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W19a

Prepared February 19, 2015 for March 11, 2015 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, District Manager
Ryan Moroney, Coastal Analyst

Subject: **City of Santa Cruz LCP Amendment Number STC-1-12 Part 1 (Emergency Shelters in the Public Facility (PF) and General Industrial (IG) Zoning Districts)**

SUMMARY OF STAFF RECOMMENDATION

The City of Santa Cruz proposes to amend its Local Coastal Program (LCP) Implementation Plan (IP) to add emergency shelters as an allowable land use within the Public Facilities and General Industrial zoning districts. The proposed amendment was developed in response to State legislation (Senate Bill 2 of 2009) that requires all local governments to allow shelters as a principally permitted use in at least one zoning district, and to treat supportive and transitional housing the same as traditional residential development throughout the land use regulatory and permitting process. Under the amendment, emergency shelters would be allowed as a principally permitted use in the Public Facilities (PF) zone district, and as a conditional use in the General Industrial (IG) Zone district, subject to development and use standards, including regulation of lighting, security, parking, refuse management, capacity, and length of stay. The proposed amendment would also define “community care residential facilities,” “supportive housing” and “transitional housing” so that supportive and transitional housing would be allowed in the same land use categories, and subject to the same use levels, that apply to general residential uses.

The Land Use Plan requires development be located within existing developed areas with adequate public services in order to prevent sprawl and preserve sensitive biological and agricultural resources. The proposed amendment is consistent with these requirements because it designates emergency shelters as an allowable use within the Public Facilities and General Industrial zoning districts, both of which already allow for urban development within existing developed parts of the coastal zone. Furthermore, neither of these zoning districts is intended to provide for Coastal Act priority uses (e.g., coastal-dependent uses and visitor-serving development). Thus, providing for shelters in these districts will not preclude the ability to provide for Coastal Act priority land uses, and priority uses will not be competing with shelters for space in the coastal zone. Finally, coastal access will not be adversely impacted because no properties fronting or within walking distance to the ocean are zoned PF or IG.

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In conclusion, the proposed amendment will add emergency shelters as an allowable use within two urbanized zoning districts, will not compete with or preclude the ability to provide for higher priority development, and will not adversely impact public coastal access. Furthermore, any potential issues emanating from emergency shelters will still be addressed via the coastal development permit review process to ensure consistency with all applicable LCP provisions. For the reasons discussed above, the proposed IP amendment can be found consistent with and adequate to carry out the certified LUP.

Staff therefore 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 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 February 6, 2015. The proposed amendment includes IP changes only, and the original 60-day action deadline is April 7, 2015. Thus, unless the Commission extends the action deadline (it may extend the deadline by up to one year), the Commission has until April 7, 2015 to take a final action on this LCP amendment.

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EXHIBITS

- Exhibit 1: Proposed IP Amendment (strikethrough/underline)
- Exhibit 2: City of Santa Cruz Zoning District Map

I. MOTIONS AND RESOLUTIONS

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

A. Certify the IP Amendment As Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the IP 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.

***Motion:** I move that the Commission reject Implementation Plan Amendment Number STC-1-12 Part 1 as submitted by the City of Santa Cruz, and I recommend a no vote.*

***Resolution:** The Commission hereby certifies Implementation Plan Amendment Number STC-1-12 Part 1 as submitted by the City of Santa Cruz 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 City of Santa Cruz is proposing to amend its LCP in order to address State-required programs related to Senate Bill 2 (SB2), including that local jurisdictions designate a minimum of one zoning district that will permit emergency homeless shelters without the need for conditional use permits or other discretionary approval. In order to comply, a local government may amend an existing zoning district, establish a new zoning district or establish an overlay for an existing zoning district. The identified zoning district must provide sufficient capacity to provide the number of emergency homeless shelters needed by the City, or, at a minimum, one year-round emergency homeless shelter. The legislation also expressly provides that “[n]othing in this section shall be construed to relieve the local agency from complying with ... the California Coastal Act (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).” (See, Government Code Section 65589.5(e)).

The City identified the Public Facilities (PF) zoning district as the most appropriate zone for emergency shelters because most of the PF zone is adjacent to mass transit and other public

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services. Specifically, the City noted that the majority of public medical and social services are provided and located within this zoning district, and this zoning district provides the greatest opportunity to collaborate with other services providers who support homeless, including the County of Santa Cruz.

