

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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 SANTA CRUZ, CA 95060
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 HEARING IMPAIRED: (415) 904-5200



TH5A

MAY 21, 1996

DM
5/22/96

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: TAMI GROVE, DISTRICT DIRECTOR
 DIANE LANDRY, ACTING PLANNING MANAGER
 JOY CHASE, STAFF ANALYST

SUBJECT: CITY OF SANTA CRUZ MAJOR AMENDMENT #1-96 TO THE LOCAL COASTAL PROGRAM LAND USE AND IMPLEMENTATION PLANS for public hearing and Commission action at its meeting of June 13, 1996 to be held at the Marin County Board of Supervisors Chambers, Administrative Center, Rm. 322, Marin County Civic Center, San Rafael, CA 94903

SYNOPSIS

The City of Santa Cruz is requesting that its Land Use Plan and Zoning Ordinance Implementation Plan, comprehensively amended in March 1994 as LCP Amendment #2-93, be amended.

The City has organized and submitted the amendment request in accordance with the standards for amendments to certified LCP's (Coastal Act Section 30514, California Code of Regulations 13551 through 13553). The City Council held noticed public hearings. In addition noticed public hearings at the Planning Commission level were held. This amendment request was filed on April 17, 1996 pursuant to Section 30510(b) of the Coastal Act and Sections 13553 and 13555 of the California Code of Regulations. Excerpts from the City's amendment submittal are attached as Exhibits.

Staff has used the Coastal Act as the standard of review for the Land Use Plan amendments and the certified Land Use Plan or the proposed amended Land Use Plan, as appropriate, as the standard of review for the Implementation Plan amendments.

SUMMARY OF PROPOSED MAJOR AMENDMENTS AND STAFF RECOMMENDATIONS

South of Laurel Area Planning

The South of Laurel Area (SOLA) has approximately 23 acres of vacant or underutilized land. It is an area in transition, lying between the Pacific Avenue downtown and the heavily visitor oriented Beach and Boardwalk area. The SOLA links the two areas and is a focus of current City planning. The key location and the urban nature of the the South of Laurel Area have made it the City's candidate for testing the concepts of mixed uses. LUP Land Use Policy 2.2.2 of the certified Land Use Plan requires a mix of multi family and commercial uses with medium to high residential densities and with both neighborhood and visitor-serving development to link the downtown and the beach area.

The City proposes to redesignate and/or rezone approximately 80 parcels in the South of Laurel Area (SOLA) to achieve these objectives.

LAND USE PLAN AMENDMENTS

Numbers 1 through 5: SOUTH OF LAUREL AREA Land Use Designation Amendments. See Table 1, page 8, and Exhibit A. Staff recommends approval as submitted.

IMPLEMENTATION AMENDMENTS

1 through 15. SOUTH OF LAUREL AREA Implementation Zoning District Amendments. See Table 1, page 8, Exhibit A attached.

Staff recommends approval as submitted of rezoning amendment numbers 2, 5, 6, 8, 10, 12, 14, and 15.

Staff recommends approval as submitted of rezoning amendment numbers 1, 3, 4, 7, 9, 11, and 13 if certified Land Use Designations for these parcels are modified to provide for consistency with the proposed amended zoning. See page 5 for proposed modifications.

Note: The proposed modifications were mutually agreed to by the City and Coastal staff to facilitate processing.

16. BED AND BREAKFAST INNS. Implementation Amendment amends Chapter 24.12.800 of the Zoning Ordinance to eliminate Historic Preservation Commission review of interior renovations; allows meals besides breakfast, eliminates requirements for lots to have double the minimum lot size, reduces the distance between B&B's from 3 blocks to 2 blocks or 1500 lineal feet, deletes the 300 foot R-1 boundary requirement and the R-1 collector arterial street location requirement. Staff recommends approval as submitted.

17. MIXED USE OVERLAY DISTRICT. Implementation amendment adds Part 27 Mixed Use Overlay District to Chapter 24.10 Land Use Districts. Establishes an overlay district which can be applied to existing multifamily zones that are on arterial streets in more urbanized areas. Fifty percent or more of the lot or building square footage must be allocated to residential use. Design standards are those of the underlying district. A Special Use Permit is required for all Mixed Use projects. In Low Density Residential Districts only Neighborhood Commercial may be overlaid. In Medium and High Density Residential Districts uses are limited to the Community Commercial uses. Implements Land Use Policy 2.2.2. Staff recommends approval as submitted.

18. ALLOW MARINE RELATED USES IN THE TOURIST RESIDENTIAL BEACH COMMERCIAL SUBDISTRICT. Implementation amendment modifies the RT-C District regulations to allow marine-related uses (fish/seafood wholesale sales and warehousing) and marine associated research with a Special Use Permit. The only parcels currently designated RT-C are located in the Beach and Boardwalk area. However, the proposed addition to the RT-C District is in anticipation of future rezonings in the South of Laurel Area which is in close proximity to the City's fishing pier. Staff recommends approval as submitted.

19. CENTRAL BUSINESS DISTRICT. Implementation amendment establishes a subdistrict of the Central Business District (CBD) for Lower Pacific Avenue in the South of Laurel Area (SOLA)

planning area which lies between the downtown and beach areas. Land Use Plan policies promote the integration of the South of Laurel Area and the downtown area. The CBD promotes mixed commercial and residential development. As proposed the subdistrict promotes a more pedestrian oriented village scale with encouragement of visitor serving and neighborhood serving uses. This establishes the district but no rezonings are proposed at this time. Staff recommends approval as submitted.

Attachments: Exhibit A - Map South of Laurel Area identifying proposed LUP and zoning designation modifications and identifying Commission staff recommended modifications.

Exhibit B - Map of certified Land Use and Zoning Designations.

