

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

408-27-4863

HEARING IMPAIRED: (415) 904-5200



DATE: November 20, 1996

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director
Tami Grove, District Director
Rick Hyman, Coastal Program Analyst

Th 6a

SUBJECT: County of Santa Cruz Local Coastal Program Major Amendment #2-96
Concurrence with the Executive Director's determination that the action
by the County of Santa Cruz accepting certification of Major Amendment #2-96,
with modifications, to the County's Local Coastal Program is legally adequate.

EXECUTIVE DIRECTOR'S DETERMINATION AND REPORT FOR COMMISSION
REVIEW AT THE MEETING OF DECEMBER 10 - 13, 1996

Background

Local Coastal Program Major Amendment # 2-96, regarding East Cliff Drive/41st Avenue parking lot, was certified by the Commission on September 12, 1996, with a modification. On November 5, 1996 (within the six month time limit for acting on and responding to the Commission's certification of an LCP amendment), the Board of Supervisors considered the Commission's action, acknowledged receipt of the resolution of certification, and accepted the Commission's suggested modification under Resolution No. 421-96.

Recommendation

Pursuant to Section 13544 of the California Code of Regulations, the Executive Director must determine that the action of Santa Cruz County is legally adequate and report that determination to the Commission. It is recommended that the Commission concur with the determination of the Executive Director that the action of the Board of Supervisors of Santa Cruz County accepting the certification of LCP Major Amendment #2-96 is legally adequate.

Attachments

- o Draft letter to Board of Supervisors Chairperson Symons
- o Copy of Resolution No. 421-96

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CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

DRAFT

December 13, 1996

Walter Symons, Chairperson
Santa Cruz County Board of Supervisors
County Government Center
701 Ocean Street
Santa Cruz, CA 95060

Re: County of Santa Cruz, Local Coastal Program
Major Amendment #2-96

Dear Chairperson Symons:

This office has reviewed Santa Cruz County's Resolution No. 421-96, adopted by the Board on November 5, 1996. By that action the County acknowledged the receipt of the Commission's certification and has incorporated the certified amendment into the County's Local Coastal Program. I have determined, and the Commission has concurred, that the County's action with respect to Local Coastal Program Major Amendment #2-96 regarding East Cliff Drive/41st Avenue parking lot, is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Commission at the December 10 - 13, 1996 meeting in San Francisco. The modified amendment is now in effect.

Very truly yours,

PETER M. DOUGLAS
Executive Director

TAMI GROVE
District Director

cc: Don Bussey, Santa Cruz County Planning

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA
RESOLUTION NO. 421-96

On the motion of Supervisor Beautz
duly seconded by Supervisor Wormhoudt
the following Resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION TO AMEND THE
GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION FROM
"EXISTING PARKS AND RECREATION" TO "RESIDENTIAL URBAN MEDIUM" ON
PARCEL 032-181-04 AND TO AMEND THE COASTAL PRIORITY
SITE DESIGNATION TO CORRESPOND TO PROPOSED LAND USE MAP DESIGNATIONS
AND RECOMMENDED LANGUAGE OF THE COASTAL COMMISSION ACTION

WHEREAS, the Planning Commission has recommended amendment to the General Plan and Local Coastal Program to restore the previous land use plan designations and corresponding coastal priority site designations.

WHEREAS, the BOARD OF SUPERVISORS has held a public hearing on May 21, 1996 and subsequent public meeting on October 22, 1996 to consider an amendment to the land use plan designation on parcel 032-181-04 from "Existing Parks and Recreation" to "Residential Urban Medium" land use plan designation to restore the previous land use plan designations and to modify the Coastal Priority Site designation identified in Figure 2-5 (Attachment 1) to be consistent with the land use designations and language recommended by the Coastal Commission, and the Board of Supervisors has considered the proposed amendment, the recommendation of the County Planning Commission, all testimony and evidence received at the public hearing and Public meeting, and the attached staff report.

WHEREAS, the Board of Supervisors finds that the General Plan land use plan amendment and Local Coastal Program land use plan amendments will be consistent with the criteria identified in County Code Section 13.03.110, and will allow a density of development and types of uses which are consistent with the objectives and land-use designations of the adopted General Plan and Local Coastal Program

WHEREAS, the Board of Supervisors finds that the proposed General Plan, Local Coastal Program land use plan designation and corresponding priority site designation is necessary to restore the previous land use designations to be more in keeping with the original designations required under the terms of a lease agreement between the property owner and the County and to provide for a community-related use which was not anticipated when the Land Use Plan and Zoning Plan was adopted.

WHEREAS, the Environmental Coordinator issued a Negative Declaration associated with this project and the Planning Commission has reviewed the environmental document and finds that this Amendment has

been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines.

WHEREAS, the Board of Supervisors finds that the proposed changes, with revision of the Special Development Standards of the Coastal Priority Site designations in Figure 2-5, are consistent with the Coastal Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors amends the General Plan and Coastal land use map on parcel 032-181-04 to replace the "Existing Parks and Recreation" land use plan designation with the "Residential Urban Medium" designation, and amends the coastal priority site designation in Figure 2-5 (Attachment 1) to be consistent with the land use designations and recommended action of the Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 5th day of November, _____, by the following vote:

AYES:	SUPERVISORS	Beautz, Wormhoudt, Belgard, Keeley and Symons
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

WALTER J. SYMONS

Chairperson of the Board

SUSAN M. ROZARIO

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

Dwight L. Hew
COUNTY COUNSEL

Attachments:

1. Figure 2-5, Coastal Priority Site Designation

STATE OF CALIFORNIA) ss
COUNTY OF SANTA CRUZ)
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 11/6 1996
SUSAN A. MAURIELLO, County Administrative Officer
By Susan Rozario

Figure 2-5 (Continued)
Coastal Priority Sites - Live Oak

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Corcoran Beach 028-225-12 028-231-01	"Existing Park, Recreation & Open Space": Acquisition and improvement of beach parcels for coastal access, recreation and protection of coastal biotic habitat.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Provide coastal access parking as feasible.
41st Avenue at East Cliff Drive 032-181-04	Preferred Use: "Proposed Parks, Recreation & Open Space": Continued use as a beach access parking facility. Alternate Use: "Urban Medium Residential."	Improve site with paving, landscaping, drainage, and visitor support facilities. <u>Alternate Residential Use, if publicly acquired, limited to one house of similar scale to those in surrounding neighborhood.</u>	Provide public acquisition of the site to insure permanent public use for coastal access and support facilities. Improve pedestrian connections to the shoreline.
Pleasure Point Overlook 032-242-10	"Existing Park, Recreation & Open Space: Development of coastal overlook and access with supporting improvements.	Locate any private development of the property on the west end of the parcel to preserve public coastal access and views of the coastline.	Improve and dedicate coastal overlook and access for public use.
East Cliff Drive Overlook 032-251-02, 06, 07, 10	"Existing Park, Recreation & Open Space": Development of a coastal overlook with supporting improvements.	None.	None.

figure2-5.wpd/PLN941
wpd/10-96