

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th11c

Prepared March 24, 2010 (for April 15, 2010 hearing)

To: Commissioners and Interested Persons

From: Dan Carl, District Manager
Susan Craig, Coastal Planner

Subject: Santa Cruz County LCP Amendment Number 3-09 (Residential Care Homes and Miscellaneous Clean-Up). Proposed major amendment to the Santa Cruz County certified Local Coastal Program to be presented for public hearing and California Coastal Commission action at the Commission's April 15, 2010 meeting to take place at the Ventura County Board of Supervisors Meeting Room, 800 South Victoria Avenue, Ventura.

Summary of Staff Recommendation

Santa Cruz County proposes to amend its Local Coastal Program (LCP) Implementation Plan (IP) to add residential care homes serving six or fewer residents in conjunction with residential uses as a principally permitted use in agricultural and commercial zoning districts.¹ The proposed amendment responds to State legislation that requires that the use of family dwellings (including single-family dwellings, multi-family dwellings, condominiums, townhouses, etc.) as residential care facilities for persons with certain chronic life-threatening illnesses² be considered a residential use of property with respect to all local ordinances (Health and Safety Code Section 1566.3).

The proposed addition of residential care homes as principally permitted uses in existing residences in the agricultural and commercial zoning districts would not result in significant adverse impacts to coastal resources, including because the existing LCP would continue to govern the appropriateness of residential use in the County's coastal zone, and residential care would only be allowed in residential uses that are themselves consistent with the LCP. In other words, residential care facilities would not be added independently as a principally permitted use. Rather, these facilities could only be permitted as part of residential uses that meet all other applicable provisions of the LCP. This is particularly important with respect to the County's rural agricultural properties, where specific siting and design criteria limit residential development as a conditional use to protect agricultural lands. Adding residential care facilities as a use contingent on residential development already consistent with the LCP would be expected to have negligible resource impacts past the residential impacts themselves, and can be found consistent with the LCP's Land Use Plan (LUP) (the standard of review for proposed IP amendments).

In addition to the residential care facility use proposal, the proposed amendment also includes changes designed to ensure both consistency with State law and internal LCP consistency. The proposed changes are both minor in nature and relatively non-substantive corrections that will only improve LCP clarity.

¹ The LCP already allows residential care facilities as a principally permitted use in all residentially-zoned districts.

² Per Health and Safety Code Section 1568.01(c), a "chronic life-threatening illness" means HIV disease or AIDS.



Staff recommends that the Commission find the proposed amendment consistent with and adequate to carry out the policies of the LUP, and that the Commission approve the IP amendment as submitted. The motion and resolution are found below.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on February 16, 2010. It is IP only and the 60-day action deadline is April 17, 2010. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until April 17, 2010 to take a final action on this proposed LCP amendment.

Staff Report Contents

I. Staff Recommendation – Motion and Resolution.....2
II. Findings and Declarations3
 A. Residential Care Facilities Amendment3
 B. Miscellaneous “Clean-Up” Amendments.....5
 C. California Environmental Quality Act (CEQA).....6
III. Exhibits
 Exhibit A: County Location Maps
 Exhibit B: Proposed Implementation Plan Amendment

I. Staff Recommendation – Motion and Resolution

Staff recommends that the Commission, after public hearing, approve the proposed amendment as submitted. The Commission needs to make one motion in order to act on this recommendation.

Approval of Implementation Plan Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the implementation plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Motion. I move that the Commission **reject** Major Amendment Number 3-09 to the Santa Cruz County Local Coastal Program Implementation Plan as submitted by Santa Cruz County.

Resolution to Certify the IP Amendment as Submitted. The Commission hereby certifies Major Amendment Number 3-09 to the Santa Cruz County Local Coastal Program Implementation Plan as submitted by Santa Cruz County and adopts the findings set forth below on the grounds that the amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the



plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Implementation Plan amendment may have on the environment.

II. Findings and Declarations

The Commission finds and declares as follows:

A. Residential Care Facilities Amendment

1. Background and Proposed Amendment

Residential care facilities are intended for persons with chronic, life-threatening illness³ who are 18 years of age or older or are emancipated minors, including family units with such persons.⁴ By State law and definition, residential care facilities may be located in family dwellings, including single-family dwellings, multi-family dwellings, mobile homes, condominiums, units in townhouses, and units in planned development units. The current LCP amendment request responds to State law provisions related to residential care facilities that require that the use of family dwellings as residential care facilities be considered a residential use of property with respect to all local ordinances, and that the residents and operators of such a facility be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property (Health and Safety Code Section 1566.3).

The proposed IP amendment would allow residential care facilities as a principally-permitted use in agricultural and commercially-zoned properties.⁵ See pages 3 and 4 of Exhibit B for the proposed IP amendment text.

