



**Santa Cruz County
Community Development Department**

Airport - *Larry Tiffin*

Frank Dillon, Director

TO: Board of Supervisors

FROM: Frank Dillon, Director

THROUGH: Jennifer St. John, County Manager

DATE: November 15, 2022

RE: Ordinance No. 2022-03 – Case No. REZ-22-01 – Rezoning

Subject: Discussion and Possible Action to adopt Ordinance No. 2022-03 rezoning Parcels No. 105-12-012 and 105-21-015 (Portion of Section 30, Township 23 South, Range 14 East) from MF (Multi-Family) to M-1 (Light Industry) (Case No. REZ-22-01).

Recommendation: On January 27, 2022, the Commission held a public hearing on this rezoning matter. After the hearing, they recommended approval of the rezoning subject to the following conditions:

1. All infrastructure improvements shall be in conformance with the County development standards;
2. Prior to scheduling this matter for hearing with the Board of Supervisors, a schedule for development shall be submitted by the applicant which demonstrates a commitment to develop this property for industrial use consistent with the submitted site plan in an expeditious manner;
3. The applicant shall comply with all appropriate codes and ordinances of the County Zoning and Development Code, Building Codes, Floodplain and Erosion Hazard Management Ordinance, and all other current County, State and Federal requirements.”;
4. The applicant shall combine lots with APN: 105-21-012 and 105-21-015 within three (3) months of approval of the Rezoning and provide a copy to Community Development, otherwise the Rezoning authorization may be deemed void upon 30-day notification to the Applicant.

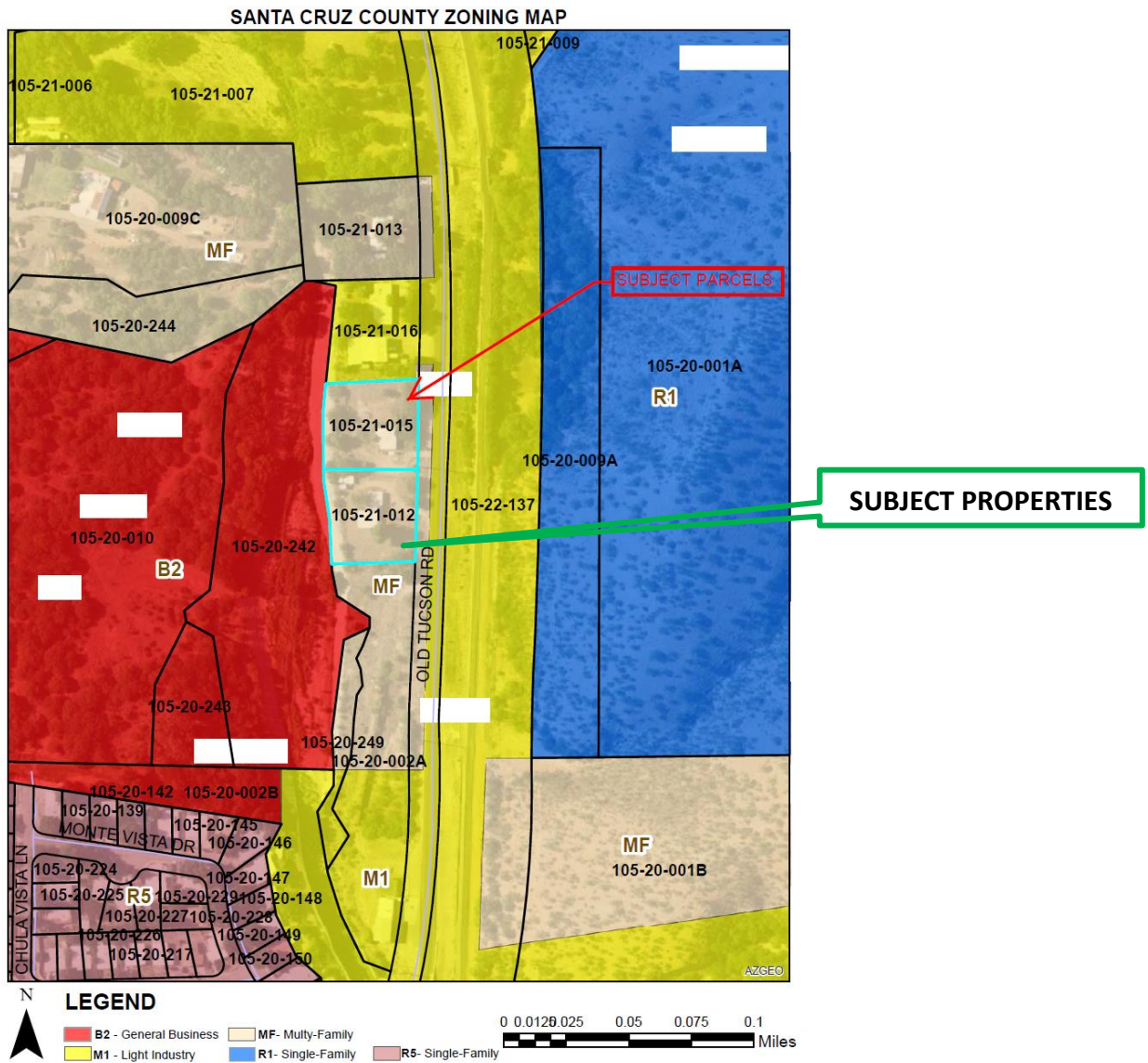
The motion was approved unanimously.

