

CCC Exhibit 1
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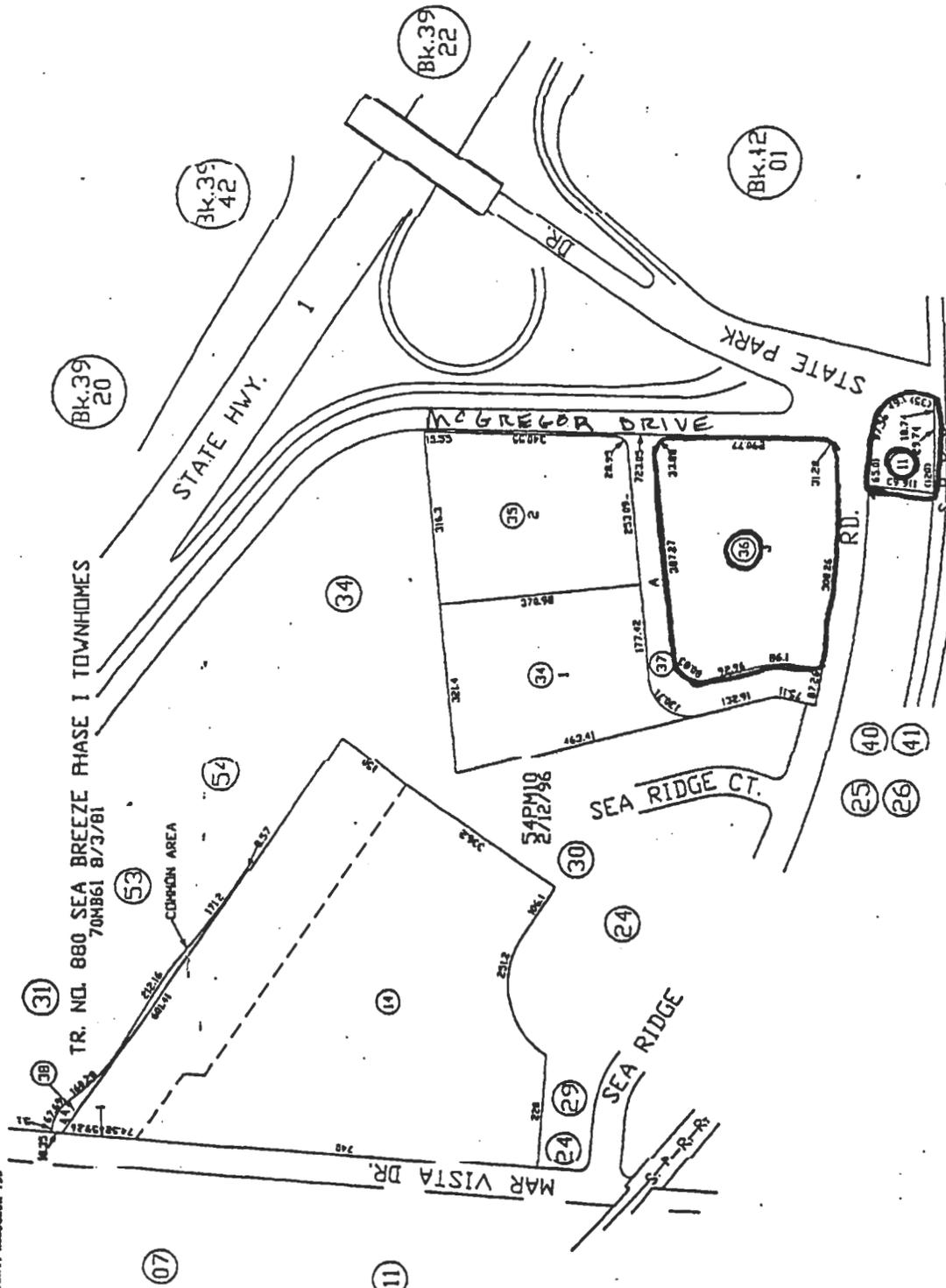
67

ÁPTÓS KANCHU

POR. N.E. 1/4 SEC 13, T.11S., R.1W., M.D.B. & M.

