

CALIFORNIA COASTAL COMMISSION

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Prepared July 26, 2012 (for August 9, 2012 hearing)

Th16d

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Deputy Director
Susan Craig, Supervising Coastal Planner

Subject: Santa Cruz County Amendment Number 1-12 Part 2 (Commercial Uses and Parking Standards). 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 August 9, 2012 meeting in Santa Cruz.

SUMMARY OF STAFF RECOMMENDATION

Santa Cruz County is proposing to amend its Local Coastal Program (LCP) to amend regulations in Chapter 13.10 of the Implementation Plan (IP) relating to commercial uses to facilitate existing and new commercial development. The proposed amendment would generally lower the level of review required for new commercial buildings and commercial changes of use within existing structures that are less than 20,000 square feet in size. The proposed amendment would also lower parking requirements for certain commercial uses based upon "evidence based" parking studies that would evaluate parking needs for specific types of commercial uses.

Regarding commercial uses, the modified policies should not adversely affect coastal resources, and should only make it easier for commercial operators to be appropriately permitted. In terms of changes in use, the main question raised in this respect is ensuring that Coastal Act priority uses are not inappropriately displaced in the process (e.g., a visitor-serving use going to an office use). In this case, the LCP describes land use priorities in the coastal zone, with visitor-serving commercial uses and coastal recreation facilities having priority over private residential and general commercial uses, and the LCP prohibits the conversion of any existing priority use in the coastal zone to another use, unless the new use is of equal or higher priority. Thus, the proposed amendment will not facilitate such inappropriate changes in use because such changes are not allowed by this LCP. In addition, all changes in commercial use that meet the LCP's definition of development would continue to require a coastal development permit (CDP), including applicable findings, and would continue to be processed at a level 5 (public hearing by the Zoning Administrator). Similarly, the changes in review levels for new commercial buildings in the coastal zone will be unaffected because the same level 5 provision for CDPs will continue to apply.

Regarding the proposed revised commercial parking requirements, the proposed standards are more consistent with actual parking demand than the current standards, according to

International Traffic Engineers’ data. The changes also provide for actual on the ground evidence to be the determining factor when parking reductions are allowed in shared parking situations, and provide greater detail on ensuring such arrangements are enforced (e.g., through actual contracts, etc.). Thus, the proposed amendment will provide commercial parking requirements that are anticipated to be adequate to meet parking demand, and thus will not result in any coastal resource impacts not addressed already by the LCP, including impacts to public access parking.

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 on page 3 below.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on July 9, 2012. The proposed amendment affects the IP only, and the 60-day action deadline is September 7, 2012. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission must take action on this LCP amendment at the August 2012 hearing.

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EXHIBITS

- Exhibit 1: Proposed IP Amendment
- Exhibit 2: Applicable LCP LUP Provisions

I. MOTION AND RESOLUTION

Motion:

I move that the Commission reject Implementation Plan Amendment Number SCO-1-12 Part 2 as submitted by Santa Cruz County.

Staff recommends a **NO** vote on the foregoing motion. 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 Commissioners present.

Resolution:

The Commission hereby certifies Implementation Plan Amendment Number SCO-1-12 Part 2 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

A. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment would amend regulations in Chapter 13.10 of the LCP's Implementation Plan (IP) relating to commercial uses to facilitate existing and new commercial development. Specifically, the proposed amendment would generally lower the level of review¹ required for commercial changes of use within existing structures that are less than 20,000 square feet in size. The proposed amendment would also lower parking requirements for certain commercial uses based upon "evidence based" parking studies that would evaluate parking needs for specific types of commercial uses.

¹ 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 considered administrative and projects that fall into use approval levels 1 through 4 are considered principally permitted unless the use charts specify that they are not. 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.