Under the proposed amendment, emergency shelters would be allowed as a principally permitted use in the PF zone district and as a conditional use in the General Industrial (IG) zone district, and subject to specific development and use standards. These standards include ensuring that lighting is provided for public safety, that outdoor activities only be authorized from 8am to 10pm, that residents only occupy the shelter for a maximum of six months, and that all shelters have a City-approved management plan addressing staff training, good neighbor policies, and a floor plan demonstrating physical planning compliance. Moreover, in addition to a coastal development permit (CDP), shelters in the IG zone district would also require a Special Use Permit, which requires a specific finding that the proposed shelter conforms to the requirements of the Land Use Plan, and that such use or structure will not constitute a nuisance or be detrimental to the public welfare of the community. Finally, the amendment would also add definitions for community care residential facility, supportive housing, and transitional housing so that supportive and transitional housing would be allowed in the same land use categories and subject to the same use levels that apply to residential uses as required by SB2.

Please see Exhibit 1 for the proposed IP amendment text.

B. CONSISTENCY ANALYSIS

Standard of Review

The proposed amendment affects the IP components of the City of Santa Cruz 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 LUP.

Applicable Land Use Plan Policies

The City's LUP contains numerous policies requiring that development protect coastal resources, including, but not limited to, visual resources, environmentally sensitive habitat and open space, agriculture, and water resources. In addition, the LUP includes objectives and policies that apply to land designated for Public Facility and General Industrial uses and require that these uses be consistent with providing scenic, natural, and agricultural resource protection:

***Environmental Quality Policy 2.3.1:** Design and site development to minimize lot coverage and impervious surfaces, to limit post-development runoff to predevelopment volumes, and to incorporate storm drainage facilities that reduce urban runoff pollutants to the maximum extent possible.*

***Environmental Quality Policy 4.2:** Preserve and enhance the character and quality of riparian and wetland habitats, as identified on Maps EQ-8 and EQ-10, or as identified through the planning process or as designated through the environmental review process.*

***Community Design Policy 1.1:** Infill and intensify land uses consistent with existing neighborhood or commercial district patterns in developed areas currently served by*

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municipal services.

Community Design Policy 1.3: *Preserve open space land uses at the edge of the City to inhibit urban sprawl and maintain identity.*

Land Use Policy 2.1.2: *Maximize land intensity or densities in areas unconstrained by resources or hazards and having adequate service capabilities.*

Land Use Policy 3.5: *Protect coastal recreation areas, maintain all existing coastal access points open to the public, and enhance public access, open space quality and recreational enjoyment in a manner consistent with the California Coastal Act.*

Land Use Policy 3.5.4: *Wherever feasible and appropriate, distribute public facilities (including parking areas) throughout the coastal recreation area to mitigate the impacts of overcrowding or over-use by the public of any single area.*

Land Use Policy 4.2: *Consider natural and developed resources in the siting and construction of community facilities ensuring that development relates both visually and functionally to the surrounding environment and that natural resources are protected.*

Land Use Policy 5.2: *provide for high-density development and mixed uses, where appropriate, as well as transit- and pedestrian- oriented land use patterns to reduce dependence on the automobile and support the use of mass transit and other alternative transportation modes.*

Economic Development Policy 2.4.6: *Provide for the development of supporting land uses adjacent to retail shopping areas (e.g. motels/hotels around visitor-shopping areas, and residences and offices around resident-serving shopping areas), while assuring protection of existing residential neighborhoods.*

Economic Development Policy 3.1: *Encourage the expansion and selective attraction of industrial uses that do not pollute or use excessive resources, such as water and energy, and are appropriate for Santa Cruz' character and discourage inappropriate uses from considering a Santa Cruz location.*

Economic Development Policy 5.2: *Encourage upgrades of existing hotel facilities and attract quality hotel and conference facilities in locations and scale appropriate to the City's character to enhance the quality of visitor-serving areas and promote development of the conference tourism market.*

Thus, consistent with the Coastal Act's objectives, the Land Use Plan requires development be located within existing developed areas with adequate public services in order to prevent sprawl and preserve sensitive biological and agricultural resources.