Exhibit C - South of Laurel Area Land Use Concept Map

Exhibit 1, City Resolution NS-22,638 and Ordinance No. 96-11 regarding LCP Amendments and Rezoning for South of Laurel

Exhibit 2, City Ordinance No. 96-08 Marine Related Uses in RT-C

Exhibit 3, City Ordinance No. 96-06 Central Business District

Exhibit 4, City Ordinance No. 96-07 Mixed Use Overlay

Exhibit 5, City Ordinance No. 96-05 Bed and Breakfast

STAFF RECOMMENDATION

MOTIONS AND RESOLUTIONS

Staff recommends adoption of the following resolution:

- I. APPROVAL OF MAJOR AMENDMENT 1-96, LAND USE PLAN AMENDMENTS 1 THROUGH 5 AS SUBMITTED.

MOTION I:

I move that the Commission certify Major Amendment 1-96, Land Use Plan Amendments 1 through 5 as submitted by the City of Santa Cruz.

Staff recommends a YES vote. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION I

The Commission hereby certifies the amendment to the Land Use Plan of the City of Santa Cruz as submitted for the specific reasons discussed in the recommended findings on the grounds that, as submitted, the amendment and the LUP as thereby amended meet the requirements of the Coastal Act. The amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) and approval will not have significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

II. APPROVAL OF MAJOR AMENDMENT 1-96, IMPLEMENTATION PLAN AMENDMENTS 2, 5, 6, 8, 10, 12, AND 14 THROUGH 19 AS SUBMITTED.

MOTION II:

I move that the Commission reject Major Amendment #1-96, implementation amendment numbers to the City of Santa Cruz Implementation Plan as submitted.

Staff recommends a NO vote which would result in approval of these parts of the amendment as submitted. Only an affirmative (yes) vote on the motion by a majority of the Commissioners present can result in rejection of the amendment.

RESOLUTION II

The Commission hereby approves Major Amendment #1-96, Implementation Amendments numbers 2, 5, 6, 8, 10, 12, and 14 through 19 to the City of Santa Cruz Local Coastal Program Implementation Plan on the grounds that the amendments to the Zoning Ordinance conform with, and are adequate to carry out the provisions of the Land use Plan as certified. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of this implementation measure will have on the environment.

III. DENIAL OF MAJOR AMENDMENT 1-96, IMPLEMENTATION PLAN AMENDMENT NUMBERS 1, 3, 4, 7, 9, 11, AND 13 AS SUBMITTED.

MOTION III:

I move that the Commission reject Major Amendment #1-96, implementation amendment numbers 1, 3, 4, 7, 9, 11, and 13 as submitted by the City of Santa Cruz.

Staff recommends a YES vote which would deny these sections of the amendment as submitted. An affirmative vote by a majority of the Commissioners present is needed to uphold the motion according to staff recommendation (otherwise the amendment is approved).

RESOLUTION III:

The Commission hereby rejects Major Amendment #1-96, implementation amendment numbers 1, 3, 4, 7, 9, 11, and 13 to the City of Santa Cruz Local Coastal Program as submitted by the City for the specific reasons discussed in the following findings on the grounds that it does not conform with and is inadequate to carry out the provisions of the certified Land Use Plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of the amendment would have on the environment.

IV. APPROVAL OF MAJOR AMENDMENT 1-96, IMPLEMENTATION PLAN AMENDMENTS NUMBERS 1, 3, 4, 7, 9, 11, and 13 IF MODIFIED AS SUGGESTED.

MOTION IV.

I move that the Commission certify Major Amendment #1-96, implementation amendment numbers 1, 3, 4, 7, 9, 11, and 13 if modified as suggested.

Staff recommends a YES vote. An affirmative vote by a majority of the commissioners present is needed to pass the motion.

RESOLUTION IV:

The Commission hereby certifies Major Amendment #1-96, implementation amendment numbers 1, 3, 4, 7, 9, 11, and 13 to the City of Santa Cruz Local Coastal Program pursuant to Modifications 1 through 7, for the specific reasons discussed in the following findings, on the grounds that, as modified, the amendment conforms with and is adequate to carry out the certified Land use Plan; and approval of the amendment as modified will not cause significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

RECOMMENDED MODIFICATIONS TO IMPLEMENTATION AMENDMENT 1-96

Section 13542 of the California Code of Regulations states that the standard of review for implementing actions is the certified Land Use Plan. Hence, the Implementation zoning district amendments must be consistent with Land Use designations. The City did not amend the Land Use Plan designations concurrent with amending the Zoning Districts. To provide consistency as required by Section 13542, the following suggested modifications to the Land Use Plan are required. The City staff agrees with this procedural reconciliation. See Exhibit A.

ZON. AMEND REF.NO	MOD. NO.	MAP LOC. NO.	GENERAL LOCATION/ PARCEL NUMBERS (APNs)	LAND USE PLAN DESIGNATION. As certified. RECOMMENDED MODIFICATION
1	1	1	Laurel St., Center Street APNs 5-161-1,15,18,19; 5-162-13-15,5-123-13	(CM) Community Comm. (NC) NEIGHBORHOOD COMM.
3	2	2a	Washington Street APNs 5-161-2-5, 12; 5-162-11,16,24-26	(LM) Low Medium Multi.Res. (M) MEDIUM DENSITY RESIDENTIAL
4	3	2b	Washington Street APNs 5-162-16,27,28	(LM) Low Medium Multi.Res. (M) MEDIUM DENSITY RESIDENTIAL
7	4	2e	Washington Street APNs 5-161-7,13,14,16,17.	(CM) Community Comm. (RVC) REGIONAL VISITOR COMMERCIAL
9	5	5	Front Street APNs 5-182-1,5-183-1,2,15,16	(CM) Community Comm. (M) MEDIUM DENSITY RESIDENTIAL
11	6	8	310-318 Laurel APNs 5-146-9,10,11-	(CM) Community Comm. (LM) LOW MED.DENSITY RESIDENTIAL
13	7	10a	Pacific Ave.Extension; Center St.; Washington. Street; APNs 5-173-18- 23,25,35,46; 5-162-8,29,30,31	(CM) Community Comm. (RVC) REGIONAL VISITOR COMMERCIAL

RECOMMENDED FINDINGS**1. SOUTH OF LAUREL AREA. Land Use Plan amendments 1 through 5 and Implementation rezoning amendments 1 through 15.**

Amendment #1-96 proposes LUP Redesignations and Implementation Rezoning that will affect approximately 80 parcels in the City's South of Laurel Area (SOLA).

