



**County of Santa Cruz Board of Supervisors
Agenda Item Submittal**

From: Planning: Sustainability and Special Projects
(831) 454-2580

Subject: Schedule Public Hearing: Permanent Room Housing Application
181609

Meeting Date: October 20, 2020

Recommended Action(s):

- 1) Schedule a public hearing on Tuesday, November 17, 2020, beginning at 9:00 a.m. or thereafter, to consider application 181609, for rezoning and commercial development permit to add the Permanent Room Housing (PRH) Combining District to parcel 064-272-01 (4700 Highway 9), and associated California Environmental Quality Act (CEQA) Notice of Exemption;
- 2) Direct Clerk of the Board to publish notice of the date and time for the scheduled hearing in the newspaper at least 10 calendar days prior to the hearing date, as required by Santa Cruz County Code Section 18.10.223(A)(1); and
- 3) Direct Planning staff to mail notice of the date and time for the scheduled hearing to the applicant and property owners within 300 feet of the exterior boundaries of the subject parcel.

Background

The PRH Combining District was adopted by the Board of Supervisors in January 2020 and certified by the Coastal Commission in May 2020. The purpose of the district is to recognize and preserve housing that is converted from former visitor accommodation and care facilities that have become obsolete for their original intent.

Analysis

4700 Highway 9 is an 8.1-acre parcel developed with the “Toll House” building and former resort cabins. The applicant is proposing to rezone the property to add the PRH Combining District and legally recognize six of the cabins as PRH units. This application requires a zoning plan amendment to change the property’s zoning from CT-L to CT-L-PRH, a commercial development permit to approve and define parameters for the PRH use, and a determination that the project is exempt from further review under the California Environmental Quality Act. On July 22, 2020, after a duly noticed public hearing, the Planning Commission recommended approval of this application to the Board.

Strategic Plan Element(s)

The proposed project meets the County Strategic Plan’s “Affordable Housing” goal within the “Attainable Housing” focus area. The project would legally recognize and

preserve the conversion of former resort cabins as housing units. These housing units are affordable by design due to their small size.

Submitted by:

Kathleen Molloy, Planning Director

Recommended by:

Carlos J. Palacios, County Administrative Officer

Attachments:

- a Notice of Public Hearing - Application 181609
- b Postcard - Application 181609