Analysis

The proposed amendment is consistent with Land Use Plan requirements because it designates emergency shelters as an allowable use within the Public Facilities and General Industrial zoning districts, both of which already allow for urban development within existing developed parts of

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the coastal zone. The purpose of the PF district is to designate public buildings and facilities and ensure their computability with the surrounding area, and allows uses such as art galleries/museums, hospitals, libraries, schools, and public utilities; while the purpose of the IG districts is to encourage industrial development in a manner that protects the environment and adjacent uses from hazards, noise, and other disturbances, and allows for food and beverage preparation, laboratories, offices, and single-room occupancy (SRO) housing. Thus, adding emergency shelters as an allowable use, and only permitted when found consistent with other LCP standards and objectives, will ensure that no shelter is allowed in sensitive biological areas. Furthermore, neither of these zoning districts are intended to provide for Coastal Act priority uses (e.g., coastal-dependent uses and visitor-serving development). Thus, providing for shelters in these districts will not preclude the ability to provide for Coastal Act priority land uses, and priority uses will not be competing with shelters for space in the coastal zone. Finally, coastal access will not be adversely impacted because no properties fronting or within walking distance to the ocean are zoned PF or IG. (Please see Exhibit 2 for a copy of the City of Santa Cruz Zoning Districts Map.)

Similarly, in terms of supportive and transitional housing, this type of housing would only be allowed where residential development is allowed consistent with existing LCP restrictions. In other words, the existing LCP already identifies where single and multi-family residential development and use is allowed, and supportive and transitional housing would only be allowed subject to the same criteria. Thus, existing LCP provisions provide a means to appropriately protect coastal resources when residential-type development applicable specifically to supportive and transitional housing is proposed, and would protect such resources in a similar way if and when these new uses and developments were proposed.

In conclusion, the proposed amendment will add emergency shelters as an allowable use within two urbanized zoning districts, will not compete with or preclude the ability to provide for higher priority development, and will not adversely impact public coastal access. Furthermore, any potential issues emanating from emergency shelters will still be addressed via the coastal development permit review process to ensure consistency with all applicable LCP provisions. For the reasons discussed above, the proposed IP amendment can be found consistent with and adequate to carry out the certified LUP.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Santa Cruz adopted a Negative Declaration for the proposed LCP amendment and in doing so found that the amendment would not have significant adverse environmental impacts.

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. Specifically, Section 21080.9 of the California Public Resources Code – within CEQA – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. Therefore, local governments are not required to prepare an EIR in support of their proposed LCP amendments, although the Commission can and does use any environmental information that the local government submits in support of its proposed LCP amendments. The Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be the functional

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equivalent of the environmental review required by CEQA, pursuant to CEQA Section 21080.5. Therefore the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required, in approving an LCP amendment submittal, to find that the approval of the proposed LCP, as amended, does conform with CEQA provisions, including the requirement in CEQA Section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. CEQA Guidelines Sections 13542(a), 13540(f), and 13555(b).

The City's LCP Amendment consists of an Implementation Plan (IP) amendment. The Commission incorporates its findings on Coastal Act and land use plan conformity into this CEQA finding as if it is set forth in full. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

The Commission finds that the LCP amendment will not result in significant unmitigated adverse environmental impacts within the meaning of the CEQA. Further, future individual projects would require coastal development permits, issued by the City of Santa Cruz, and in the case of areas of original jurisdiction, by the Coastal Commission. Throughout the coastal zone, specific impacts to coastal resources resulting from individual development projects are assessed through the coastal development review process; thus, an individual project's compliance with CEQA would be assured. Therefore, the Commission finds that there are no other feasible alternatives or mitigation measures under the meaning of CEQA which would further reduce the potential for significant adverse environmental impacts.

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).

ORDINANCE NO. 2012-__

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING TITLE 24 OF THE MUNICIPAL CODE, THE ZONING ORDINANCE, TO ADD PART 17, EMERGENCY SHELTERS, TO CHAPTER 24.12, COMMUNITY DESIGN, AND TO MAKE OTHER CONFORMING CHANGES TO TITLE 24

The City Council of the City of Santa Cruz ordains as follows:

Section 1. Portions of Chapter 24.12 Community Design shall be amended to read as follows:

Chapter 24.12 COMMUNITY DESIGN

Part 17: EMERGENCY SHELTERS

24.12.1600 PURPOSE.

The purpose of these regulations is to provide a definition and development standards for Emergency Shelters. The regulations contained herein are designed to make such uses compatible with surrounding uses.