2. LUP Consistency Analysis

In order to approve an Implementation Plan amendment, it must be consistent with and adequate to carry out the LCP's Land Use Plan (LUP). The proposed amendment would add residential care facilities in conjunction with residential use as a principally permitted use in the agricultural and commercial zoning districts. The addition of residential care facilities as a principally permitted use in existing residences located in the zoning districts described above would not result in significant adverse impacts to coastal resources, including because the existing LCP would continue to govern the appropriateness of

³ Per Health and Safety Code Section 1568.01(c), a "chronic life-threatening illness" means HIV disease or AIDS.

⁴ Per Health and Safety Code Section 1568.01(g), a "family unit" means at least one parent or guardian and one or more of that parent or guardian's children with HIV disease or AIDS.

⁵ The LCP already allows residential care facilities as a principally permitted use in all residentially-zoned districts.



residential development in the County's coastal zone, and residential care facilities could only be permitted in residences that are themselves consistent with the LCP. In other words, residential care facilities would not be added independently as a principally permitted use. Rather, these facilities could only be sited in residential structures that meet all other applicable provisions of the LCP. This is particularly important with respect to the County's rural agricultural properties, where specific siting and design criteria limit residential development as a conditional use to protect rural agricultural lands. If the residential care facility use were intended to be permitted on its own as a separate principally permitted use, rather than solely in conjunction with existing or proposed residential uses, in this type of more sensitive area, this would indeed be problematic under the LUP because it could lead to inappropriate residential development couched as residential care facilities where such development was principally permitted (and thus CDP decisions would not be appealable to the Commission on the use basis). This could also result in inappropriate intensification of use and development under the auspices of residential care facilities because an applicant might propose a residential care facility that would later be used solely as a residence in the long run, sans the residential care use. Adding residential care facilities as a use contingent on residential development already consistent with the LCP eliminates this concern, and would be expected to have negligible resource impacts past the residential impacts themselves. Thus, if based on this conjunctive premise, the proposed IP amendment can be found consistent with the LUP.

If a *new* residential development to include a residential care facility were proposed in an agricultural or commercial zoning district, development of the new residential structure would have to conform to all applicable LCP requirements regarding coastal resource protection (including protection of agriculture, environmentally sensitive habitat, visual resources, the priority use requirements of the zoning district, etc.). For example, if a person or persons proposed to construct a new residence on agricultural land that would include a residential care facility use, the proposed residential development would be required to comply with the LCP's certified agricultural policies and zoning code requirements, which recognize agriculture as a priority land use, require the preservation of agricultural uses on agricultural lands, and limit residential development accordingly (e.g., LUP Chapter 5 Agriculture policies and IP Sections pertaining to development on agricultural land, including but not limited to Sections 13.10.313 and 13.10.510, et seq., and IP Chapter 16.50). As is currently the case, any such residential development on agricultural land use would also be a conditional use, thus making any decision on such a residential project appealable to the Coastal Commission.

For the reasons discussed above, this portion of the proposed IP amendment pertaining to residential care facilities can be found consistent with and adequate to carry out the certified LUP.



B. Miscellaneous “Clean-Up” Amendments

1. Consistency with State Law

In addition to the proposed amendments regarding residential care facilities discussed above, the proposed amendment changes several other sections of the IP to provide consistency with State law. Specifically, the proposed amendment deletes the requirement for additional restroom and shower facilities in massage and bath establishments (see page 7 of Exhibit B) to provide consistency with Section 4612(b)(5) of the Business and Professions Code, which prohibits a local government from requiring additional restroom or shower facilities that are not uniformly required for other types of professional or personal service businesses. This deletion does not substantively alter the IP.

Regarding coastal exemptions for improvements to existing single-family residential structures located on coastal bluffs, the proposed amendment would change the phrase “would encroach” to “is located,” meaning that a coastal development permit is required for improvements to an existing residential structure located within 50 feet of a coastal bluff (see page 8 of Exhibit B). The proposed change provides better consistency with the language in California Code of Regulations Section 13250.

2. LCP Internal Consistency

A number of the proposed amendments correct provisions in the IP that are inconsistent with other IP sections. For example, in September 2009 the Commission approved an amendment to modify certified IP standards in relation to certain types of residential projects (including accessory structures, second units, etc.). That amendment included numerous proposed changes, including approval of a new table in IP section 13.10.611(c)(3) that describes the level of review⁶, size, height, number of stories, and locational regulations for non-habitable and habitable residential accessory structures. The Commission found that as submitted by the County, the proposed amendment (including the table in Section 13.10.611(c)(3)), would slightly modify LCP standards in ways that would not affect coastal resource protection, while helping to streamline the processing of certain smaller-scale residential projects. Unfortunately, in several cases, the agricultural uses charts and the residential uses charts were not amended to provide internal consistency with the levels of review required in Section 13.10.611(c)(3). The proposed amendment remedies this oversight. See pages 2-4 of Exhibit B for the proposed changes to the use charts.