SCO-1-12 Part 2 (Commercial Uses and Parking Standards)

Specifically, for new commercial buildings or commercial changes in use in existing buildings, the proposed amendment would:

- For new commercial buildings, allow administrative discretionary review (Level 4) instead of a public hearing before the Zoning Administrator (Level 5) for new projects up to 5,000 square feet (increased from 2,000 square feet). For projects 5,000 to 20,000 square feet, a Level 5 use approval would replace the requirement for discretionary review with a public hearing before the Planning Commission (Level 6). Projects larger than 20,000 square feet would continue to be heard by the Planning Commission.
- Expand Level 1 approvals for changing from one commercial use in an existing building to another commercial use in the same building (with no intensification in use) in all Town Plan, Village Plan, and Specific Plan areas, in all commercial zones except for the C-4² (Commercial Services District), which would require a Level 4 approval for such change in use.
- Allow Level 1 change of use approvals in the CT³ (Tourist Commercial) and VA⁴ (Visitor Accommodation) commercial districts when there is no intensification of use from a previously permitted use; allow a Level 4 approval in the same zoning districts when there is an intensification that results from change of use.
- When changing from a use not previously approved by a valid development (use) permit, allow Level 4 approvals for changes of use in buildings that are less than 20,000 square feet and Level 5 approvals for changes of use in buildings larger than 20,000 square feet, in the CT and VA districts.

The proposed amendment would also alter the LCP's commercial parking standards as follows:

- Require new parking only for added floor area or increased intensity of use.⁵
- Reduce the parking requirement for retail and office uses from 1 space per 200 square feet to 1 space per 300 square feet.

² The C-4 District allows heavy commercial/light industrial uses such as building material suppliers, auto repair, freight terminals, etc.

³ The CT District allows for a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations, and related accessory uses.

⁴ The VA District allows for a broad range of overnight or extended stay lodging for visitors and limited appurtenant uses, and recognizes these uses as commercial uses.

⁵ Under the current LCP, when an expanded intensified requires additional parking, the parking requirement is based on the entire area of the use.

- Add the parking requirement for supermarkets and convenience stores to be 1 space per 200 square feet.
- For medical offices, change from a practitioner-based parking standard to 1 space per 225 square feet.
- Establish criteria for evaluating shared commercial parking; remove numeric limits on parking reduction proposals but require submittal of a parking study (unless waived by the Planning Director) and establish criteria for evaluating parking reductions.
- Remove the limit on parking reductions enabled by transportation and parking demand management programs. Currently parking standards may be relaxed by no more than 20% through implementation of transportation and parking demand management programs at a given project site. The proposed amendment would remove this 20% limitation, while requiring any proposed reduction of greater than 20% include evidence supporting the validity of a larger reduction.

Please see Exhibit 1 for the proposed amendment text.

B. CONSISTENCY ANALYSIS

Standard of Review

The proposed amendment affects the IP component of the Santa Cruz County LCP. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified Land Use Plan (LUP). Please see Exhibit 2 for the applicable LUP policies.

IP Amendment Consistency Analysis

Commercial Changes in Use and New Buildings

The proposed amendment is part of an ongoing County effort to make the County's land use regulations reflect common practice and to make the regulations easier to understand, use, and apply. A primary concern of business owners in Santa Cruz County is the difficult and often unpredictable planning process involved in changing from one commercial use to another in an existing commercial building. Currently in certain zoning districts, changes of use may be considered with a streamlined review process than can be completed within a week's time. As proposed, this Level 1 review process would be expanded to include all town plan and specific plan areas, and to include additional zoning districts, facilitating transition from one commercial use to another when no intensification of use would occur. Changes of use that lead to an intensification of use or change from a use not approved by a valid permit to an allowed use in the zoning district would generally require a level 4 review for uses in buildings less than 20,000 square feet in size, and a level 5 or level 6 review (public hearing required) for uses in buildings greater than 20,000 square feet in size (except for the PA zoning district, where only a level 4 review would be required).