24.12.1610 DEFINITION.

An "emergency shelter" is housing with minimal supportive services that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter in this facility because of an inability to pay. However, emergency shelter providers are not obligated to accept individuals if the shelter is at capacity and is approved and that safely accommodates users.

24.12.1620 DEVELOPMENT STANDARDS.

Emergency Shelters shall comply with the underlying development standards of the zoning district in which they are located. In addition, the following standards shall be met:

1. Lighting: Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
2. Security: Facility shall have city accepted on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.
3. Outdoor Activity: For the purpose of noise abatement, organized outdoor activities may only be conducted between the hours of 8 a.m. and 10 p.m.
4. Refuse: Emergency shelters shall provide a refuse storage area that is in accordance with the requirements of the Public Works Department.

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5. Emergency Shelter Provider: The agency or organization operating the shelter shall comply with the following requirements:
 - a. Temporary shelter shall be available to residents for no more than six months.
 - b. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
 - c. The provider shall have a written management plan including, as applicable, provisions for staff training, good neighbor policies, security, transportation, client supervision, food services, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents. Such plan shall be submitted to and approved by the planning, inspections, police and other appropriate departments prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards. The operator of each emergency shelter shall annually submit the management plan to the Planning and Community Department with updated information for review and approval. The city council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.
6. Limited Terms of Stay: The maximum term of staying at an emergency shelter is six months in a consecutive 12-month period.
7. Parking: The emergency shelter shall provide on-site parking at a rate of one space per staff member plus one space per six occupants allowed at the maximum capacity.
8. Bicycle Parking: The shelter shall provide secure bicycle parking at a rate of one space per three occupants.
9. Bed Space: The number of beds or persons permitted to be served by the facility will be limited by the standards set forth in this section and other applicable sections of the Zoning and Building codes.
10. Laundry facilities shall be provided for shelters with 10 or more beds.

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Section 2. Portions of Chapter 24.10 Part 16 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

Part 16: I-G GENERAL INDUSTRIAL DISTRICT

24.10.1500 PURPOSE.

To encourage sound industrial development by providing and protecting an environment for such development, subject to regulations necessary to ensure the purity of the land, air, and waters in Santa Cruz County, and the protection of nearby residential, commercial, and industrial uses of the land from hazards, noise, and other disturbances. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

(Ord. 2004-24 § 1 (part), 2004: Ord. 94-33 § 41, 1994: Ord. 93-21 § 10, 1993; Ord. 89-37 § 1, 1989: Ord. 85-05 § 1 (part), 1985).

24.10.1505 PRINCIPAL PERMITTED USES.

1. The following uses are allowed outright, subject to other requirements of the municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Acting/art/music/dance schools and studios (610);
- b. Building materials/garden supply stores (220) with less than 40,000 square feet including indoor floor area and outdoor storage, display, or sales area. For building materials/garden supply stores of which 50% or more of the square footage will occupy an existing building, this threshold will be 75,000 square feet including indoor floor area and outdoor storage, display, or sales areas so long as vacant, available space in existing buildings in the IG zone exceeds 400,000 square feet. When the vacant, available square footage is less than 400,000 square feet, the 40,000 square foot threshold will apply.
- c. Financial, insurance, real estate offices (420);
- d. Food and beverage preparation (100);
- e. Furniture and fixtures (120);
- f. Laboratories and related facilities for research, experimentation, testing, film processing, software development;
- g. Medical/health offices/laboratories (410);
- h. Millwork textile products (105);
- i. Printing and publishing or lithographic shops and plants;

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- j. Professional offices (400);
- k. Professional/personal service (except mortuaries) (310);
- l. Rental service (360);
- m. Repair, alterations, maintenance (except boat repairs) (340);
- n. Small family daycare facility in a single-family home or duplex;
- o. Start-up fabrication assembly or packaging from light metals, prepared materials, or prefabricated parts, including electrical devices if operated in an area no greater than three thousand square feet, and no hazardous materials are used during the operation;
- p. Storage warehousing (330);
- q. Wholesale trade durable goods (210);
- r. Wholesale trade nondurable goods (200).