The proposed amendment also amends Section 13.10.611(c)(3) (see page 6 of Exhibit B) to clarify that a

⁶ Santa Cruz County has application, processing, and review requirements for any permit application, approval, or policy amendment. These requirements vary with the complexity of the project involved and the amount and type of public participation required. There are two basic types of permits and approvals: Administrative permits and approvals and public hearing permits and approvals. Approval levels 1 through 4 are administrative and projects that fall into use approval levels 1 through 4 are considered principally permitted. Use approval levels 5 through 7 require a public hearing. Projects that require a use approval of level 5 through level 7 are considered a conditional use and may be appealed to the Commission on that basis.



variance is required for habitable and non-habitable residential accessory structures that exceed the LCP's height and story limitations. These changes are needed to provide internal consistency with LCP Section 13.10.323(b) (Residential Zone Districts Site and Structural Dimensions Chart).

The proposed amendment also makes the following changes to provide internal LCP consistency: 1) deleting a reference to "guesthouse" because this term was previously deleted from the LCP's definitions list (see pages 7-8 of Exhibit B); 2) removing the reference that it is unlawful for a person to construct a second unit unless a Development Permit is obtained because the LCP is already clear on the permit requirements that apply to such units, including CDPs in the coastal zone (see pages 1-2 of Exhibit B); 3) amending Section 13.10.556(c) (see page 5 of Exhibit B) to state that only one recreational vehicle or travel trailer may be stored on a property, to provide consistency with LCP Section 13.10.683(i); 4) amending the definition of "Lot - Reversed Corner" to clearly indicate that a reversed corner lot has three frontages (see page 7 of Exhibit B); and 5) amending LCP Section 18.10.240(e), reflecting changes already made to LCP Section 13.10.611(d), to state that recovery of rents from an illegally converted structure shall be deposited into a fund designated by the Board of Supervisors (see page 9 of Exhibit B).

3. Conclusion

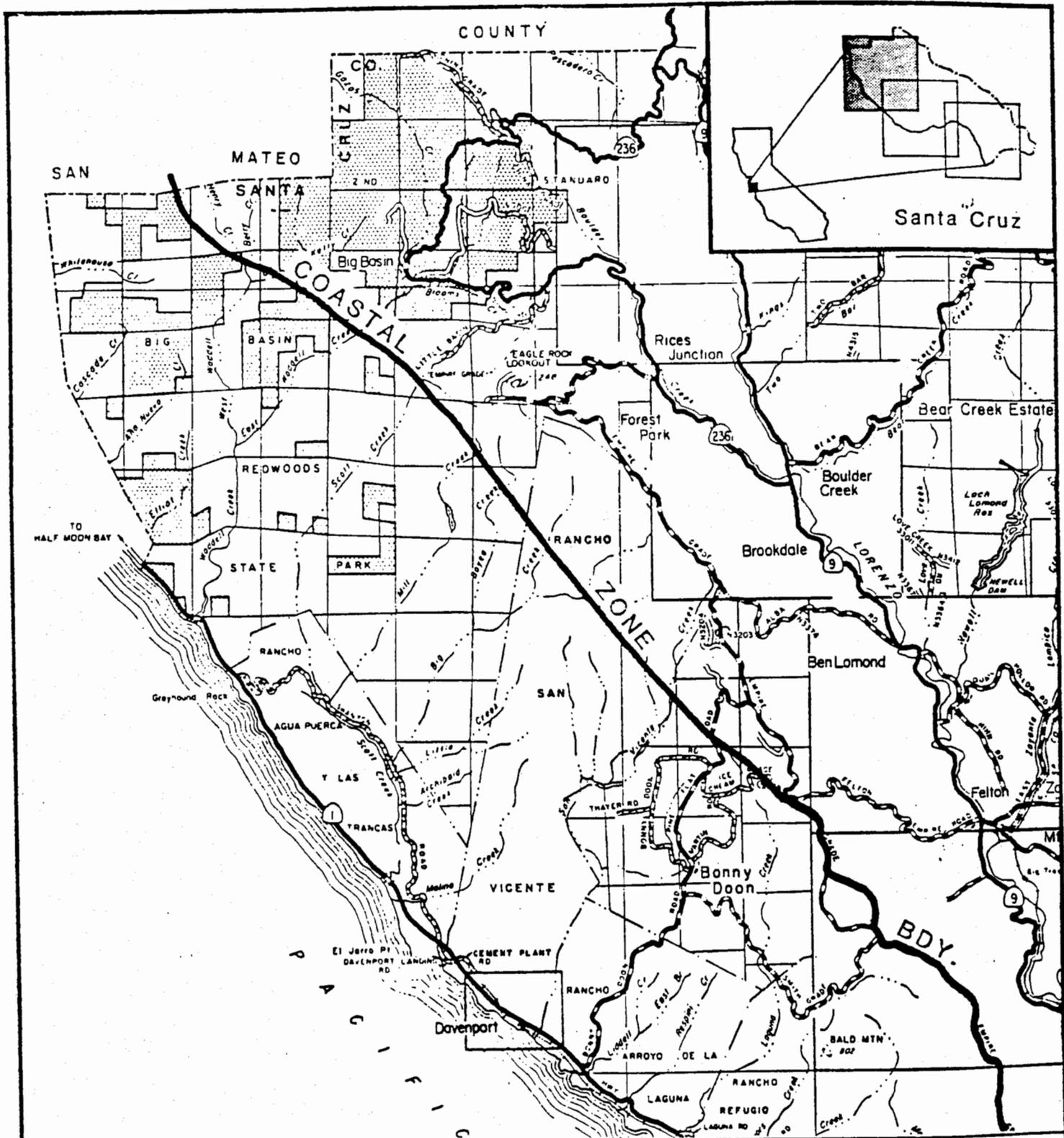
The proposed miscellaneous clean-up amendments are minor in nature and consist of relatively non-substantive corrections that will only improve LCP clarity. Thus, these portions of the proposed IP amendment can be found consistent with and adequate to carry out the certified LUP.