The developer has complied with Condition Number 4, so it has been omitted from the draft Rezoning Ordinance attached to this report.

Background: Attached is the staff report for the Comprehensive Plan amendment that came before the Commission in January 27, 2022 (Case No. CP-22-01). Much of the analysis for that amendment is the same as for the rezoning. Also, the maps are the same so it does not seem an efficient use of resources to recreate them in this staff report. Please refer to the attached staff report from January and Resolution No. 2022-04 for that background information.

The site is approximately 1.48 acres and the plan is to convert one of the existing residences into an office and to demolish the other to create a parking area for semi-trucks. Access is planned from Old Tucson Road. The minutes from the Commission meeting during which they held a public hearing and recommended approval are also attached. Should any questions arise after your review of these materials, please contact me.

This rezoning case consists of a request from Alejandro Mada is requesting to rezone approximately 1.48 acres of land from MF (Multi-Family) to M-1 (Light Industrial). Figure 1 shows the location of the subject properties and their current zoning designation.



STAFF COMMENTS

In considering this rezoning request, the Board may want to weigh certain questions, such as:

1. Whether the proposed rezoning is consistent with the Comprehensive Plan.

Staff affirms that it is.

2. Whether the changes in zoning classification would be consistent with the intent and purpose of the County Zoning and Development Code.

Staff affirms that it is.

3. Whether every use that would be permitted on the property rezoned would be compatible with uses presently on other properties in the immediate vicinity.

Staff affirms that it is, Old Tucson Rd. is mainly used by semi-trucks and there are similar land uses to the north (Trucking Companies and Warehouses).

4. Whether adequate sewer and water facilities and all other required public services exist or can be provided to serve the uses that would be permitted on the properties that are rezoned.

Staff affirms that the subjected properties are connected to all required public services.

5. Whether sufficient vacant land exists that has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and, any special circumstances that make such vacant land available or not available for development.

The reclassification of these parcels for the proposed use would not alter the existing character of the surrounding area, which is a mixture of uses. Development along Old Tucson Road was shaped by the fact that it was the main transportation corridor for many decades before the Interstate was built. It is a combination of industrial, commercial and residential uses. Development is constrained by Potrero Creek (aka Nogales Wash), the railroad and the road. The adjacent parcel to the North was rezoned to M-1 (Light Industry) in 2019.

STAFF RECOMMENDATION: Staff recommends that the Board Recommend Approval of this Rezoning request with followings conditions.

5. All infrastructure improvements shall be in conformance with the County development standards;
6. The applicant shall file for a TAC (Technical Advisory Committee/Development Plan) consistent with the application within one (1) year of the approval of the Rezoning;
7. The applicant shall not use the properties as proposed until the TAC/Development and all other required permits are approved;

8. The applicant shall comply with all appropriate codes and ordinances of the County Zoning and Development Code, Building Codes, Floodplain and Erosion Hazard Management Ordinance, and all other current County, State and Federal requirements.”

SUGGESTED MOTION

Recommend Approval with Conditions: *Madam Chair, I move to approve Ordinance No. 2022-03, rezoning parcel numbers 102-21-012 and 102-21-015 from MF (Multi-Family) to M-1 (Light Industry) (REZ-22-01) with the conditions recommended by staff.*

POSSIBLE ALTERNATIVE MOTIONS:

The Board has the option to recommend approval of this rezoning with or without conditions, to recommend denial of the rezoning or to table the item until a date certain to gather more information.

Recommend Approval: *Madam Chair, I move to recommend approval of Ordinance No. 2022-03 to rezone parcel numbers 102-21-012 and 102-21-015 from MF (Multi-Family) to M-1 (Light Industry) (REZ-22-01).*

Recommend Denial: *Madam Chair, I move to recommend denial of Ordinance No. 2022-03 to rezone parcel numbers 102-21-012 and 102-21-015 from MF (Multi-Family) to M-1 (Light Industry) (REZ-22-01).*

Table: *Madam Chair, I move to table this Rezoning Application Case Ordinance No. 2022-03 until _____.”*

Attachments:

1. Application
2. Staff Report from January 27, 2022 (Case No. CP-22-01)