(Ord. 2004-24 § 1 (part), 2004: Ord. 96-39 § 22, 1996: Ord. 93-21 § 10, 1993: Ord. 85-05 § 1 (part), 1985).

24.10.1510 USE PERMIT REQUIREMENT.

1. The following uses require an administrative use permit and are subject to other applicable requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Agriculture (000);
- b. Auto services and repairs, including trucks, heavy equipment and auto towing, subject to performance standards in Section 24.12.900 (350);
- c. Boat repairs (340D);
- d. Churches (500);
- e. Communication and information services (550);
- f. Community organizations, associations, clubs and meeting halls (570);
- g. Eating and drinking establishments, subject to live entertainment and alcohol regulations of Chapter 24.12 (280);

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- h. Educational facilities (public/private) (510);
- i. Fabricated metal products (150);
- j. Food and beverage stores (except liquor and convenience stores) (240);
- k. Forestry services (010);
- l. Government and public agencies (530);
- m. Leather tanning (110);
- n. Off-site public/private parking facilities, five or more spaces (930);
- o. Other manufacturing and processing industries (except bulk petroleum, scrap and waste materials) (155);
- p. Parks (700);
- q. Stone, clay, glass products (140);
- r. Temporary structures;
- s. Transportation facilities (560);
- t. Utilities and resources (540);
- u. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12.

2. The following uses require a special use permit and are subject to other applicable requirements of the Municipal Code. All industrial classifications from 125 to 145 shall comply with all performance standards listed in Part 2 of the Environmental Resource Management provisions. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Building material/garden supply stores (220) with forty thousand square feet or more including indoor floor area and outdoor storage, display, or sales areas. For building materials/garden supply stores of which fifty percent or more of the square footage will occupy an existing building, this threshold will be seventy-five thousand square feet including indoor floor area and outdoor storage, display, or sales areas so long as vacant, available space in existing buildings in the IG zone exceeds four hundred thousand square feet. When the vacant,

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available square footage is less than four hundred thousand square feet, the forty-thousand-square-foot threshold will apply;

- b. Chemicals and allied products, subject to performance standards (130);
- c. Large family daycare;
- d. Group quarters (850);
- e. Multiple dwellings or condominiums subject to R-M district regulations (830, 840);
- f. Nightclubs/music halls, subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- g. Paper and allied products subject to performance standards (125);
- h. Parks and recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- i. Primary metals and material subject to performance standards (145);
- j. Rubber, plastic, miscellaneous materials and products subject to performance standards (135);
- k. Medical marijuana provider association dispensaries, as defined in Section 24.22.539 and subject to the siting criteria and performance standards in Section 24.12.1300; } *Not part of certified LCP*
- l. Single-room occupancy (SRO) housing (860) under the following conditions:
 - (1) The site is located within one-quarter mile (one thousand three hundred twenty feet) of a grocery store.
 - (2) The lot size is less than six thousand square feet.
 - (3) The SRO is part of a mixed use project, sharing the site and/or building with a use that is allowed under Section 24.10.1505, Principal Permitted Uses, is in conformance with Section 24.10.1540(2), and complies with the following requirements:
 - (a) The SRO development and the mixed use business are under one ownership.
 - (b) The amount of building space occupied by the nonresidential use is either at a minimum equal to the SRO or residential use or the nonresidential use occupies the entire ground floor of the development.
 - (4) Ambient interior noise levels can be mitigated below forty-five decibels.

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(5) Air quality on and around the site, including odors resulting from adjacent land uses, is not considered a potential health hazard and/or objectionable to residential use.

m. Smoking lounges as defined in Section 24.22.748,2 and subject to the siting criteria and performance standards in Chapter 5.54.

Not part of certified LCP

n. Emergency Shelters subject to regulations in Part 17 of Chapter 24.12.

(Ord. 2010-15 § 1 (part), 2010; Ord. 2010-08 § 1 (part), 2010; Ord. 2009-20 § 2, 2009; Ord. 2005-30 § 12, 2005; Ord. 2005-15 § 14, 2005; Ord. 2004-27 § 12, 2004; Ord. 2004-24 § 1 (part), 2004; Ord. 2002-02 § 1 (part), 2002; Ord. 2000-12 § 4, 2000; Ord. 96-39 § 23, 1996; Ord. 95-04 § 8, 1995; Ord. 93-21 § 10, 1993; Ord. 89-37 § 2, 1989; Ord. 88-26 § 14, 1988; Ord. 87-22 § 8, 1987; Ord. 85-05 § 1 (part), 1985).