Tax Area Code
69-273

38-08



Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 38-08
County of Santa Cruz, Calif
Nov., 1997

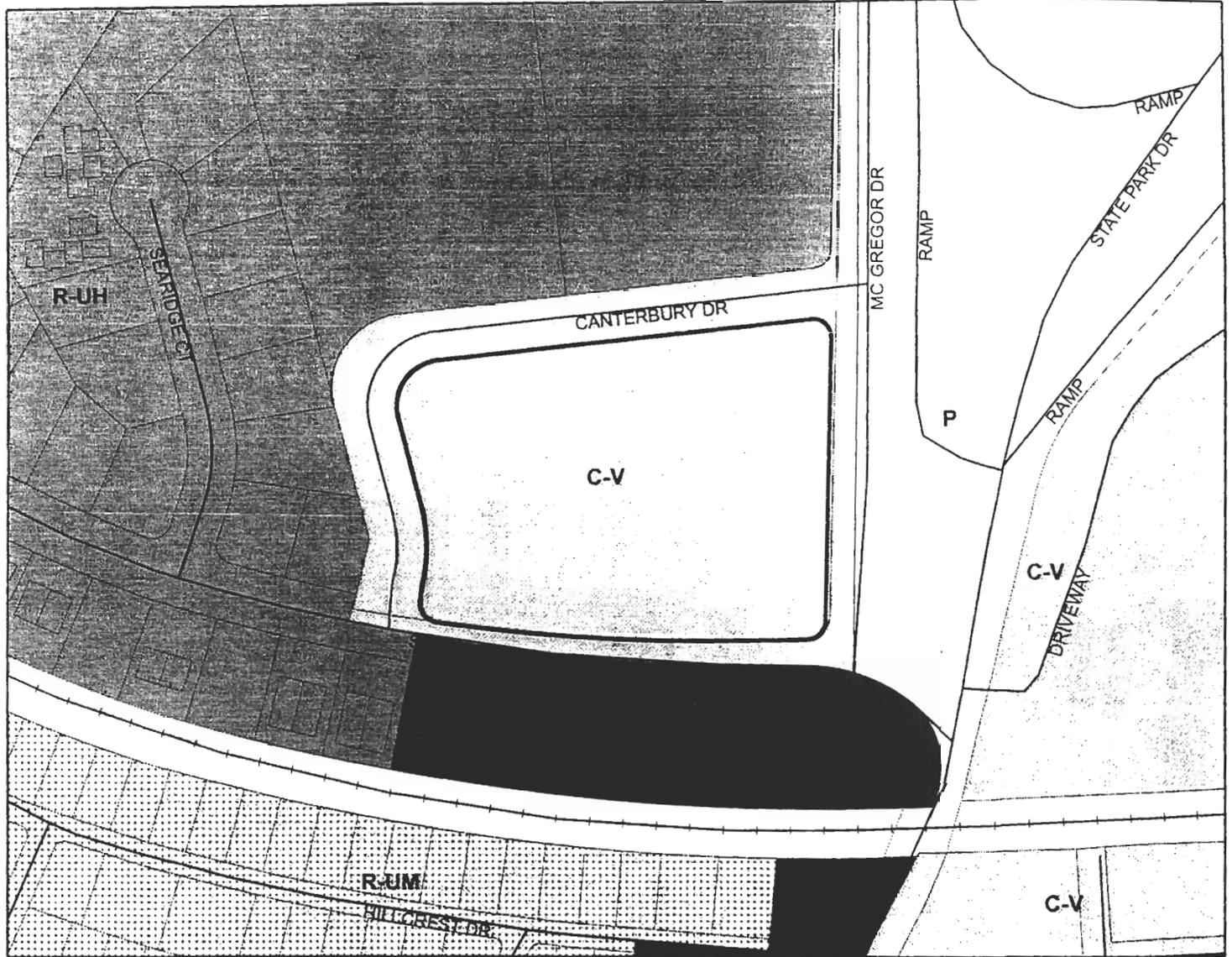
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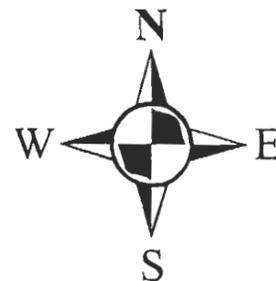