C. California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed.

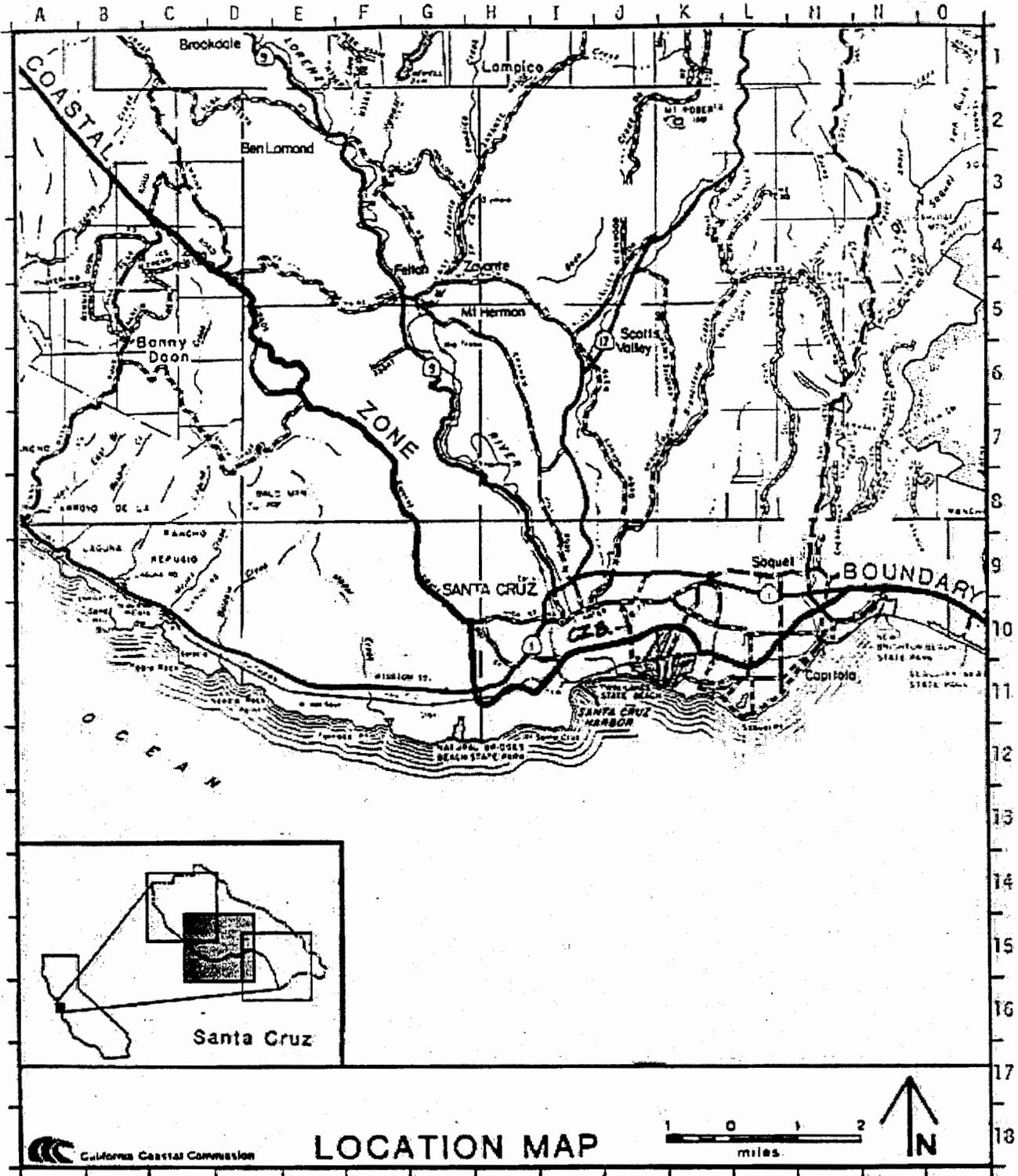
The County, acting as the lead CEQA agency in this case, exempted the proposed amendment under CEQA. This staff report has discussed the relevant coastal resource issues associated with the proposal and has determined that the proposed IP amendment is not expected to result in any significant adverse impact on the environment. Thus, the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.