24.10.1520 ACCESSORY USES.

Uses and buildings customarily appurtenant or incidental to uses listed in Section 24.10.1510 subject to the provisions of Section 24.12.140, including service facilities such as bank ATMs, cafeterias, employee recreation centers, daycare and other similar installations; intended solely for use by the occupants of a principal permitted use or uses.

(Ord. 2004-24 § 1 (part), 2004; Ord. 93-21 § 10, 1993; Ord. 85-05 § 1 (part), 1985).

24.10.1525 PROHIBITED USES.

1. Any manufacturing use involving the primary production of products from new materials found to be incompatible with the neighborhood or the city as a whole based on noise, odor, air quality or other adverse environmental impact shall be prohibited.

2. No use which either produces or utilizes asbestos in any manufacturing process shall be permitted.

3. Refinery of petroleum products or other industrial activities in support of off-shore oil drilling shall not be permitted.

(Ord. 2004-24 § 1 (part), 2004; Ord. 93-21 § 10, 1993; Ord. 85-47 § 5, 1985).

24.10.1530 USE DETERMINATION.

Any other use or service establishment determined by the zoning administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties, may be permitted. A use permit shall be required and processed pursuant to Part 1, Chapter 24.08 of this title.

(Ord. 2004-24 § 1 (part), 2004; Ord. 93-21 § 10, 1993; Ord. 85-05 § 1 (part), 1985).

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24.10.1540 DISTRICT REGULATIONS.

1. General.

Provisions	Requirement
a. Height of buildings – Maximum	
• Principal (stories and feet)	2 & 50
• Accessory (stories and feet)	25
b. Minimum lot area (net) (sq. ft.)	20,000
c. Front yard (feet)	20
d. Rear yard (feet)	10 ² .
e. Side yard	
• Interior (feet)	0 ¹
• Exterior (feet)	10
f. Distance between buildings on same lot (feet)	10
g. Lot coverage – Maximum (percent)	80 ²

1. Except where abutting the boundary of any other zoning district, then not less than the minimum yard required for the adjacent yard in said abutting zoning district.

2. Up to an additional five percent of surfaced area may be installed if that area serves as a usable outdoor employee amenity such as recreation or eating facilities, children’s play area or similar features.

2. Additional Setback Requirement. In any I-G District directly across a street or thoroughfare, not including a freeway, from any R- District, parking and loading facilities shall be at least ten feet distant from the property line, and buildings and structures at least twenty feet from the street; said setback space shall be permanently landscaped.

3. Other Requirements.

a. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the zoning administrator.

b. Other regulations which may be applicable to site design in this zone are set forth in General Site Design Standards, Part 2, Chapter 24.12.

(Ord. 2004-24 § 1 (part), 2004: Ord. 93-21 § 10, 1993; Ord. 93-20 § 1, 1993: Ord. 85-05 § 1 (part), 1985).

ORDINANCE NO.

Section 3, Portions of Chapter 24.10 Part 18B of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

Part 18B: P-F – PUBLIC FACILITIES DISTRICT

24.10.1760 PURPOSE.

The purpose of the Public Facilities (PF) District is to designate public buildings and facilities and to ensure that there is a compatible relationship between such uses and the surrounding area. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

(Ord. 94-33 § 46, 1994; Ord. 93-24 § 1, 1993).

24.10.1765 PRINCIPALLY PERMITTED USES

1. Emergency Shelters subject to regulations in Part 17 of Chapter 24.12.

24.10.1770 USE PERMIT REQUIREMENT.

1. The following use is subject to approval of an administrative use permit and a design permit, unless exempted by state or federal law:

a. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12.

2. The following uses are subject to approval of a special use permit and a design permit, unless exempted by state or federal law. The intent of this section is to require a special use permit at the inception of a use, or establish use and design parameters. Depending on the level of detail of the initial use permit, subsequent review of components of the use may be limited to design review. Conditions of approval of the special use permit may specify how subsequent projects will be reviewed.