LCP Policy 2.22.1 (see page 2 of Exhibit 2) describes the land use priorities in the coastal zone. Specifically, private residential, general industrial and general commercial uses are given the

lowest priority in the coastal zone. Visitor-serving commercial uses and coastal recreation facilities have priority over private residential and general commercial uses. One concern is that the proposed amendment could allow a change in use from a higher priority use to a lower priority use. However, this concern is allayed by LCP Policy 2.22.2 (see page 2 of Exhibit 2), which prohibits the conversion of any existing priority use in the coastal zone to another use, unless the new use is of equal or higher priority. Thus, the proposed amendment will not facilitate inappropriate changes in use from higher priority to lower priority uses because such changes are not allowed by this LCP

A potential issue raised by this component of the proposed amendment is that the majority of the commercial changes of use within an existing structure would constitute an administrative review (i.e. Level 1 to Level 4), without a public hearing requirement. However, the LCP's definition of "development" (see page 3 of Exhibit 2) in the coastal zone is equivalent to the Coastal Act's definition of development and includes a "change in the density or intensity of use of land..." Thus a change in use that leads to intensification of use meets the LCP's definition of development and requires a CDP, which requires a public hearing. On the other hand, LCP Implementation Plan Section 13.20.100(A)⁶ (see pages 3-4 of Exhibit 2) requires that all coastal zone development that meets the definition of development be processed with a CDP at a Level 5 (public hearing by the Zoning Administrator). Thus, in the coastal zone, IP Section 13.20.100 will apply and changes in commercial use that include an intensification of use will require a CDP, with all the applicable required findings, and will need to be processed at a Level 5. Similarly, the changes in review levels for new commercial buildings in the coastal zone will be unaffected as the same level 5 provision for CDPs will continue to apply.

This portion of the proposed amendment will streamline the permitting process for commercial changes of use within existing structures with respect to the level of review required, and the amendment does not raise significant coastal resource issues.

Parking Standards

The proposed amendment would reduce the amount of parking required for business offices, medical offices, and retail shops, and, to facilitate changes of use, establish one parking standard (one space per 300 square feet) for retail and office uses.

In areas directly along the coastline, reducing parking requirements for commercial uses can negatively affect public access if a lack of adequate onsite commercial parking results in commercial parking being forced onto street parking, affecting general public parking, including parking for people going to the beach (see page 3 of Exhibit 2 for applicable LCP public access policies and objectives). In this case, however, the proposed reductions in parking requirements for offices, medical offices, and retail are based on evidence indicating that the proposed standards are more consistent with actual parking demand than the current standards, according to International Traffic Engineers' data. Thus, the proposed amendment will provide commercial

⁶ This IP Section makes an exception for residential and accessory structures less than 500 square feet and outside the appeal jurisdiction of the Coastal Commission, which can be processed at a Level 4. This exception is inconsistent with the Coastal Commission Regulations (Title 14, Division 5.5). This inconsistency will be addressed in an update to Chapter 13.20 (Coastal Zone Regulations) of the LCP, which is underway at the County now and will be before the Commission in the near future.

parking requirements that are anticipated to be adequate to meet parking demand, and the proposed amendment should not result in any impacts to public access. The changes also provide for actual on the ground evidence to be the determining factor when parking reductions are allowed in shared parking situations, and provide greater detail on ensuring such arrangements are enforced (e.g., through actual contracts, etc.).

This portion of the proposed amendment will streamline and simplify the parking standards for commercial uses, will allow greater flexibility in shared parking plans, remove the cap on adjustments associated with transportation demand management, and allow minor reductions in parking to facilitate accessibility upgrades. The proposed changes will not have significant impacts to public access, and does not otherwise raise significant coastal issues. Thus the proposed amendment, as submitted, is consistent with the County's 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. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

Santa Cruz County adopted a Negative Declaration for the proposed IP amendment and in doing so found that the amendment would not have significant adverse environmental impacts. This report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment would have on the environment within the meaning of CEQA. Thus, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