Current General Plan Designation Map



Legend

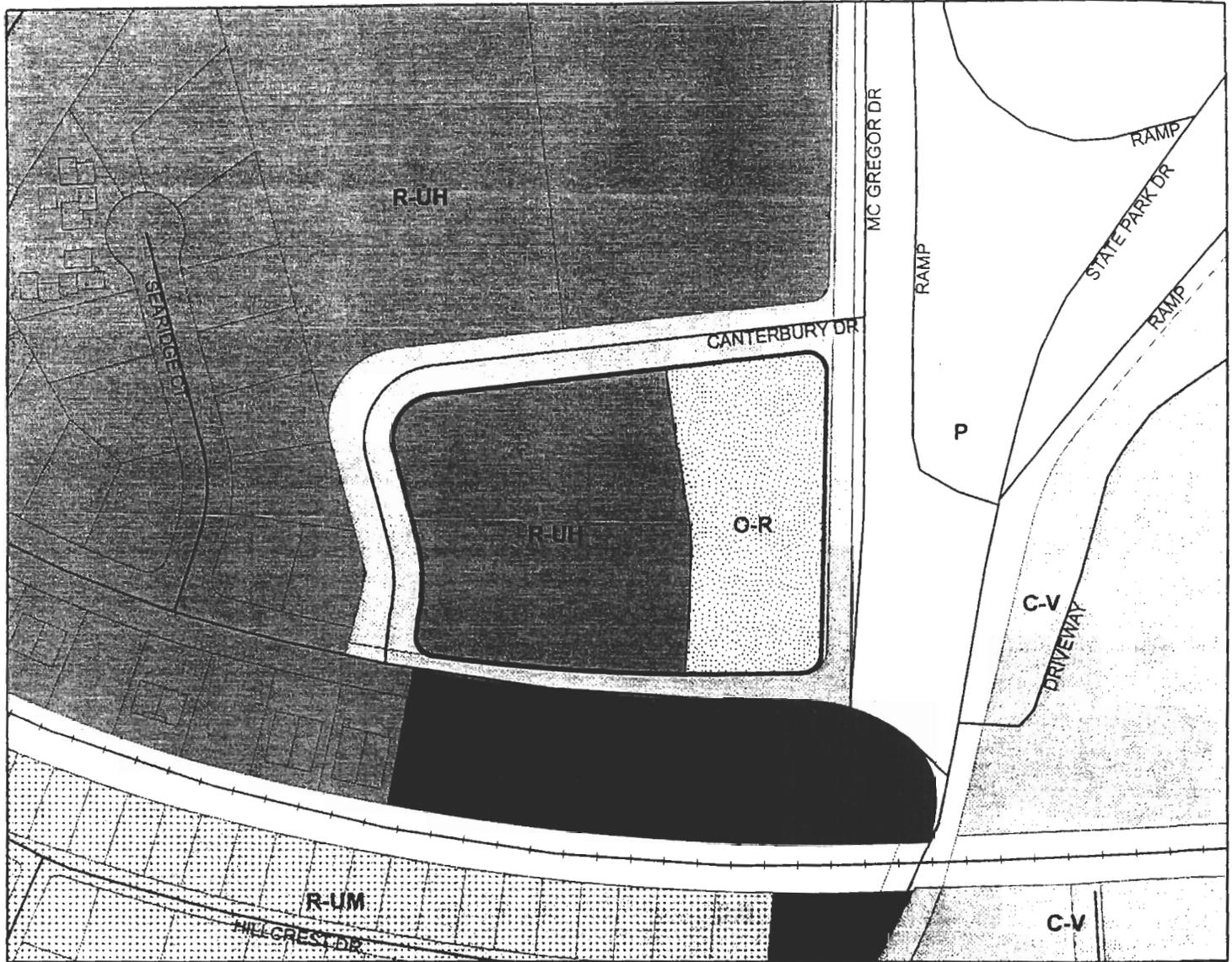
- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- Commercial-Visitor Accom. (C-V)
- Residential - Urban High Density (R-UH)
- Commercial-Neighborhood (C-N)
- Residential - Urban Medium Density (R-UM)
- Public Facilities (P)