- a. Arts galleries and museums on public property;
- b. Cemeteries;
- c. Government facilities; local, state and federal;
- d. Hospitals;
- e. Libraries;
- f. Schools, public;
- g. Public utility;
- h. Recreational facilities, publicly owned.

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(Ord. 2004-27 § 14, 2004: Ord. 93-24 § 1, 1993).

24.10.1780 USE DETERMINATION.

Any other use or service establishment determined by the zoning administrator to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be permitted. A special use permit shall be required and processed pursuant to Part 1, Chapter 24.08, Use Permits, of this title.

(Ord. 93-24 § 1, 1993).

24.10.1790 DISTRICT REGULATIONS.

1. General.

Provision	Classification or Type of Use	
	In Commercial or Industrial Areas	Residential Areas
a. Height of buildings (feet)	50	35

already certified

2. Setbacks shall reflect those required by adjacent districts.

3. All new development adjacent to a "CON – Neighborhood Conservation District" overlay zone shall comply with Section 24.10.4060 standards for new construction on sites abutting overlay district boundaries, to ensure compatibility with the established district.

(Ord. 2000-18 § 12 (part), 2000: Ord. 93-24 § 1, 1993).

Section 4. Portions of Chapter 24.22 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

Chapter 24.22
DEFINITIONS

24.22.223A COMMUNITY CARE RESIDENTIAL FACILITY.

1. A community care residential facility which is any family home, group-care facility, or similar facility determined pursuant to state law, for twenty-four-hour nonmedical care of

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persons in need of personal service, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, in addition Transitional Housing, Supportive Housing shall be considered community care facilities.

2. A small community care residential facility is one which serves six or fewer persons.

24.22.339.1 EMERGENCY SHELTER

Housing with minimal supportive services that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter in any facility because of an inability to pay. Emergency shelter operators are not obligated to accept individuals if the shelter is at capacity.

24.22.827 SUPPORTIVE HOUSING

Housing with no limit on length of stay, that is occupied by the target population as defined in Section 50675.14 (a)(3) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

24.22.859 TRANSITIONAL HOUSING

Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

PASSED FOR PUBLICATION this 24th day of January, 2012, by the following votes:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____

Mayor

ATTEST: _____

City Clerk Administrator

ORDINANCE NO.

PASSED FOR FINAL ADOPTION this day of 2012, by the following votes:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Mayor