The “KEY” and the section under the subheading, “Commercial change of use within existing structures,” both of the “Commercial Uses Chart” of Subdivision (b) of Section 13.10.332, are hereby amended to read as follows:

Commercial Uses Chart

KEY:

A = Use must be ancillary and incidental to a principal permitted use on the site
P = Principal permitted use (see Section 13.10.332(a)); no use approval necessary if “P” appears alone

- 1 = Approval Level I (administrative, ~~no plans required~~)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than ~~2,000~~ 5,000 square feet
= Level V for projects of ~~2,000-5,000~~ 20,000 square feet
= Level VI for projects of 20,000 square feet and up

USE	PA	VA	CT	C-1	C-2	C-4
Commercial change of use within existing structures:						
Change of use in accordance with an approved master occupancy program	1	1	1	1	1	1
Change of use within <u>subject to the Felton or Ben Lomond Town plan areas of the San Lorenzo Valley, the Boulder Creek Specific Plan or the Soquel, Seacliff or Aptos village plan,</u> to a use in conformance with at the Town-applicable Pplan and not resulting in an intensification of use	1	1	1	1	1	<u>14</u>
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will not result in an intensification of use	1	4/5/6* <u>1</u>	4/5/6* <u>1</u>	1	1	4/5/6*
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will result in an intensification of use	4	4/5/6*	4/5/6*	4	4	4/5/6*
Change from a use not approved by a valid						

development (use) permit, to another use allowed in the zone district for projects of:

u Under 2,000-5,000 sq. ft.	<u>34</u>	4	4	<u>34</u>	<u>34</u>	4
2,000-5,000-20,000 sq. ft.	4	<u>54</u>	<u>54</u>	4	4	5
o Over 20,000 sq. ft.	4	<u>65</u>	<u>65</u>	5	5	6

(For legal, nonconforming uses, see Sections 13.10.260 and .2621 for additional requirements)

Subdivision (a) of Section 13.10.551, "Off-street parking facilities required," of the Santa Cruz County Code, is hereby amended to read as follows:

In all districts, in connection with every use, there shall be provided at the time of initial occupancy of a site, ~~or of construction of a structure, or a major alteration, or enlargement of a site or structure,~~ off-street parking space for automobiles and bicycles in accordance with requirements prescribed in this Chapter, except as otherwise provided in this paragraph and as provided in (c) below for historic resources, as defined in Section 16.42.030. For the purposes of this Chapter, "parking space" shall mean a space conforming to the standards set forth in Section 13.10.554 and maintained open, clear and available for the parking of motor vehicles. Also, for the purpose of this chapter the term "major alteration or enlargement" shall mean ~~a change of use or an addition, remodel or change of residential use~~ which would increase the number of parking spaces required by ~~not less more~~ than 10 percent of the total required; or an addition, remodel or change of non-residential use which would increase the number of required parking spaces by both more than 10 percent and more than two spaces. ~~and~~ The term "bicycle" shall include mopeds as defined in the California Vehicle Code. If, in the application of the requirements of this Chapter, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking spaces shall be required for a fraction of less than one-half.

For any major alteration or enlargement affecting a non-residential structure or use for which the existing parking is or would become nonconforming, additional off-street parking shall be required only for the additional increment of square footage or use.

The planning director may authorize a reduction in the number of parking spaces in an existing parking area, to the extent necessary and appropriate to provide accessibility upgrades to existing buildings or parking areas in accordance with building code requirements.