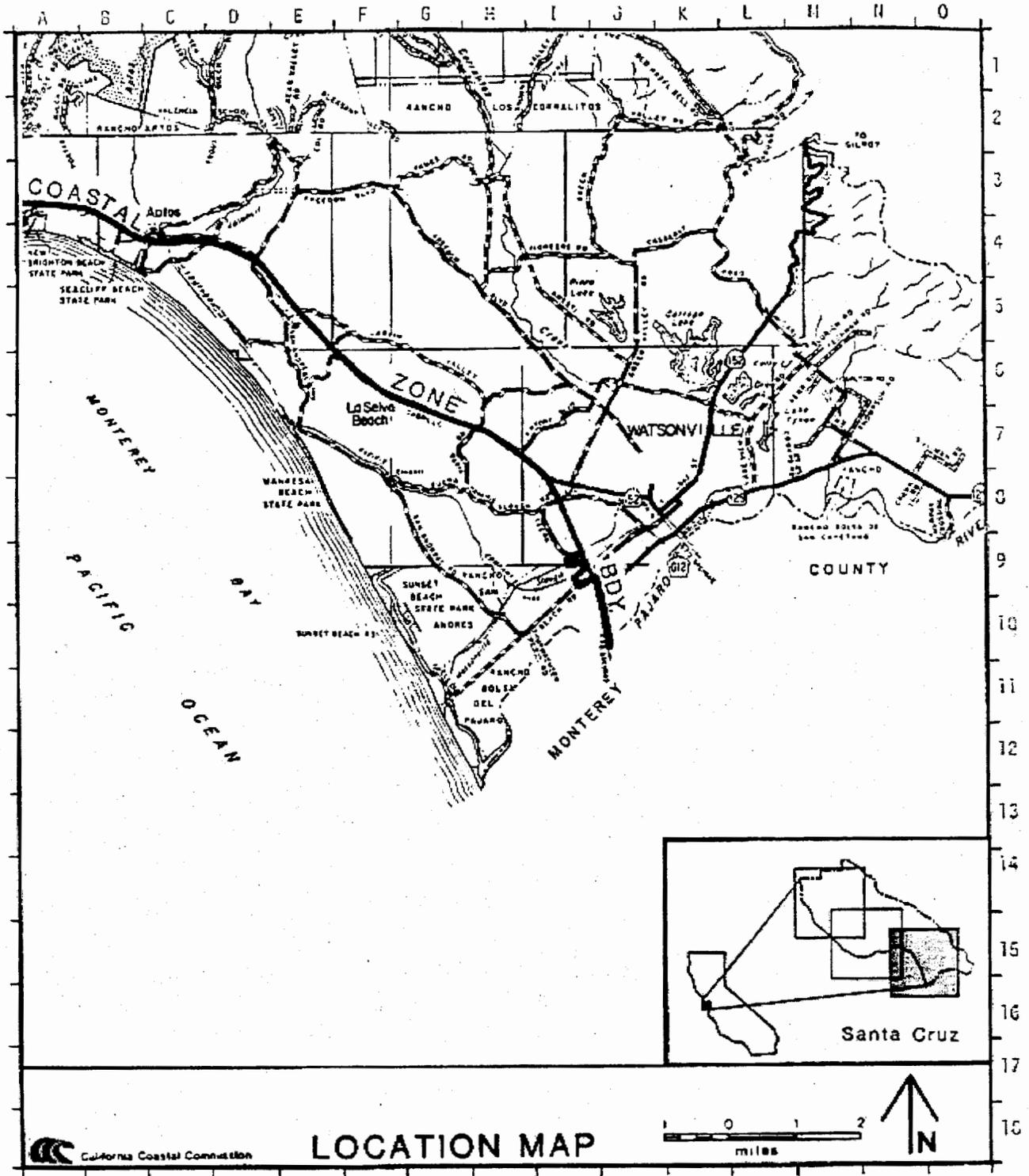
LOCATION MAP





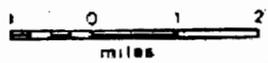
County of Santa Cruz

Sheet 2 of 3



California Coastal Commission

LOCATION MAP



County of Santa Cruz

Sheet 3 of 3

CCC Exhibit A
 (page 3 of 3 pages)

Note: This ordinance is for illustrative purposes only, and has not been approved by the Board of Supervisors. The Coastal Commission previously certified the amendments to Section 13.10.611(c)(4) of the Santa Cruz County Code included in Ordinance 5061, and requested that they be provided with a copy of the ordinance that did not include amendments to Section 13.10.611(c)(4).

ORDINANCE No. _____

ORDINANCE AMENDING CHAPTERS 5.08, 12.02, 13.10, 13.20, 14.01, 16.42, AND 18.10 OF THE SANTA CRUZ COUNTY CODE TO BE CONSISTENT WITH STATE LAW, CORRECT TYPOGRAPHICAL ERRORS, AND CORRECT INCONSISTENCIES WITHIN THE COUNTY CODE.