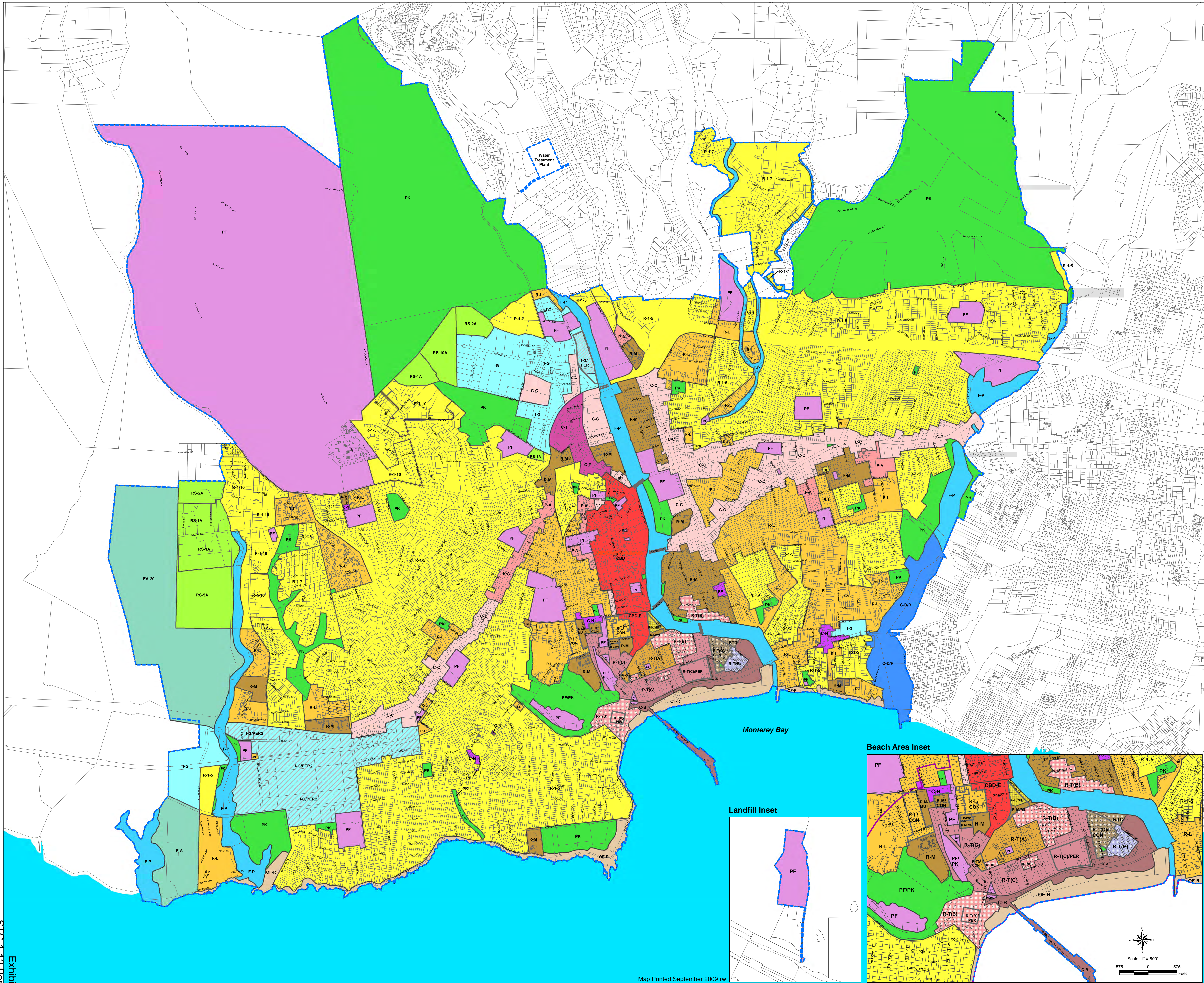
ATTEST: _____
City Clerk Administrator

This is to certify that the above
and foregoing document is the
original of Ordinance No. 2012-
and that it has been published or
posted in accordance with the
Charter of the City of Santa Cruz

City Clerk Administrator

City of Santa Cruz Zoning Districts Map

City of Santa Cruz
 Planning Department
 809 Center St., Room 206
 Santa Cruz, CA 95060
 Ph: 420-5100



Legend

- Santa Cruz City Limit
- Parcel Boundaries

Zoning Districts:

- C-B Beach Commercial
- CBD Central Business District
- CBD-E Subdistrict Lower Pacific Avenue
- C-C Community Commercial
- C-N Neighborhood Commercial
- C-T Thoroughfare Commercial
- C-D/R Coastal Dependent/Related
- E-A Exclusive Agricultural (EA-20)
- F-P Floodplain District
- I-G General Industrial
- I-G/PER & IG/PER2 General Industrial/Performance
- OF-R Ocean Front Recreational
- P-A Professional and Administrative Office
- PF Public Facilities
- PK Parks
- R-1 Single-Family Residence (R-1-5, R-1-7, R-1-10)
- R-L Multiple Residence - Low Density
- R-M Multiple Residence - Medium Density
- R-H Multiple Residence - High Density
- R-S Residential Suburban (RS-1A, RS-2A, RS-5A, RS-10A)

R-T Tourist Residential (Subdistricts)

- R-T (A) Medium Density Residential
- R-T (B) Motel Residential
- R-T (C) Beach Commercial
- R-T (D) Beach Residential
- R-T (E) Beach Medium/High Density Residential

Overlay Zones (partial list)

- CON Conservation Overlay
- PER Performance Overlay
- MU Mixed Use Overlay
- CZ-O Coastal Zone Overlay Boundary

The following Overlay Zones are not included on this map for clarity purposes. Please see "Zoning Overlays" map.

- H-O Historic Overlay
- SP-O Shoreline Protection Overlay
- HD-O High-Density Overlay
- FP-O Floodplain Overlay
- WCD-O West Cliff Drive Overlay
- MS-O Mission Street Overlay

Scale 1" = 800'

970 485 0 970 1,940 2,910 3,880 Feet