In Subdivision (b) of Section 13.10.552, "Schedule of off-street parking space requirements," of the Santa Cruz County Code, the use "Supermarkets, convenience stores" is hereby added after the use "Retail stores and service establishments;" and the uses "Business Offices," "Medical Offices," "Libraries, museums, art galleries" and "Retail stores and service establishments" and associated footnotes, are hereby amended, to read as follows:

USE	REQUIREMENTS																	
	Auto Parking Spaces	Bicycle Parking Spaces																
Business Offices	1 per 200 300 sq. ft. (18.6 sq. meters) of gross floor area*	1 per 1000 sq. ft. (92.9 sq. meters) of gross floor area*; <u>2 minimum</u>																
Medical Offices	<table border="0"> <tr> <td>Number of Practitioners**</td> <td>Spaces</td> </tr> <tr> <td></td> <td>Req.</td> </tr> <tr> <td>1</td> <td>7</td> </tr> <tr> <td>2</td> <td>13</td> </tr> <tr> <td>3</td> <td>17</td> </tr> <tr> <td>4</td> <td>21</td> </tr> <tr> <td>5</td> <td>25</td> </tr> <tr> <td colspan="2">+5 spaces for each add'l practitioner</td> </tr> </table> 1 per 225 sq. ft. of gross floor area; <u>two minimum*</u>	Number of Practitioners**	Spaces		Req.	1	7	2	13	3	17	4	21	5	25	+5 spaces for each add'l practitioner		1 per 1000 sq. ft. (92.9 sq. meters) of gross floor area*; 2 minimum
Number of Practitioners**	Spaces																	
	Req.																	
1	7																	
2	13																	
3	17																	
4	21																	
5	25																	
+5 spaces for each add'l practitioner																		
Libraries, museums, art galleries	1 per 300 sq. ft. (27.9 sq. meters) of gross floor area*	<u>1 per 1000 sq. ft. of gross floor area (92.9 sq. meters)*; 2 minimum</u>																
Retail stores and service establishments	1 per 200 300 sq. ft. (18.6 sq. meters) of gross floor area*; <u>3 minimum</u>	1 per 1000 sq. ft. (92.9 sq. meters) of gross floor area*; 2 minimum																
<u>Supermarkets, convenience stores</u>	<u>1 per 200 sq. ft. of gross floor area*</u>	<u>1 per 1000 sq. ft. (92.9 sq. meters) of gross floor area*; 2 minimum</u>																
* Exclude any floor area used only for storage or truck loading.																		
** Practitioners shall include, but not be limited to, doctors, hygienists, hypnotists and others providing health related services.																		

Subdivision (c) of Section 13.10.552, "Schedule of off-street parking requirements", of the Santa Cruz County Code, is hereby amended to read as follows:

(c) Other Uses. Any use not specified in this schedule shall require the same number of spaces as the most similar use, as determined by the Approval Body or, if it can be shown that a use is not expected to utilize the required number of spaces, and assurance is given by recorded indenture, or other means, that the required number of spaces will be provided when the use or circumstances of occupancy change, then a different parking requirement may be authorized by a Level ~~V~~IV Approval.

The title of Section 13.10.553, "Variations to requirements," is hereby amended to read as follows:

13.10.553 ~~Variations to~~ Alternate parking requirements.

Subdivision (b) of Section 13.10.553, "Variations to requirements," of the Santa Cruz County Code, is hereby amended to read as follows:

(b) ~~Reductions in Required Shared Parking. Parking facilities~~ reductions for two or more uses that ~~participate in a parking agreement share parking~~ may be shared thereby reducing the overall parking requirement for the uses if their entrances are located within three hundred (300) feet of the parking facility, if their hours of peak parking do not coincide, and/or it can be demonstrated that the nature or number of uses of the facilities will result in multipurpose trips authorized by a Level 4 Use Approval. The total number of spaces required for all uses sharing the parking may be reduced to no less than the number of spaces required for the single use among those proposed which is required to provide the most parking. Where the shared parking involves two or more separately owned properties, the owners of the properties shall enter into a legal agreement that describes access, use and maintenance of the shared parking. The reduction(s) shall be quantitatively justified by one or more of the following criteria applied to the participating uses:

Reductions in the total number of parking spaces may be made according to the following table:

Number of independent property users	Reduction allowed
2 to 4	10%
5 to 7	15%
8 or more	20%

~~The Approving Body may allow a larger reduction if it can be demonstrated that parking demands for the uses occur at different times of the day.~~

1. The uses occur at separate times of day.

2. The uses overlap, but their peak hours occur at different times of day.
3. The uses are complimentary or foster multipurpose trips.
4. The uses serve seniors, youth or other demographic groups known for below-average rates of vehicle ownership.
5. Valid statistical parking data from the site, neighborhood or applicable larger area indicate an appropriate level for shared parking.
6. The parking reduction is commensurate with the level of vehicle activity typically associated with the proposed use(s), site location or incremental change in site floor area or intensity of use.