LUP Land Use Policy 2.2.2 of the certified Land Use Plan states:

Prepare an area plan for the South of Laurel area providing for a mix of multi-family and commercial uses. The plan should be guided by the objective of creating an in-City, people-friendly, medium to high density neighborhood with neighborhood commercial areas that coexists with visitor serving commercial development linking the beach area to downtown.

A South of Laurel Interim Overlay District (24.20.3000) zoning ordinance requires a special use permit for new development in this area to assess compatibility with the General Plan/Land Use Plan policies. Land Use Tourism Policy 5.2.4 requires no net loss of overnight visitor accommodations.

The City is preparing a South of Laurel Area Plan. As an interim measure the City adopted a South of Laurel Strategy which identifies the planning issues and goals. The City found that adoption of the plan was not required by the General Plan/Land Use Plan in order to rezone areas. According to the South of Laurel Strategy document the study area contains 65 acres with 16 zoned residential and 39 zoned commercial. In addition ten acres zoned park is within the Neary Lagoon Management Plan Area, Zone C, with access restricted to public trails. (Not all planning area maps for the South of Laurel Area include Zone C or adjacent northern residentially zoned properties. However, these properties are not affected by this amendment.)

The South of Laurel Area study area SOLA is an area in transition, lying between the Santa Cruz Pacific Avenue downtown and the heavily visitor oriented Beach and Boardwalk area. Neary Lagoon residential development lies to the west and the Beach Hill residential area lies to the east above the Seaside Company Santa Cruz Beach and Boardwalk. The key location and the urban nature of the the South of Laurel Area has made it the City's candidate for testing the concepts of mixed uses. At this stage in the planning in concept future land uses will have 28 acres of residential use, 27 acres of commercial, and 10 acres for parks or other uses.

The certified Land Use Plan designates the area primarily in Community Commercial, Neighborhood Commercial and Multi-family Residential (10-20 du/acre) with an area of Regional Tourist Commercial. The certified zoning correlates with the Land Use Plan designations. See Exhibit B attached.

The proposed redesignations and rezonings are shown in Table 1, page 8, which correlates to Exhibit A, which maps certified and proposed designations. The amendments will result in the conversion of approximately half the planning area from a LUP Community Commercial and Zoning Commercial Thoroughfare to LUP Regional Visitor Commercial and Zoning Beach Commercial. See Table 1 and Exhibit A, Map areas 2d, 2e, 10a and 10b. These are appropriate amendments tying the parcels into the adjacent visitor serving beach and wharf area and promoting visitor

servicing recreational uses consistent with the Recreation and Access policies of the Coastal Act (Section 30210 et al. And Section 30220 et al.) as well as LUP policy 2.2.2.

A major property in the area, the Nissan dealership, certified for commercial use (Exhibit A, Map area 2c) has been chosen as the site for the City's new police station and is proposed to be amended to public facilities. Other areas are redesignated from commercial uses to residential uses or from commercial uses to residential uses with a mixed use overlay which will allow up to 50% of the floor space in commercial uses.

Several major parcels located along Pacific Avenue which in concept are proposed as an extended area of the downtown Central Business District as well as other parcels proposed for high density residential are not proposed for amendment at this time. See Exhibit C.

The proposed redesignations and rezonings support the development of housing in previously commercial use areas. For example, the RTC zone (Beach Commercial) allows residential development as a principal permitted use. The former Thoroughfare Commercial zoning did not. The rezonings meet the intent of the General Plan/Land Use Plan previously certified by the Commission. The sites proposed for rezonings do not currently provide any significant visitor facilities. Given the almost exclusive use of the beach and boardwalk area to visitor serving use the dedication of this intermediary area to a mixed use is appropriate. According to the SOLA Plan Strategy future rezonings will increase the area and density of housing consistent with the General Plan.

According to the city the proposed amendments will not result in significant increases in potential intensity of development, and, hence, impacts on public services will not be intensified beyond those allowed under current zoning. The proposed changes in LUP and zoning designations do not alter other certified Land Use Plan policies or zoning requirements and each individual project must meet those standards.

Procedural Issue: The Santa Cruz City Major Amendment #2-93 (recertification) submittal, approved with modifications by the Commission in 1994, had proposed amended LUP land uses in the SOLA area but had not provided associated zoning changes. Pursuant to California Code of Regulations Section 13542, which requires consistency between the Land Use Plan and the Implementation, the Commission denied the Land Use Plan designations without prejudice. The City accepted the Commission's denial and restored the Land Use Plan Map to reflect the certified designations pending adoption of companion zoning changes.

This amendment submittal, #1-96, submits the zoning changes for some of the properties. However, the the City used the formerly adopted General Plan designations on their maps and in their discussion and not the certified Land Use Plan designations. Hence, there is again an inconsistency between the proposed zoning and the certified Land Use Plan. However, the City's planning process for the subject properties is complete and the intended LUP and zoning designations are clear. To obviate the need to return the submittal to the City for correction and extend processing time, the staff has recommended modifications to the Land Use Plan designations when required to achieve consistency with the proposed amended zoning and incidentally with the City's General Plan. The City staff has agreed that this is the most expeditious approach. Future submittals will use the Commission certified designations.