Map Created by
 County of Santa Cruz
 Planning Department
 September 2006

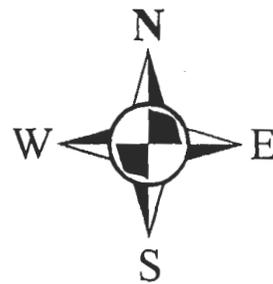


Proposed General Plan Designation Map



Legend

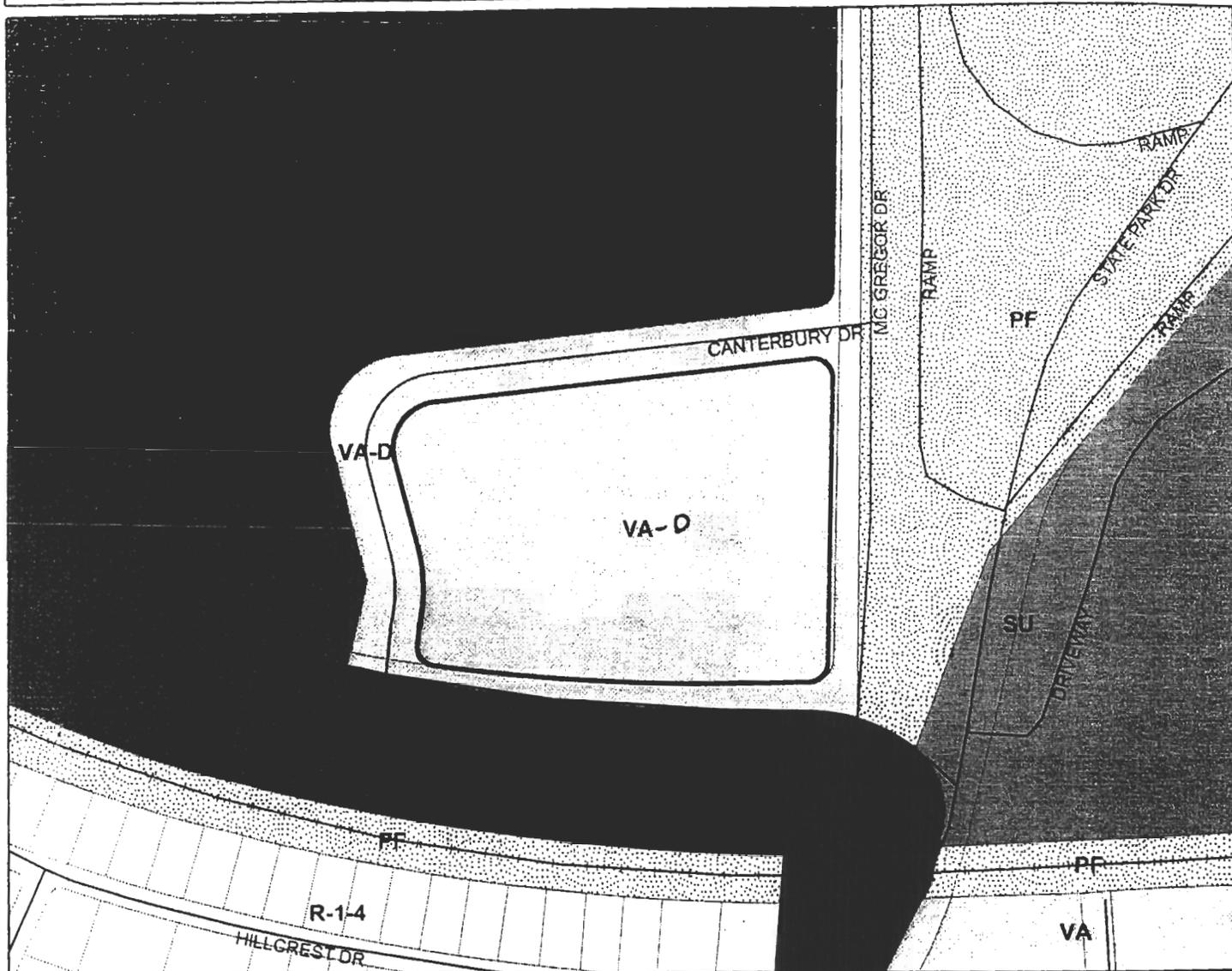
- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- Parks and Recreation (O-R)
- Residential - Urban High Density (R-UH)
- Commercial-Neighborhood (C-N)
- Public Facilities (P)
- Residential - Urban Medium Density (R-UM)
- Commercial-Visitor Accom. (C-V)