Any applicant proposing a parking reduction pursuant to section 13.10.553(b) shall submit a parking study prepared by a qualified, independent, professional transportation planner or transportation engineer. The analysis shall: (1) recommend an appropriate parking reduction based on the above criteria, and, (2) where the shared parking involves separately owned properties, recommend terms of the associated parking agreement. The requirement for a parking study may be waived by the Planning Director if the proposed parking reduction is clearly proportionate to the proposed and possible future uses involved.

The first paragraph of Subdivision (d) of Section 13.10.553, "Variations to requirements," of the Santa Cruz County Code, is hereby amended to read as follows:

(d) Transportation and Parking ~~Alternatives~~ Demand Management. Parking requirements prescribed for any use, or combination of uses on the same or adjoining sites may be reduced by ~~as much as twenty (20) percent subject to acceptance of~~ the Approving Body based upon a detailed Alternate Transportation and Parking Demand Management Program supplied by the applicant, and certified by the County, which may include, but is not limited to, provision of special transit incentives for employees, the operation of effective pooling programs, ~~preferential parking arrangements~~ priority parking for carpools, charter buses, club buses, company cars, employer's contribution to bus service cost, home delivery services ~~staggered or variable or flexible~~ work hours. Any proposed reduction greater than 20 percent shall include adequate evidence supporting the validity of a larger reduction.

Applicable Land Use Plan Objectives, Policies, and Definitions

Applicable Implementation Plan Standards

LCP Objective 2.13 – Neighborhood Commercial Designation. To provide compact, conveniently-located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors.

LCP Policy 2.13.3 - Allowed Uses in the Neighborhood Commercial Designation. Allow a variety of retail and service facilities, including neighborhood or visitor oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

LCP Objective 2.14 – Community Commercial Designation. To provide well-designed centers of concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community-wide market areas.

LCP Policy 2.14.2 - Allowed Uses in the Community Commercial Designation. Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational rental housing units, rental services, and similar types of retail and service activities.

LCP Objective 2.15 – Professional and Administrative Office Designation. To establish professional and administrative office areas where there is a recognized need for office uses, such as medical center areas and adjacent to commercial centers, and to provide for lower impact, non-retail commercial uses as a buffer between residential areas and more intensive commercial and industrial activities.

LCP Policy 2.15.2 - Allowed Uses [in the Professional and Administrative Office Designation]. Allow offices such as medical offices, business offices, branch banks, and real estate offices, as well as personal services, in areas designated for Professional and Administrative Offices. Allow restaurants of 500 square feet or less, intended to serve employees or clients of the office development, or restaurants with hours of operation that would allow parking to be shared with the office uses, subject to an approved parking plan. Restaurants are not allowed where the office designation is utilized as a buffer to residential areas. Allow retail sales associated with nearby medical facilities and also allow small schools and studios. Allow child care facilities intended to serve the employees of the office development. Exclude other retail, wholesale, service commercial and industrial uses.

Objective 2.16 – Visitor Accommodations Designation. To provide for a variety of temporary residential uses in both Urban and rural areas which provide for visitor needs while preserving the unique environmental settings that attract visitors to the County and protecting residential communities in the County.

LCP Policy 2.16.3 - Allowed Uses in the Visitor Accommodations Designation. Allow a variety of visitor-serving uses in the Visitor Accommodations Designation, including motels,

hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and, where appropriate, limited appurtenant public restaurants, visitor services and retail shops. Allow childcare facilities intended to serve both visitors and employees of the visitor-serving development. Require a Commercial Development Permit to establish and maintain such uses and closely monitor each use to prevent significant adverse impacts on adjacent residential areas.