As discussed above, the proposed Land Use Plan amendments are consistent with the Coastal Act, and pursuant to the suggested modifications, see page 5, the proposed rezonings will be consistent with the Land Use Plan.

TABLE I (See Exhibit A for Map)

M A P #	Z O N #	L U P #	LOCATION (APNs) PARCEL NUMBERS	LUP DESIGNATION. As certified. As proposed. RECOMMENDED MODS.	ZONING DISTRICT As certified. As proposed.
1a	1		Laurel St., Center Street; APNs 5-161-1,15,18,19; 5-162-13-15,5-123-13	(CM) Community Comm. No proposal. MOD. 1: (NC) NEIGHBORHOOD COMM.	(CT) Thoroughfare Comm (CN) Neighborhood Comm.
1b	2	1	Laurel St., Chestnut St. APN 5-137-15,16	(CM) Community Commercial (LM) Low Med.Multi.Res.	(CT) Thoroughfare Comm. (RL) Low Density Multi Res.
2a	3		Washington Street APNs 5-161-2-5, 12; 5-162-11,16,24-26	(LM) Low Medium Multi.Res. No proposal. MOD. 2: (M) MED.DEN.RESID.	(RL)Low Density Multi-Res (RM) Med.Density Multi-Res.
2b	4		Washington Street APNs 5-162-16,27,28	(CM) Community Comm. No proposal. MOD. 3: (M) MED.DEN.RESID.	(CT) Thoroughfare Comm (RM) Med.Density Multi-Res.
2c	5	2	Center Street, Laurel St., Nissan Dealer, APNs 5- 162-1,2,3, 21, 22	(CM) Community Commer. (CF) Community Facilities	(CT)Thoroughfare Comm (PF) Public Facolities
2d	6	3	5-162-23 Stagnaros	(CM) Community Commer. (RVC) Regional Visitor Commercial	(CT) Thoroughfare Comm. (RTC) Beach Commercial
2e	7		Washington Street APNs 5-161-7,13,14, 16,17.	(CM) Community Commer. No Proposal. MOD. 4: (RVC) REGIONAL VISIT.COMM.	(CT) Thoroughfare Comm. (RTC) Beach Comm.
4	8	4	152 Center Street Blackburn House 5-173-14	(CM) Community Commer. (M) Medium Density Resid.	(CT)Thoroughfare Commer. (RL/MU)Low Med.Den.Resid. with Mixed Use Overlay
5	9		Front Street APNs 5-182-1 5-183-1,2,15,16	(CM) Community Comm. No proposal. MOD. 5: (M) MED.DEN.RESID.	(CT)Thoroughfare Comm. (RM/MU) Medium Density Multi-Res. Mix.Use Overlay
6	10	5	155 Chestnut St., Old Ice House APNs 4-033-20,21 & portion 5-162-16,17	(CM) Community Comm. (M) Med. Density Res.	(CT)Thoroughfare Comm. (RM/MU)Med.Den. Multi-Res. with Mixed Use Overlay
8	11		310-318 Laurel APNs 5-146-9,10,11	(CM) Community Comm. No proposal. MOD.6: (LM) LOW MED.DEN. RESIDENTIAL	(CT) Thoroughfare Comm. (RL) Low Density Multi-Res.
9	12		302-308 Laurel St. 5-146-6,7,8	(CM) Community Commercial No Change	(CT) Thoroughfare Comm. (CC) Community Comm.
10a	13		Pacific Ave.Extension; Center St.; Washington.St. APNs 5-173-18-23,25,35, 46; 5-162-8,29,30,31	(CM) Community Commer. No proposal. MOD.7: (RVC) REGIONAL VISITOR COMMERCIAL	(CT) Thoroughfare Comm. (RTC) Beach Commercial
10b	14		W.Cliff Drive, Viaduct St. Washington Street Exten.; APNs 4-311-1,3-9, 11,12, 17,19;5-216-1; 5-611-1,2	(RVC) Regional Visitor Commercial. No Change.	(CT) Thoroughfare Comm. (RTC) Beach Commercial
11	15		204-240 Center St. 5-173-26-28,30-34, 43,45	(LM) Low Medium Resid. No change.	(RL) Low Density Multi-Res. Add (MU) Mixed Use-RL/MU

Table 1 shows the certified LUP designations and zonings and the proposed redesignations and rezonings as well as the recommended modifications which are in upper case for identification.

MAP # = Area identified on Map Exhibit A.

ZON # = Implementation Zoning amendment number.

LUP # = Land Use Plan amendment number.

RECOMMENDED MODS = Staff recommendations to provide consistency between proposed rezonings and certified Land Use Plan.

2. BED AND BREAKFAST INNS. Implementation Amendment 16 amends Chapter 24.12.800 Part 9 Bed and Breakfast Inns to reorganize the regulations, including the addition of Purpose and Findings sections, to eliminate Historic Preservation Commission review of interior renovations; to allow meals besides breakfast, to eliminate requirement for lots to be double the minimum lot size; to reduce the distance between bed and breakfast inns from three blocks to two blocks or fifteen hundred lineal feet, whichever is greater; and to delete the 300 foot R-1 boundary requirement and R-1 collector arterial street location requirement.

In zoning districts that allow hotels, motels and lodging, bed and breakfast inns must meet the same regulations as hotels and motels. Section 24.12.800 et al. Primarily regulates inns in residential districts. In single family residential and low rise residential districts only historic buildings may be used for bed and breakfast inns. Amendment 1 will have little if any impact. It will streamline processing and may slightly increase visitor serving accommodations. This would be consistent with Land Use Plan policies which protect and promote visitor accommodations.