Map Created by
County of Santa Cruz
Planning Department
September 2006r



Current Zoning Map



Legend

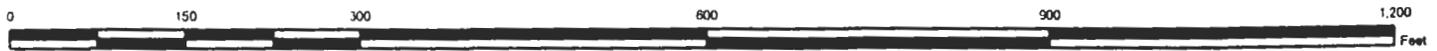
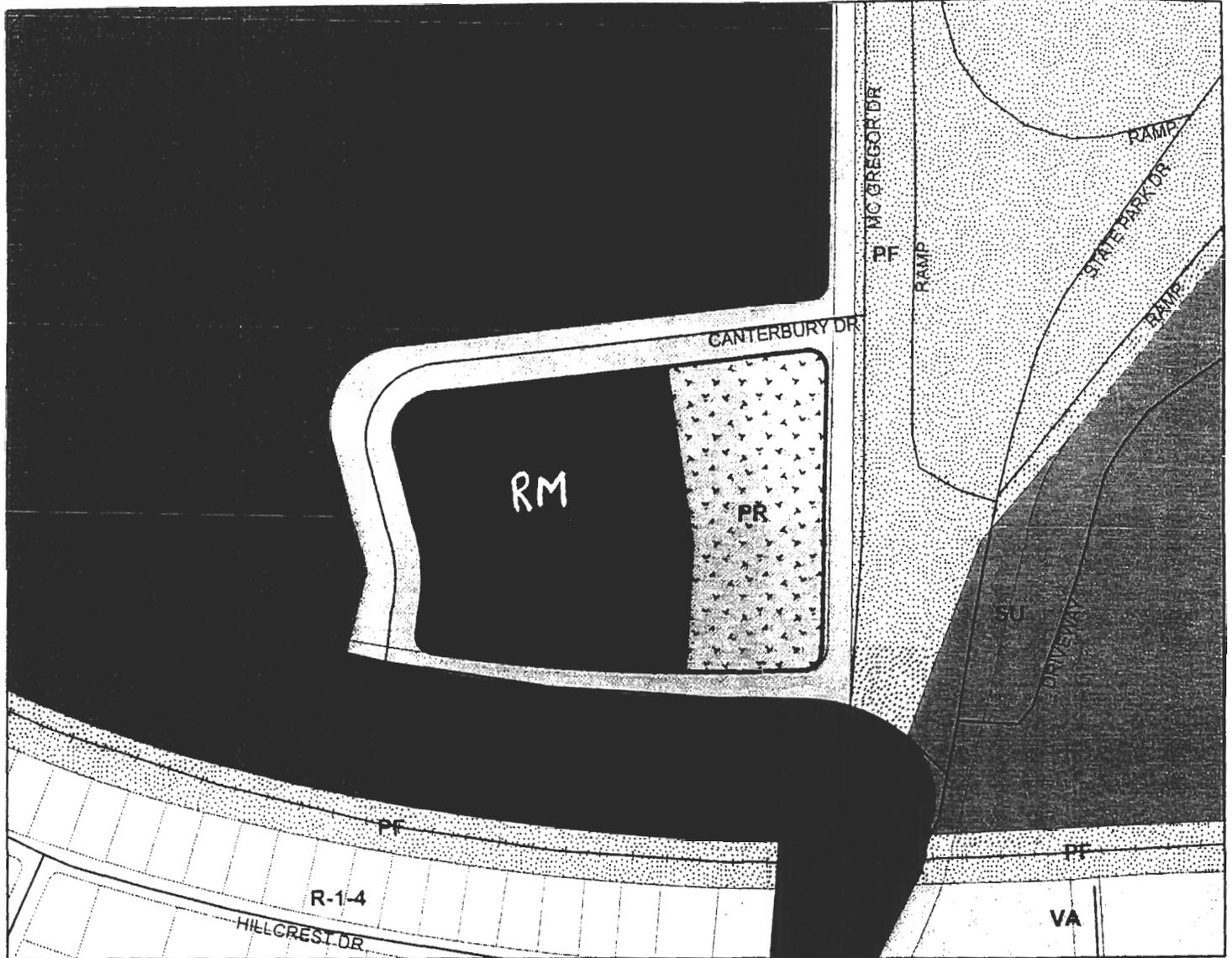
- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- RESIDENTIAL-MULTI FAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITOR ACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
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Planning Department
September 2000

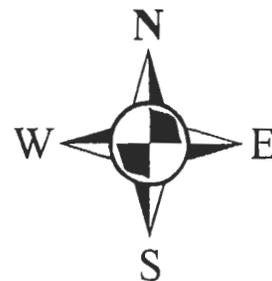


Proposed Zoning Map



Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- PARK (PR)
- RESIDENTIAL-MULTI FAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITOR ACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
 County of Santa Cruz
 Planning Department
 September 2006

Proposed Text Changes to Sections 3.2.1 and 3.2.3.a of the Seacliff Village Plan

(Deleted language shown ~~struck through~~, new language shown underlined)

3.2.1 Existing Zoning and General Plan/Local Coastal Program (LCP) Designations

All but two of the parcels within the Seacliff Village Plan Area (the McGregor and Poor Clares sites) are currently zoned C-1 (Neighborhood Commercial) and have a General Plan/LCP designation of Neighborhood Commercial. The purpose of the Neighborhood Commercial designation, as stated in Section 13.10.331(e) of the County Code is:

To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.