Objective 2.17 – Service Commercial and Light Industrial Designation. To meet the service and employment needs of the community by providing for commercial services and light industrial activities in areas having adequate access and public services and where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses.

LCP Policy 2.17.2 - Location of Light Industry within the Coastal Zone. Permit light industry to locate within the Coastal Zone only on sites currently designated Service Commercial/ Light Industry. Designation of additional sites for light industry shall require an amendment to the General Plan and LCP Land Use Plan. Designate new sites only when: (a) No other feasible alternatives exist, (b) There is a demonstrated need for new sites, (c) The site is not suitable for or designated for a coastal priority use, (d) A compelling public need is demonstrated, and (e) Development of the site would be consistent with all General Plan and LCP Land Use Plan resource protection policies.

LCP Policy 2.17.3 - Allowed Uses in Service Commercial and Light Industrial Designations. Allow light industrial facilities such as assembly and manufacturing; commercial services facilities such as auto repair, contractors' yards, and warehousing; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales in the Commercial Services/Light Industry land use designation. Limit the permitted uses in this category to those without major pollution or nuisance factors. Limit general retail uses in this designation to those which require large showrooms or outside sales area, or those which are ancillary to a manufacturing use and market items produced on site. Allow child care facilities intended to serve the employees of the light industrial development. Allow limited office uses and those which are accessory to the approved service commercial or light industrial use.

Objective 2.22 - Coastal Dependent Development. To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

LCP Policy 2.22.1 - Priority of Uses within the Coastal Zone. Maintain a hierarchy of land use priorities within the Coastal Zone: **First Priority:** Agriculture and coastal-dependent industry. **Second Priority:** Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities. **Third Priority:** Private residential, general industrial, and general commercial uses.

LCP Policy 2.22.2 - Maintaining Priority Uses. Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

Land Use Plan Glossary – Development. Inside the coastal zone “Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials, change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code) and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’Berg -Nejedly Forest Practice Act Of 1973 (commencing with Section As used in this section, “structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

LCP Policy 7.5.7 – Beaches as Regional Parks. Recognize the use of beach areas to satisfy regional recreational opportunities for County residents and improve access where appropriate.

LCP Objective 7.7a – Coastal Recreation. To maximize public use and enjoyment of coastal recreation resources for all people, including those with disabilities, while protecting those resources from the adverse impacts of overuse.

LCP Objective 7.7b - Shoreline Access. To provide a system of shoreline access to the coast with adequate improvements to serve the general public and the coastal neighborhoods which is consistent with the California Coastal Act, meets public safety needs, protects natural resource areas from overuse, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture, subject to policy 7.6.2.

Objective 7.7c - Beach Access. To maintain or provide access, including visual access, to every beach to which a granted access exists or to which the public has acquired a right of access through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings, in order to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches, subject to policy 7.6.2.

LCP Policy 7.7.10 - Protecting Existing Beach Access. Protect existing pedestrian, and where appropriate, equestrian and bicycle access to all beaches to which the public has a right of access, whether acquired by grant or through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings. Protect such beach access through permit conditions such as easement dedication or continued maintenance as an accessway by a private group, subject to policy 7.6.2.

Implementation Plan Section 13.20.100(A) - Approval process. (A) Review Process. All regulations and procedures regarding Coastal Zone approvals, including application, noticing, expiration, amendment, enforcement, and penalties, shall be taken in accordance with the

provisions for Level V (Zoning Administrator) approvals pursuant to Chapter 18.10 SCCC except for the following category of development which shall be taken in accordance with the provisions for Level IV (public notice) with the exception that any request from the public for a public hearing will trigger a Level V review: (1) Residential additions and accessory structures greater than 500 square feet in size outside the appeal jurisdiction of the Coastal Commission.