The proposed amendment is consistent with the certified Land Use Plan and the Coastal Act.

3. MIXED USE OVERLAY DISTRICT. Implementation Amendment 17 adds Part 27 Mixed Use Overlay District to Chapter 24.10 Land Use Districts. Establishes an overlay district over existing multifamily zones that are on arterial streets in more urbanized areas. Fifty percent or more of the lot or building square footage must be allocated to residential use. Design standards are those of the underlying district. A Special Use Permit is required for all Mixed Use projects. In Low Density Residential Districts only Neighborhood Commercial may be overlaid. In Medium and High Density Residential Districts uses are limited to the Community Commercial uses.

The purpose of the Mixed Use Overlay District is to promote the Land Use Plan policy for mixed use and live work development opportunities within the City, by establishing an overlay zone that may be applied to multi-family residential districts that are located on arterial streets or in areas appropriate for mixed use developments.

The proposed amendment is consistent with and implements several certified Land Use Plan policies including Community Design policy 1.1 to infill and intensify land uses and focus development in the central core along arterial and mass transit corridors; Land Use policy 2.2.2 which provides for a mix of multi-family and commercial uses in the SOLA area; and Land Use policy 2.6.3 which directs development of high density mixed residential and commercial development in the Central Business District and the South of Laurel area.

4. ALLOW MARINE RELATED USES IN THE TOURIST RESIDENTIAL BEACH COMMERCIAL SUBDISTRICT. Implementation Amendment 18 modifies the RT-C District regulations to allow

marine-related uses (fish/seafood wholesale sales and warehousing) and marine associated research with a Special Use Permit. The only parcels currently designated RT-C are located in the Beach and Boardwalk area. However, the proposed marine related uses addition to the RT-C District is in anticipation of future rezonings in the South of Laurel Area (SOLA). Specifically, the amendment could allow the opportunity for future marine related facilities such as Kinetics Labs to locate in the SOLA area and will accommodate the existing Stagnaro's fish distributing warehouse. Generally such a use would be compatible with the visitor commercial uses and mixed residential-commercial uses; potential conflicts can be controlled under the Special Use Permit process.

Coastal dependent and coastal related uses have a high priority under the Coastal Act. Section 30234 provides for the protection of existing commercial fishing facilities such as the fish distributing warehouse. In addition the southern part of the SOLA (as well as the beach area properties currently zoned RT-C) are in close proximity to the Santa Cruz Municipal Wharf which is a public fishing pier and provides for commercial fish offloading. The proposed addition of marine related uses to the RT-C is not inconsistent with the Land Use Plan and is consistent with the Coastal Act.

The proposed amendment is consistent with the certified Land Use Plan and the Coastal Act.

5. CENTRAL BUSINESS DISTRICT. Implementation Amendment 19 establishes a subdistrict of the Central Business District (CBD) for Lower Pacific Avenue in the South of Laurel Area (SOLA) planning area which lies between the downtown and beach areas. Land Use Plan policies promote the integration of the South of Laurel Area and the downtown area (Land Use policy 2.2.2). The CBD promotes mixed commercial and residential development consistent with Land Use Policy 2.2.2. As proposed the subdistrict promotes a more pedestrian oriented village scale with encouragement of visitor serving and neighborhood serving uses. This amendment establishes the district but no rezonings are proposed at this time.

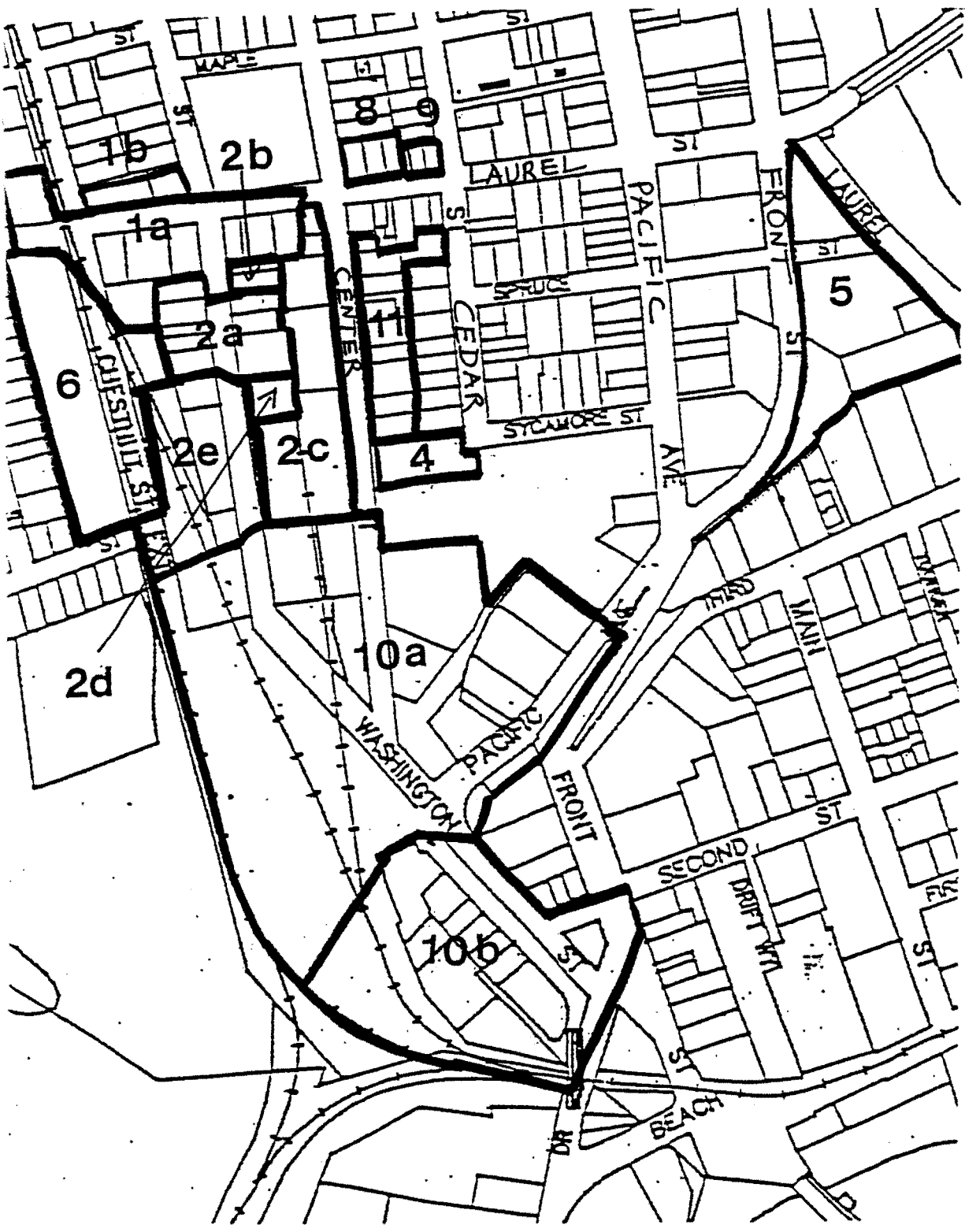
The proposed amendment is consistent with the certified Land Use Plan and the Coastal Act.