Types of uses allowed in the C-1 zone district include service stations, beauty and barber shops, laundries, offices up to 50% of a building's area, restaurants, small scale retail stores such as clothing stores, art galleries, and gift shops.

~~The "McGregor" parcel (APN 38 081 36) is currently zoned C-2 (Community Commercial) VA-D (Visitor Accommodations Designated Park Site) and has a General Plan/LCP designation of Community Commercial Visitor Serving Commercial. The purpose of the Community Commercial designation, as stated in Section 13.10.331(f) of the County Code, is:~~

~~*To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.*~~

~~Typical uses allowed in the C-2 zone district include all C-1 uses and full offices, indoor entertainment such as dance halls and nightclubs, larger retail uses such as department stores and furniture stores, and visitor accommodations.~~

In addition, the parcel, The McGregor parcel, along with APNs 38-081-34, -35, which are not part of the Seacliff Village Plan, is part of a Priority Site, as designated in the General Plan/LCP. The mandated Priority Uses for these parcels ~~are currently~~ were changed with the original adoption of the Seacliff Village from:

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Urban High Density Residential: affordable housing (4-5 acres) with remainder of site to be Community Commercial.

to

- 34, -35: "Urban High Density Residential": Affordable housing
-36: "Visitor Accommodations" and "Proposed Park, Recreation and Open Space:" Development of visitor accommodations or a neighborhood park

The priority site designated land uses are being changed to facilitate future development of affordable housing and a park on the McGregor parcel and to facilitate the development of a church on APN 038-081-35. The new designated uses are as follows:

- 34: "Urban High Density Residential": Affordable housing
-35: "Urban High Density Residential": Church or Affordable housing
-36: "Urban High Density Residential": Affordable housing on the westerly 1.7 acres and "Proposed Park, Recreation and Open Space:" Development of a neighborhood park on the easterly 1.25 acres

The "Poor Clares" parcel (APN 42-011-06) is currently zoned VA (Visitor Accommodations) and has a General Plan/LCP designation of Visitor Accommodations. The purpose of the Visitor Accommodations designation, as stated in Section 13.10.331(c) of the County Code, is:

To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation or in areas designated as Community Commercial on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.

In addition, the parcel is a Priority Site, as designated in the General Plan/LCP. The mandated Priority Use for this parcel is currently:

Visitor Accommodations: Type A visitor accommodations. (Type A visitor accommodations include hotels, inns, pensions, lodging houses, bed and breakfast inns, motels, and recreational rental housing units.)

3.2.3.a Land Use Area 1: (McGregor/Searidge Road/Poor Clares area)
APNs 38-081-36; 42-021-06; 38-081-11; 38-242-03, 20, 21 (201, 207, 225, 227, 229, 231, 233, 245 Searidge Road)

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This area consists of two large parcels — “McGregor” and “Poor Clares” — as well as four medium sized parcels. The “McGregor” site (APN 38-081-36) is currently vacant and the “Poor Clares” site (APN 42-021-06) is improved with a church. The four medium sized parcels are improved with various uses, as indicated in the chart above. Due to their larger sizes, these parcels do not have the pressing parking problems of the parcels to the south.

This large 2.9-acre vacant parcel is located at the northwest corner of Searidge Road and McGregor Drive. It is one of three ~~vacant~~ parcels created by Minor Land Division No. 93-0347 in 1994. Approved access (~~not yet improved~~) to these three parcels is via a loop road beginning at the west property line and then bisecting the larger 9 acre area in half and connecting to McGregor Drive. The result is that this parcel ~~will be~~ is surrounded on all four sides by road.

As stated earlier in the Evolution of the Seacliff Village Plan Section, this parcel has been the focus of considerable public debate as to its most appropriate use. Just as some members of the public have been concerned about the type of proposed commercial development, other members have viewed this parcel as the “last chance” to provide needed park land for the community.

The larger Seacliff area, as stated earlier, is a fairly dense residential area and is near build-out. While the Aptos Planning Area, in the aggregate, has sufficient parkland existing and proposed to meet the general guidelines established by the General Plan/LCP, there are currently no existing or proposed parks south of Highway 1 to serve these residents. The General Plan/LCP lists a general standard of locating neighborhood parks in areas where a population of 1500 to 2000 people would be within one-half mile of the park. Based on this standard, the larger Seacliff community needs parkland on the south side of Highway 1.