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

SECTION I

Subsection B. of Section 5.08.050, "Operation Requirements", of the Santa Cruz County Code is hereby repealed:

~~B. A minimum of one tub or shower and one toilet and washbasin shall be provided for the patrons in every bath or massage establishment; however, if male and female patrons are to be served simultaneously at the establishment, separate toilet facilities shall be provided for male and female patrons. Hot and cold running water under pressure, soap or detergent, and sanitary towels shall also be provided in all facilities.~~

not LCP

SECTION II

Subsection 8 of Section 12.02.020, "Definitions", of the Santa Cruz County Code is hereby amended to read as follows:

8. Building permits for ~~guest houses, servant's quarters, and other structures~~ appurtenant to an existing or approved residence, provided that any subsequent conversion of such structures to permanent residential use shall not be exempt;

not LCP

SECTION III

Section 13.10.278, "Violations of density limitations", of the Santa Cruz County Code is hereby amended to read as follows:

13.10.278 Violations of density limitations.

It shall be unlawful for any person to do, cause, permit, aid, abet or furnish equipment or labor to construct, enlarge, or modify a building or otherwise make a new use of a building for ~~a second~~ or an additional dwelling unit on a single parcel of land within any zone district unless a Development Permit has been

obtained and is in effect which authorizes ~~such a second or an~~ additional dwelling unit.

SECTION IV

The categories "Inside the Coastal Zone", and "Outside the Coastal Zone" under "Dwelling unit, one detached single-family per parcel, subject to the provisions of Section 13.10.314", under "Agricultural Support and Related Facilities", in the "Agricultural Uses Chart" in Section 13.10.312(b) of the Santa Cruz County Code, are hereby amended to read as follows:

Agricultural Preserve

Comm. Agriculture
Ag. CA "A" "AP"

Inside the Coastal Zone
(Requires APAC review in the CA and AP zone districts)

5	BP3	5
---	-----	---

Outside the Coastal Zone (~~Requires APAC review~~)

<i>CA</i>	<i>A</i>	<i>AP</i>
BP3	BP3	BP3

SECTION V

The category "Habitable accessory structure when incidental to a residential use and not for agricultural purposes, subject to the provisions of Section 13.10.611" under "Agricultural Support and Related Facilities" in the "Agricultural Uses Chart" in Section 13.10.312 (b) of the Santa Cruz County Code, is hereby amended to read as follows:

Habitable accessory structure when incidental to a residential use and not for agricultural purposes, subject to the provisions of Section 13.10.611

CA A AP

<i>CA</i>	<i>A</i>	<i>AP</i>
BP/4/5	BP/4/5	BP/4/5

SECTION VI

The category "Non-habitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of Section 13.10.611 and 13.10.323(a))" under "Agricultural Support and Related Facilities" in the "Agricultural Uses Chart" in Section 13.10.312 (b) of the Santa Cruz County Code, is hereby amended to read as follows:

Non-habitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of Section 13.10.611 and 13.10.323(a))

CA A AP

<i>CA</i>	<i>A</i>	<i>AP</i>
BP/4/5	BP/4/5	BP/4/5

SECTION VII

The category "Home occupations subject to the provisions of Section 13.10.613" under "Agricultural Support and Related Facilities" in the "Agricultural Uses

Chart" in Section 13.10.312(b) of the Santa Cruz County Code, is hereby amended to read as follows:

Home occupations subject to the provisions of Section 13.10.613

CA	A	AP
P/5	P/5	P/5

SECTION VIII

The category "Residential Care Home serving 6 or fewer residents" is hereby added under the category "Reservoirs or ponds" and above the category "Second Units..." under "Agricultural Support and Related Facilities" in the "Agricultural Uses Chart" in Section 13.10.312 (b) of the Santa Cruz County Code, to read as follows:

Residential Care Home serving 6 or fewer residents,
(see Section 13.10.700-R definition)

CA	A	AP
P	P	P

SECTION IX

The category "One Accessory structure, habitable (subject to Sections 13.10.611 and .323)" under "Accessory structures and uses, including", in the "Residential Uses Chart" in Section 13.10.322(b) of the Santa Cruz County Code, is hereby amended to read as follows:

One Accessory structure, habitable (subject to Sections 13.10.611 and .323)

Residential Agricultural "RA"	Rural Residential "RR"	Single Family "R-1"	Beach Residential "RB"	Multi-Family "RM"
BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5

SECTION X

The category "Animal enclosures..." under "Accessory structures and uses, including" in the "Residential Uses Chart" in Section 13.10.322(b) of the Santa Cruz County Code, is hereby amended to read as follows:

Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of Sections 13.10.641 Stables and Paddocks; .643 Animal Keeping in the RA Zone; .644 Family Animal Raising; .645 bird and small animal raising; .646 Turkey Raising: these provisions require Level 5 in some cases. Also subject to Section 13.10.611(c)(3)).