6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Coastal Commission's Local Coastal Program development and certification process has been designated by the Secretary of Resources as the functional equivalent of the California Environmental Quality Act (CEQA). No significant impacts are associated with the proposed amendments. Santa Cruz City adopted a Negative Declaration for the amendments. Therefore, the Commission finds that Major Amendment #1-96 is consistent with the provisions of the California Environmental Quality Act.

EXHIBIT A

MAP OF CERTIFIED AND OF PROPOSED LAND USE AND ZONING DESIGNATIONS.



- #1a CM to **NC**
CT to CN
- #1b NC to LM
CT to RL
- #2a LM to **M**
RL to RM
- #2b CM to **M**
CT to RM
- #2c CM to CF
CT to PF
- #2d CM to RVC
CT to RTC
- #2e CM to **RVC**
CT to RTC
- #4 CM to M
CT to RL/MU
- #5 CM to **M**
CT to RM/MU
- #6 CM to M
CT to RM/MU
- #8 CM to **LM**
CT to RL
- #9 CM no change.
CT to CC.
- #10a CM to **RVC**
CT to RTC
- #10b RVC no change
CT to RTC
- #11 LM no change.
RL to RL/MU.

KEY: #xx = Map Number LUP certified to LUP proposed
Zoning certified to Zoning proposed

