



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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**TOM BURNS, PLANNING DIRECTOR**

March 6, 2007

**AGENDA DATE: March 27, 2007**

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

### **SUBJECT: 2006 Annual General Plan Report**

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 2006 Annual Report (see Attachment 1). State law also requires that this Report be submitted to the Office of Planning and Research and the Department of Housing and Community Development.

### **PLANNING COMMISSION REVIEW**

The Planning Commission held a public hearing on this Report at their February 14, 2007 meeting. There was a general discussion of a future General Plan update and the Commission recommended that your Board engage in the near future on a timeline for that process. While staff agrees that a General Plan update will need to occur in the next several years, it will be critical to first identify the scope of such an endeavor and available financial resources required. Staff will further evaluate this issue during fiscal year 2007-08.

### **SUMMARY 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 Board take the following actions:

1. Conduct a public hearing on the 2006 General Plan Annual Report;
2. Accept and file this report; and

3. Direct Planning staff to provide copies of this Report to the Office of Planning and Research and the Department of Housing and Community Development, as required by State law.

Sincerely,



Tom Burns  
Planning Director

RECOMMENDED:



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SUSAN A. MAURIELLO  
County Administrative Officer

Attachments:

1. 2006 Annual General Plan Report
2. Planning Commission Minutes of February 14, 2007

TB:GHIG:\Board Letters\Pending

## 2006 ANNUAL GENERAL PLAN REPORT

### 2006 Amendments

Your 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 41<sup>st</sup> 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 7<sup>th</sup> 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).

### Pendina 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;
- 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;
- 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;
- 06-0651: change the designation of a site from Urban Very Low to Urban High Residential and Urban Open Space to facilitate a IO-lot subdivision at the corner of Soquel Drive and Haas Drive;
- Update of the Aptos Village Plan;
- Corrections to the Groundwater Recharge Maps;
- 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 33.05 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.

**Planning Commission Minutes- 2/ 14/07**

Proceedings of the Santa Cruz County  
Planning Commission

Volume 2007, Number 3

**February 14, 2007**

**Location:** Board of Supervisors, County Government Center,  
701 Ocean Street, Room 525, Santa Cruz, CA 95060

**Action Summary Minutes****Voting Key**

**Commissioners:** Bremner, Aramburu, Dann, Vice Chair Gonzalez, and Chair Shepherd

**Alternate Commissioners:** Messer, Hancock, Hummel, and Britton

*Commissioners present were Bremner, Aramburu, Dann, Vice Chair Gonzales, and Chair Shepherd.*

**Consent Items****6. Approval of minutes**

To approve the minutes of the January 24, 2007 Planning Commission meeting as submitted by the Planning Department.

*Approved Minutes. Aramburu made the motion and Gonzalez seconded. Voice vote carried 5-0, with ayes from Bremner, Aramburu, Dann, Gonzales, and Shepherd.*

**Continued Items**

- 7. 05-0768 3330 Main Street, Soquel APN: 030-041-04**  
 Proposal to divide APN 030-041-04 into three residential parcels and a remainder parcel, to create a parcel less than 60 feet wide and a Setback Exception per County Code Section 13.10.510(f) to 8 feet on Parcel 1 and to move the existing dwelling on proposed Parcel 1 to proposed Parcel 3, and construct two new single family dwellings, to construct a 30-foot wide access road within a 36.5-foot to 40-foot wide right-of-way and to grade approximately 1,180 cubic yards of earth. Requires Minor Land Division and Residential Development Permits, a Variance and Setback Exception, Preliminary Grading Approval and a Roadway and Roadside Exception. The property is located on the east side of North Main Street adjacent to North Main Elementary School, at 3330 North Main Street, Soquel.  
 Owner: Ben and Lori Dettling, Kemal and Kelly Akol, and Daniel Moran  
 Applicant: John Craycroft  
 Supervisorial District: 1  
 Project Planner: Larry Kasparowitz, 454-2676  
 Email: [pln795@co.santa-cruz.ca.us](mailto:pln795@co.santa-cruz.ca.us)

*Continued to April 11, 2007 with directions: 1. Findings are to be prepared for Variance, and a short explanation of **f** and when interior side yard setbacks are needed, 2. Redesign of lot 1 to minimize exceptions while still keeping focus on Main Street., 3. Staff to look at Development Review and Subdivision findings, 4. Staff to review conditions of approval. Bremner made the motion and Aramburu seconded. Roll call vote carried **5-0**, with ayes from Bremner, Aramburu, Dann, Gonzales, and Shepherd.*

### Scheduled Items

**8. 06-0427 148,117,165,195, & 196 Mar Sereno Drive, Aptos**

**APNs: 039-061-09, 15, 16, 17, & 19**

Proposal to modify the grading plans and architectural designs for Lots 1, 7, 8, 9 and 11 of the Mar Sereno subdivision. Requires an amendment to Subdivision 99-0801 and a preliminary grading review. (Note: Application 05-0582 revised the grading plans and architectural designs for Lots 2 through 6.) Property located on the northwest corner of Soquel Drive and Hass Drive, access to the subdivision off of Hass Drive.

Owner: Randall A. Wolf, Trustee  
Applicant: Thacher Thompson Architects  
Supervisorial District: 2  
Project Planner: Larry Kasparowitz, 454-2676  
Email: [pln795@co.santa-cruz.ca.us](mailto:pln795@co.santa-cruz.ca.us)

*Approved staff recommendation. Voice vote carried **5-0**, with ayes from Bremner, Aramburu, Dann, Gonzales, and Shepherd.*

**9. 05-0246 371 Quail Canyon, Watsonville APNs: 049-121-78**

Proposal to divide a parcel into two parcels of 6.63 and 5.74 acres. Requires a Minor Land Division. Property located at the corner of Quail Canyon and Larkin Valley Road., about 3/4 miles east of the intersection of Mar Monte Dr. and Larkin Valley Road

Owners: John and Julia King  
Applicants: Hamilton-Swift Land Use  
Supervisorial District: 2  
Project Planner: David Keyon, 454-3561  
Email: [pln790@co.santa-cruz.ca.us](mailto:pln790@co.santa-cruz.ca.us)

*Continued to April 11, 2007 for more information on Ground Water Recharge and a County Council report on CEQA issues. Bremner made the motion and Aramburu seconded. Voice vote carried **5-0**, with ayes from Bremner, Aramburu, Dann, Gonzales, and Shepherd.*

**10. Public Hearing to consider the 2006 General Plan Report.**

Supervisorial District: County Wide  
Project Planner: Glenda Hill, 454-3216  
Email: [pln610@co.santa-cruz.ca.us](mailto:pln610@co.santa-cruz.ca.us)

*Approved staff recommendation with a recommendation encouraging the Board of Supervisors to begin to consider a General Plan update timeline. Bremner made the motion and Aramburu seconded. Voice vote carried **5-0**, with ayes from Bremner, Aramburu, Dann, Gonzales, and Shepherd.*