Most of the existing vacant parcels outside of the Village Plan Area are scattered and small. The General Plan/LCP states that neighborhood parks should be a minimum of three acres in size, although successful smaller neighborhood parks have been developed in the County. While locating pocket parks throughout the Seacliff area, particularly to the east of the Seacliff Village Plan Area, would help serve the park need, a larger parcel is needed, and that is why some members of the community believe the entire “McGregor” parcel should be designated as a neighborhood park. Purchase of the entire site by the County for park use has not proved feasible and in 2005 a ballot measure to tax parcels in the community to raise funds to purchase the site failed. Early in 2006, the Board of Supervisors, acting both as the Board of Directors of the Redevelopment Agency and the Board of Supervisors, approved a contract with South County Housing to facilitate purchase of 1.7 acres of the site for affordable housing and approved purchase of 1.25 acres of the site for park use.

Land Use:

There is no “ideal” site in Seacliff for a park, but the “McGregor” parcel ~~does meet the size requirements for a neighborhood park~~ is conveniently located and funds are available now to purchase a part of it for park use, while part of the site is developed with affordable housing. Therefore, the General Plan/LCP land use designation for the “McGregor” parcel (APN 38-081-36), including priority site language, shall be changed

~~to Proposed Park and Recreation and Visitor Accommodations and rezoned to VAD (Visitor Accommodations/Proposed Park Site). Upon application by the owner of a Development Permit, the Park Site Review Process, as outlined in County Code Section 15.01.080 and Program h of Chapter 7 of the General Plan/LCP, will be triggered, with the Board of Supervisors having one year to decide to acquire the parcel Open Space Recreation on the new 1.25 acre parcel and to Residential - Urban High on the new 1.7 acre parcel. The parcels shall be rezoned to the Parks, Recreation and Open Space zone district and the Multi-Family Residential (RM-2.5) zone district, respectively.~~

~~If the Board of Supervisors decides not to acquire the parcel, the allowed uses shall be visitor accommodations such as a hotel, motel, inn, or bed and breakfast inn, including ancillary restaurant use.~~

Parking Standards:

Parking for a visitor accommodation use or a public park use shall be in accordance with County Code Section 13.10.550 et seq.

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Figure 2-5 (Continued)
Coastal Priority Sites - Aptos

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
<p>McGregor Drive at Seaside Avenue 038-081-27, 32 038-081-34, -35, -36</p>	<p>-34, -35: <u>"Urban High Density Residential": Affordable housing</u> -36: <u>"Visitor Accommodations" and "Proposed Park, Recreation and Open Space":</u> Development of visitor accommodations or a neighborhood park</p> <p>-34: <u>"Urban High Density Residential": Affordable housing</u></p> <p>-35: <u>"Urban High Density Residential": Residential Uses</u></p> <p>-36: <u>"Urban High Density Residential": Affordable housing on the westerly 1.7 acres and "Proposed Park, Recreation and Open Space:" Development of a neighborhood park on the easterly 1.25 acres</u></p>	<p>Locate Affordable housing adjacent to Seabreeze Subdivision.</p>	<p>Participate in intersection improvements at State Park Drive and in Mar Vista pedestrian overpass. Provide connection to future walkway along State Park Drive</p>

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0525

RESOLUTION NO. 392-2006

On the motion of Supervisor Pirie
duly seconded by Supervisor Wormhoudt
the following Resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION REGARDING A PROPOSAL TO AMEND THE GENERAL PLAN – LOCAL COASTAL PROGRAM, SEACLIFF VILLAGE PLAN, AND COUNTY CODE CHAPTER 13.10 TO CHANGE THE LAND USE DESIGNATION AND ZONING OF APN 038-081-36; AND TO AMEND THE GENERAL PLAN – LOCAL COASTAL PROGRAM COASTAL PRIORITY SITE CHART REGARDING APNS 038-081-34, 35, AND 36;

WHEREAS, the Board of Supervisors, on November 16, 1982, adopted the County General Plan-Local Coastal Program Land Use Plan (GP-LCP), which designated certain properties as coastal priority use sites, and on January 13, 1983, the County General Plan-Local Coastal Program was certified by the California Coastal Commission; and

WHEREAS, on May 20, 2003 the Board of Supervisors adopted the Seacliff Village Plan, which described and established certain land uses for APN 038-081-36, and on July 10, 2003 the Seacliff Village Plan was certified by the California Coastal Commission; and