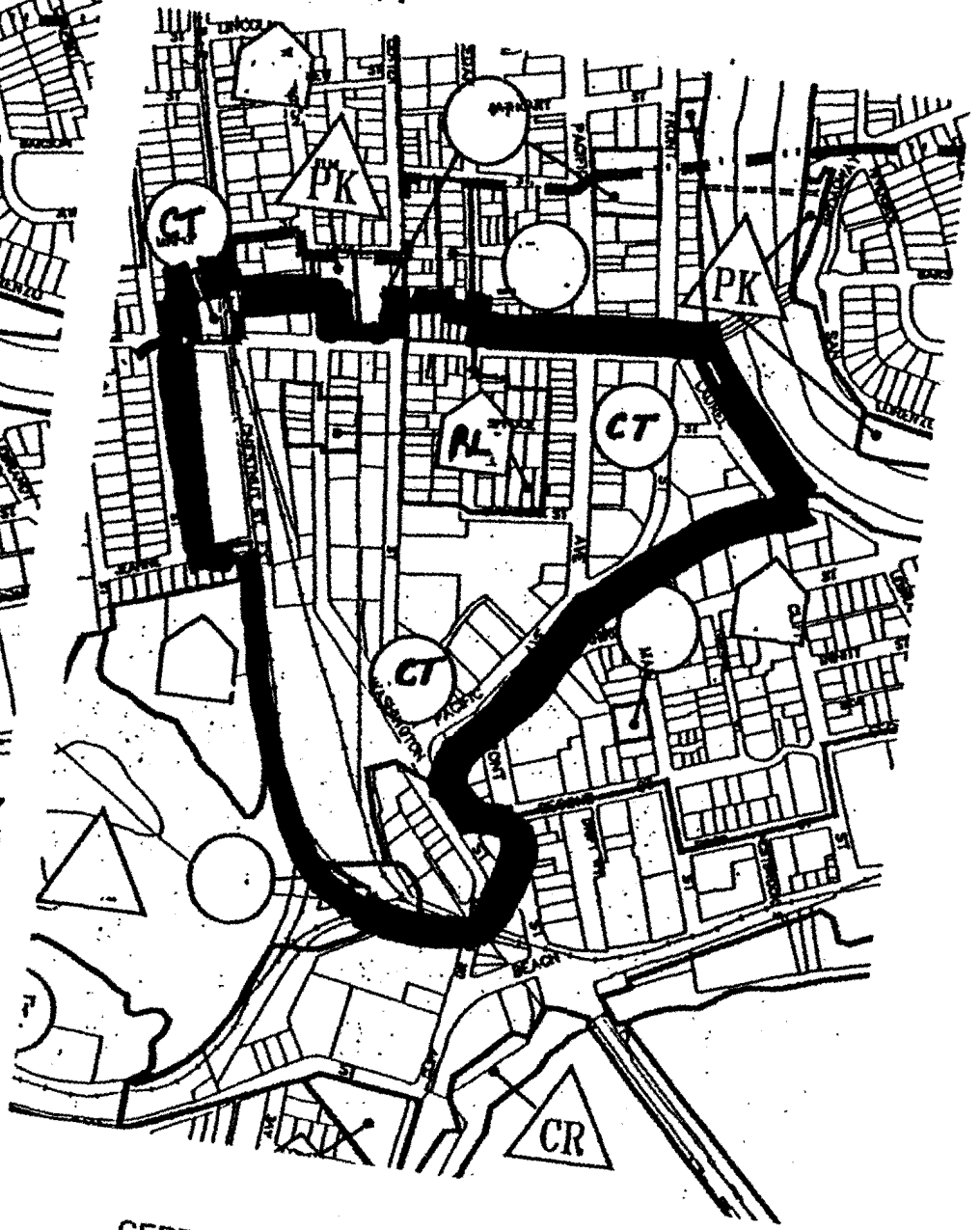
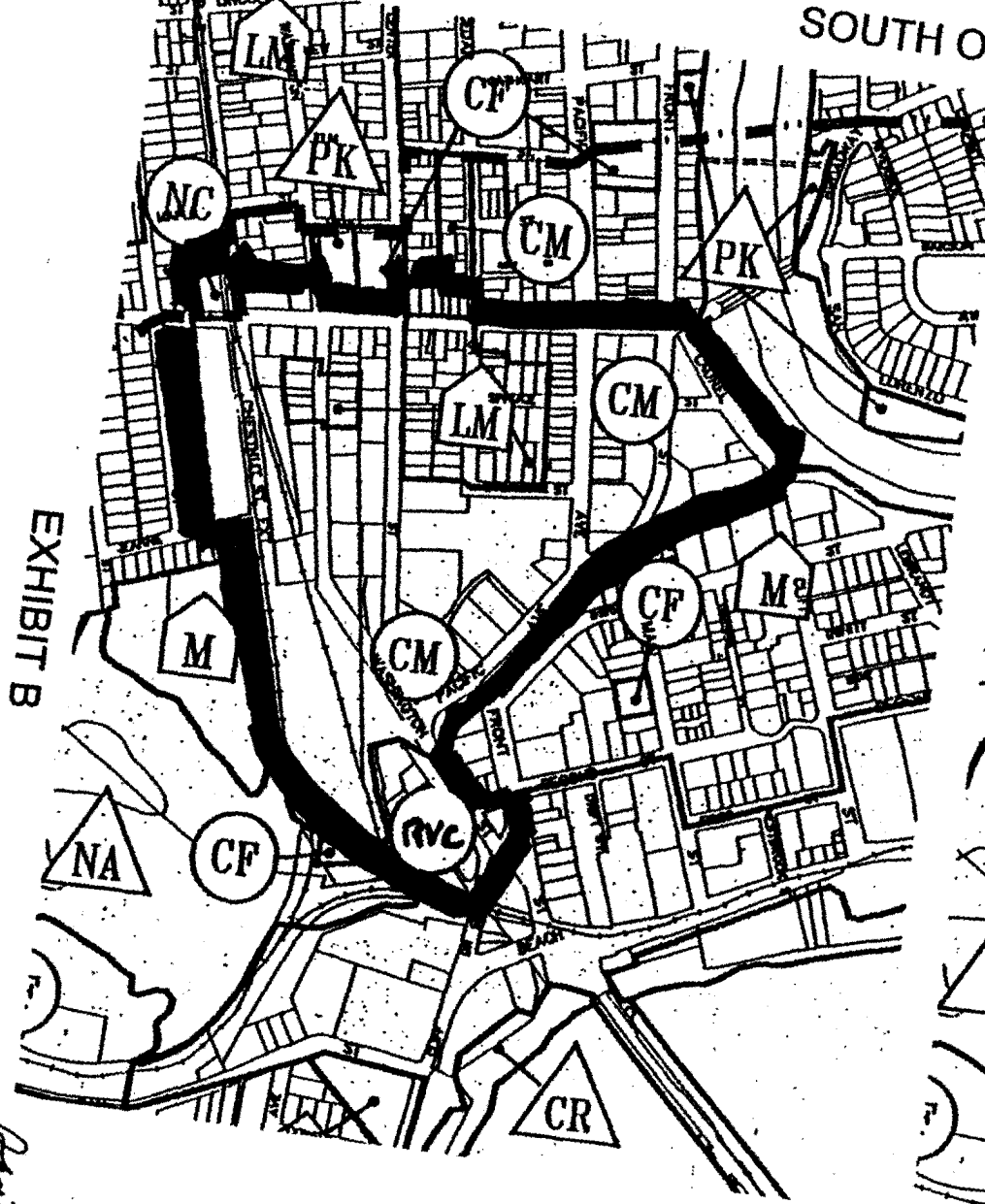
CAPITALIZED letters = Commission staff proposed modifications.