RA	RR	R-1	RB	RM
BP/4/5	BP/4/5	BP/4/5	--	--

~~In the R-1 Zone Districts, Applications for non-habitable accessory structures exceeding specified size, height or story~~

restrictions shall be processed at Level 4 outside the USL, and at Level 5 inside the USL

SECTION XI

The category "Carports, detached; garages, detached; garden sheds" under "Accessory structures and uses, including" in the "Residential Uses Chart" in Section 13.10.322 (b) of the Santa Cruz County Code, is hereby amended to read as follows:

Carports, detached; garages, detached; garden sheds (subject to Sections 13.10.611 and 13.10.323)

<i>RA</i>	<i>RR</i>	<i>R-1</i>	<i>RB</i>	<i>RM</i>
BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5

~~In the R-1 Zone District, Applications for non-habitable accessory structures exceeding specified size, height or story restrictions shall be processed at Level 4 outside the USL, and at Level 5 inside the USL~~

SECTION XII

The category "Dwelling units, multi-family" under "Residential Uses" in the "Residential Uses Chart" in Section 13.10.322(b) of the Santa Cruz County Code, is hereby amended to read as follows:

Dwelling units, multi-family

2-4 units
5-19 units
20+ units

--	--	--	--	5P
--	--	--	--	6P
--	--	--	--	7P

typo

SECTION XIII

A new category is hereby added under the category of "Nursing homes..." under "Residential Uses, such as" in the "Commercial Uses Chart" in Section 13.10.332(b) of the Santa Cruz County Code, to read as follows:

Residential Care Home serving 6 or fewer residents, (see Section 13.10.700-R definition)

PROF. ADMIN. visitor accom. TOURIST COMM. Neighborhood COMM. Community COMMERCIAL SERVICES

P	P	P	P	P	P
---	---	---	---	---	---

"PA" "VA" "CT" "C-1" "C-2" "C-4"

CCC Exhibit B
(page 4 of 9 pages)

SECTION XIV

The first sentence of subsection 13.10.552(a)3 of Section 13.10.552, "Schedule of off-street parking space requirements", of the Santa Cruz County Code, is hereby amended to read as follows:

"No replacement mobile home may be installed in a mobile home park prior to approval of a parking certification for or an exception."

typo

SECTION XV

Subsection 13.10.556(c) of Section 13.10.556, "Outdoor storage of personal property and materials", of the Santa Cruz County Code, is hereby amended to read as follows:

(c) Operative vehicles in excess of those allowed in the front yard pursuant to Section 13.10.554(d) must be parked in side or rear yards provided that the vehicle is screened from public view or stored within an approved structure constructed with the required building and zoning permits. Only one recreational vehicle or travel trailer may be stored on a property, pursuant to Section 13.10.683(i).

SECTION XVI

Section 13.10.611(c)(3), "Table Two, Level of Review, Size, Height, Number of Stories and Locational Regulations" of the Santa Cruz County Code is hereby amended to read as follows:

Section 13.10.611(c)(3)
TABLE TWO
LEVEL OF REVIEW, SIZE, HEIGHT, NUMBER OF STORIES
AND LOCATIONAL REGULATIONS

	NON-HABITABLE	HABITABLE
SIZE, STORY AND HEIGHT RESTRICTIONS AND PERMIT REQUIRED	<p>Within the Urban Services Line (USL): Building Permit only for up to 640 square foot size, 2 story and 28-foot height.</p> <p>Outside the USL: Building Permit only for up to 1,000 square foot size, 3 story and 28-foot height.</p>	Building Permit only for up to 640 square foot size, 1 story and 17-foot height.
PERMIT REQUIRED IF EXCEEDS SIZE, STORY OR HEIGHT RESTRICTIONS	<p>Outside the Urban Services Line (USL): Level IV use approval</p> <p>Inside the USL: Level V use approval</p>	Level V use approval
<p>PERMIT REQUIRED IF EXCEEDS HEIGHT RESTRICTIONS</p> <p>(SEE SECTION 13.10.323(e)(5) FOR EXCEPTIONS)</p>	Variance	<p>Level V use approval for structures exceeding 17 feet, up to 28 feet</p> <p>Variance to exceed 28 feet</p>
PERMIT REQUIRED IF EXCEEDS STORY RESTRICTIONS	Variance	<p>Inside the USL: Level V use approval for 2 stories Variance for exceeding 2 stories</p> <p>Outside the USL: Level V use approval for 2 or 3 stories Variance for exceeding 3 stories</p>
NUMBER OF ACCESSORY STRUCTURES ALLOWED	No limit, if in compliance with the site regulations of the zone district.	One with Building Permit only. Maximum of two with Level V use approval.
LOCATIONAL RESTRICTIONS	None, if in compliance with the site regulations of the zone district	In addition to the site regulations of the zone district, shall be no more than 100 feet from the main residence, shall not be accessed by a separate driveway or right-of-way, nor constructed on a slope greater than 30%, unless a Level IV use approval is obtained.

