a density of 20-units per acre as required by the Housing Element.
- 12/9/08: Protiva/PAZ (formerly Nigh Lumber) Affordable Housing Site (App. #07-0414, APN 029-021-47). A 5-acre site in Live Oak along the frontage road on the south side of Highway 1 (between Soquel Dr. and 41st Ave. exits) was designated as one of the six Regional Housing Needs sites, and was changed from a Service Commercial (C-S) to a Urban Residential - High Density (R-UH) General Plan designation, to accommodate a density of 20-units per acre as required by the Housing Element.

Pending Amendments

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

- Aromas Quarry (App. #02-0339): Add interim quarry use for an agricultural parcel in conjunction with the Aromas Quarry.
- Seacliff Village Hotel (App. #07-0002): Amend the Seacliff Village Plan to allow a three-story hotel (approved by Board of Supervisors on 1/13/09).
- Erlach Affordable Housing Site (App. #08-0262): Change the General Plan/LCP designation of the Erlach AH site near Cabrillo College from Urban Residential - Low Density (R-UL) and Urban Residential - Medium Density (R-UM) to Urban Residential - High Density (R-UH).
- Poor Clares Affordable Housing Site (App. #08-0545): Change the General Plan/LCP designation for part of the Poor Clares AH site in Seacliff from Visitor Accommodation (C-V) to Urban Residential - High Density (R-UH).

- Atkinson Lane Affordable Housing Site: Change the General Plan/LCP designation of the Atkinson Lane AH site near Watsonville from Urban Residential - Low Density (R-UL) to Urban Residential - High Density (R-UH).
- Aptos Village Plan: Update of the Aptos Village Plan.
- Ocean Echo Inn: A site-specific amendment to protect this historic resource.

Park Site Acquisitions and Reviews of Development Applications

The Parks and Recreation Commission reviewed no new sites in 2008.

Commercial Agricultural Land Classification Review

No applications were filed in 2008 for an agricultural viability determination of agricultural land.

Annual Urban Services Line Review

There were no applications filed in 2008 to amend the Urban Services Line.

When the Urban Services Line was established, in 1979, there was the potential of approximately 13,000 additional housing units that could be constructed within the urban area. Based on current zoning, there is a potential of approximately 2,500 potential additional housing 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 Need

The Regional Housing Need Allocation (RHNA) for the unincorporated area for 2000-2007, as adopted by AMBAG, is as follows along with the number of already developed housing units (through December 2008):

EXHIBIT A

	RHNA for Unincorporated Area of County	2008 Units Developed	Total Developed Housing 2000-2008
Very Low Income	937	0	383
Low Income	502	0	144
Moderate Income	651	6	129
Above Moderate Income	1,351	82	1,108
Total	3,441	88	1,764

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.

Other Pending/Possible Amendments and Implementation for 2009

In addition to the pending amendments listed earlier in this report, the following amendments will or may be processed in 2009:

- 2009 Update of the General Plan Housing Element: As required by State Law, an update of the Housing Element must be adopted in 2009, addressing housing needs in the unincorporated area for the 2007-2014 planning period.
- Stormwater Runoff Water Quality Regulations: Any needed amendments to implement the requirements of the federal Clean Water Act's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater runoff regulations. These regulations will focus on heightened protection of the environment from stormwater and other off-site discharges of pollutants;

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 update surcharge fee applicable to new applications to provide a source of funding to begin that effort in the future. Approximately \$426,335 has been collected in that fund since its inception in 2005.

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;
- Strategies for reducing land use-related Greenhouse Gas emissions, as required by State Law (AB 32 and SB 375).