WHEREAS, on January 24, 2006, the Board of Supervisors directed the Planning Department to initiate a County-sponsored application for amendments to the GP-LCP and Zoning amendments along with a related land division to facilitate future development of affordable housing and a park on existing APN 038-081-36; and

WHEREAS, on January 24, 2006, the Board of Supervisors, acting as the Board of Directors of the Redevelopment Agency, entered into a predevelopment agreement with South County Housing Corporation to provide funds to purchase APN 038-081-36; and

WHEREAS, on January 24, 2006, the Board of Supervisors directed the Parks Director to enter into an option with South County Housing Corporation to purchase 1.25 acres of APN 038-081-36 for future development of a park; and

WHEREAS, the Planning Commission held a duly noticed public hearing and considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission found that the proposed GP-LCP amendments and proposed amendments to the Zoning Plan contained in County Code Chapter 13.10 to facilitate the proposed minor land division and associated coastal development permit will be consistent with the policies of the GP-LCP and other provisions of the County Code; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration with No Mitigations associated with these amendments, and minor land division, the Planning Commission reviewed the environmental document and found that the proposed amendments have been processed consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the County of Santa Cruz environmental guidelines; and

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WHEREAS, Chapter 13.10 of the County Code is an implementing ordinance of the Local Coastal Program (LCP) and the proposed amendments to Chapter 13.10 constitute an amendment to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the California Coastal Act; and

WHEREAS, the proposed changes in land use designations are amendments to the Local Coastal Program Land Use Plan and as such constitute amendments to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the Land Use Plan Amendment Criteria of County Code Section 13.03.110.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby certifies the negative declaration (Exhibit A) and approves the amendments to the General Plan-Local Coastal Program Land Use Plan, including the Seacliff Village Plan and the amendments to the Zoning Plan to facilitate the minor land division and associated coastal development permit (Exhibits B - L); and directs that the amendments to the General Plan-Local Coastal Program Land Use Plan, including the Seacliff Village Plan, and the amendments to the Zoning Plan be submitted to the California Coastal Commission for certification as part of Coastal Rounds 3 of 2006.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 5th day of December, 2006 by the following vote:

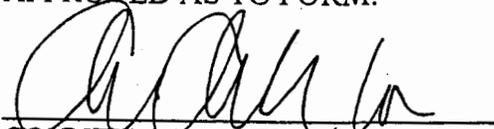
AYES:	SUPERVISORS	Pirie, Wormhoudt, Beautz, Campos and Stone
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

MARK W. STONE

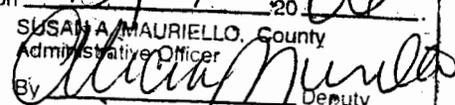
Chair of the Board of Supervisors

ATTEST: GAIL T. BORKOWSKI
Clerk of the Board of Supervisors

APPROVED AS TO FORM:


COUNTY COUNSEL

cc: County Counsel
Planning Department

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) ss
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 12/7/06 2006
By  Deputy
SUSAN A. MAURIELLO, County Administrative Officer

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ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE CHANGING THE ZONING OF APN 038-081-36 IN THE SEACLIFF VILLAGE OF THE APTOS PLANNING AREA

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

SECTION I

The Board of Supervisors hereby adopts the recommendation of the Planning Commission for the Zoning Plan amendment as described in Section II below, and adopts the Planning Commission findings in support thereof without modification as set forth below:

Development in the area is changing such that the proposed zone district will better serve the public interest and support a community related use not anticipated when the Zoning Plan was adopted.

SECTION II

The County Zoning Plan is hereby amended as follows (see map Exhibits A and B):

<u>Assessor's Parcel Number</u>	<u>Current zone district</u>	<u>New zone districts</u>
APN 038-081-36	VA-D	RM-2.5 and PR

SECTION III

This ordinance shall become effective upon final certification by the California Coastal Commission following its adoption by the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this 5th day of December, 2006, by the following vote:

AYES:	SUPERVISORS	Pirie, Wormhudt, Beautz, Campos and Stone
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

MARK W. STONE

CHAIR, BOARD OF SUPERVISORS

GAIL T. BORKOWSKI

ATTEST: Clerk of the Board

APPROVED AS TO FORM:

County Counsel

Copies to: Planning County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE ATTEST MY HAND AND SEAL THIS 7th DAY OF December 2006 OF SUSAN A. MAURIELLO, COUNTY ADMINISTRATIVE OFFICER AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA BY Deputy

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