SECTION XVII

Subsection (e)(2) of Section 13.10.623, "Massage and bath establishments", of the Santa Cruz County Code is hereby deleted:

~~(2) A minimum of one tub or shower and one toilet and wash basin shall be provided for the patrons in every bath or massage establishment; however, if male and female patrons are to be served simultaneously at said establishment, separate toilet facilities shall be provided for male and female patrons. Hot and cold running water under pressure, soap or detergent, and sanitary towels shall also be provided in all facilities.~~

SECTION XVIII

Subsection (a)2(xvi) of Section 13.10.658 of the Santa Cruz County Code is hereby amended to read as follows:

(xvi) Parking requirements for small collection facilities shall conform to Section 13.10.553(j) (f).

typo

SECTION XIX

Section 13.10.683(i) of the Santa Cruz County Code is hereby amended to read as follows:

(i) A recreational, vehicle or travel trailer, maintained for the property owner's or occupant's recreational use, may be stored on the property. No utility connection is allowed, nor is any occupancy allowed. Such storage may not occur on any vacant parcel.

typo

SECTION XX

The definition for "Lot, Reversed Corner" in Section 13.10.700-L, "L Definitions", of the Santa Cruz County Code is hereby amended to read as follows:

Lot, Reversed Corner. A corner lot with three frontages, the side line of which is substantially a continuation of the front property line of the first lot to its rear. Property owner has only one opportunity to choose which yard is front and which yard is side.

SECTION XXI

Subsection (a)2(i) of Section 13.20.068, "Improvements to existing structures exemption", of the Santa Cruz County Code is hereby amended to read as follows:

- (i) Construction of ~~guest houses or~~ habitable accessory structures;

SECTION XXII

Subsection (a)2(iv) of Section 13.20.068, "Improvements to existing structures exemption" of the Santa Cruz County Code, is hereby amended to read as follows:

- (iv) Where the residence or proposed improvement ~~would encroach~~ is located within 50 feet of the edge of a coastal bluff;

SECTION XXIII

Section 13.20.073(f) of the Santa Cruz County Code is hereby amended to read as follows:

- f) Water Supply Facilities. Water wells, well covers, pump houses, water storage tanks of less than ten thousand (10,000) gallons capacity and water distribution lines, including up to fifty (50) cubic yards of associated grading, provided that such water facilities are not in a groundwater emergency area as designated pursuant to Section 11.90.130 of the County Code pertaining to a Groundwater Emergencies and will be used for on-site agriculturally-related purposes only. *typo*

SECTION XXIV

The first sentence of Subsection (b)2(i) of Section 13.20.150 of the Santa Cruz County Code is hereby amended to read as follows:

- i) System Master Plan based on buildout level in the Coastal Zone as defined in the General Plan and Local Coastal Program Chapter 1 and Polices 2.1.6 and 2.1.7 of the General Plan and Local Coastal Program Land Use Plan. *typo*

SECTION XXV

The first sentence of Section 14.01.319 of the Santa Cruz County Code is hereby amended to read as follows:

The State Department of Transportation may file with the Director a map or an amended map of any territory within one mile on ~~we~~ either or both sides of any state highway in which territory it believes the subdivision would have an effect upon an existing state highway or a future state highway, the route of which has been adopted by the California Highway Commission. *not LCP*

SECTION XXVI

The first sentence of Section 14.01.620(b) of the Santa Cruz County Code is hereby amended to read as follows:

(b) The amount of any fee imposed on a subdivision development with an approved or conditionally approved vesting tentative map shall be determined at the time the final map or parcel map is filed deemed complete (unless expressly provided otherwise in the County Code) in accordance with the County Unified Fee Schedule.

not LCP

SECTION XXVII

Subdivision (B) of Section 16.42.030(c)(2) of the Santa Cruz County Code, is hereby amended to read as follows:

(B) The demolition is other than minor, inconsequential or insignificant and has been determined by the Planning Director to affect the significance of the landmark or contributing resource;

typo

SECTION XXVIII

The third sentence, starting with "The amount of any recovery of rent", of Section 18.10.240(e), "Development Permit Agreement Condition", of the Santa Cruz County Code, is hereby amended to read as follows:

The amount of any recovery of rents or of the reasonable rental value of any illegally converted structure or building shall be deposited ~~in the County's Affordable Housing Fund~~ into a fund designated by the Board of Supervisors.

SECTION XXIX

If any section, subdivision, paragraph, sentence, clause or phrase of the ordinance codified in this chapter is for any reason held to be unconstitutional or invalid, such a decision shall not affect the validity of the remaining portion of the ordinance. The Board of Supervisors hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance irrespective of the unconstitutionality or invalidity of any section, subdivision, subsection, paragraph, sentence, clause or phrase of the ordinance codified in this chapter.

SECTION XXX

This Ordinance shall take effect on the 31st day after the date of final passage, or upon certification by the California Coastal Commission, whichever date is later.