EXHIBIT A

Santa Cruz
Amend #1-96

SOUTH OF LAUREL AREA

EXHIBIT B



CERTIFIED LAND USE DESIGNATIONS

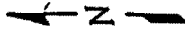
- CM = COMMUNITY COMMERCIAL
- LM = LOW DENSITY RESIDENTIAL
(10.1 TO 20 DU/AC)
- RVC = REGIONAL VISITOR COMMERCIAL
- NC = NEIGHBORHOOD COMMERCIAL

CERTIFIED ZONING DISTRICT DESIGNATIONS

- CT = THOROUGHFARE COMMERCIAL
- RL = MULTI RESIDENTIAL LOW DENSITY
(19.8 DU/AC MAX)

South of Laurel Area

SOUTH OF LAUREL AREA PLAN



— COMMERCIAL
LAND USE

--- RESIDENTIAL
LAND USE

▨ MIXED USE
RESIDENTIAL

● HISTORIC
RESIDENTIAL

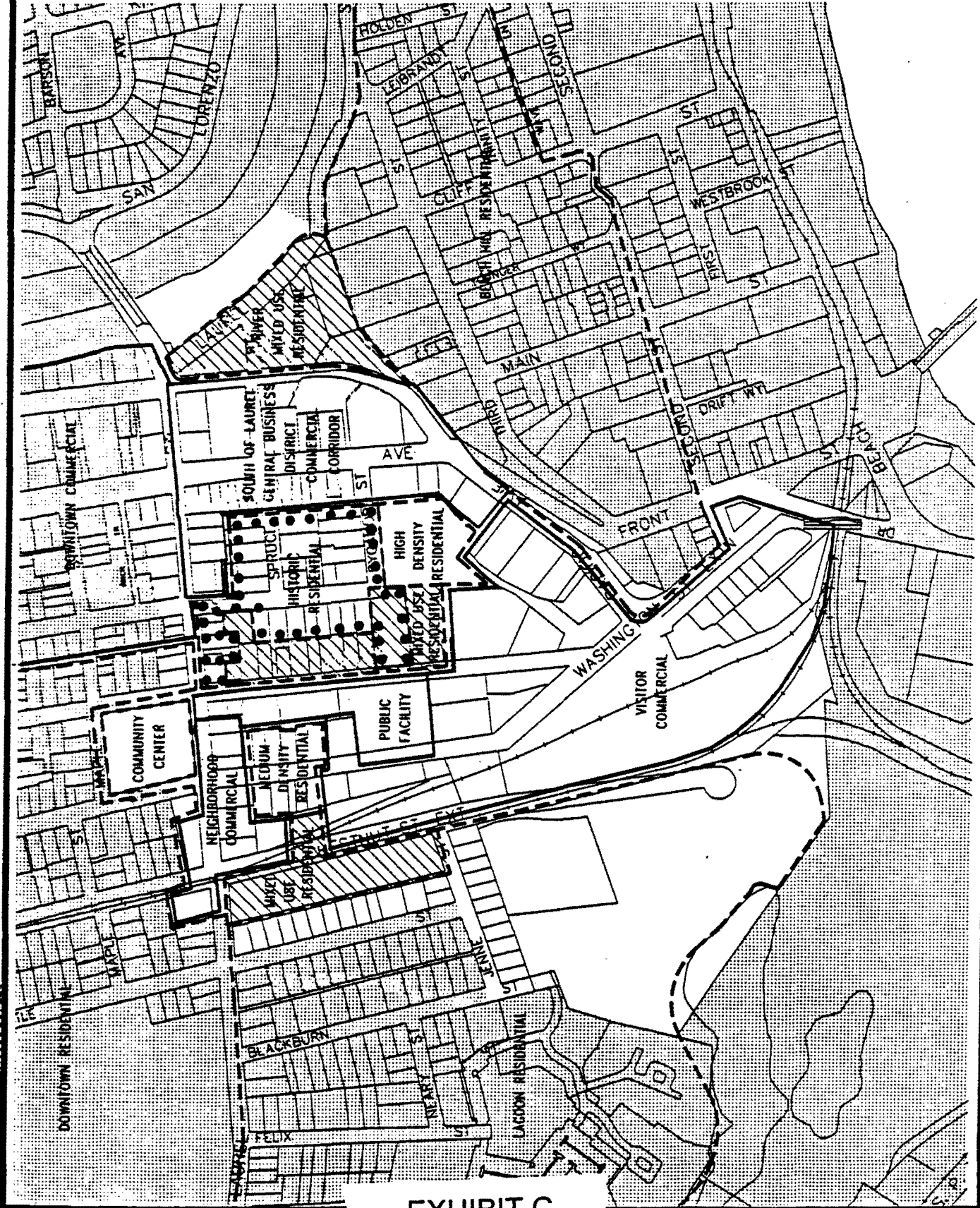


EXHIBIT C

*Santa Cruz
Amendment #1-96*

COPY

RESOLUTION NO. NS-22,638

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING THE 2005 GENERAL PLAN AND LOCAL COASTAL PROGRAM MAPS FOR THE SOUTH OF LAUREL AREA AND AUTHORIZING TRANSMITTAL OF THE AMENDMENTS TO THE COASTAL COMMISSION FOR CERTIFICATION.

WHEREAS, the 2005 General Plan directed that an area plan be prepared for the South of Laurel Area; and

WHEREAS, in the winter of 1995 a planning process was initiated when the Planning Commission began to consider rezonings in the SOLA area and initiated the Area Plan process; and

WHEREAS, the Planning Commission developed a Strategy that outlined the major issues required to complete an area plan for the SOLA area that outlined necessary General Plan and Local Coastal Program amendments necessary to create a plan; and

WHEREAS, the Planning Commission held a public hearing on October 5, 1995 on the South of Laurel Area Plan Strategy and unanimously recommended adoption of the Plan to the City Council.

WHEREAS, the City Council adopted the South of Laurel Area Plan Strategy at a public hearing on December 5th, 1995; and

WHEREAS, the City Council directed Staff to complete the work program identified in the Strategy including the General Plan, Local Coastal Program amendments and associated rezonings; and

WHEREAS, the Planning Commission conducted a public hearing on February 1, 1996, to consider the proposed General Plan amendments and rezonings necessary to achieve consistency with the General Plan and the SOLA strategy; and

WHEREAS, the Planning Commission recommended adoption of a Negative Declaration for those amendments not covered by the General Plan EIR; and

WHEREAS, the City Council conducted a public hearing on February 27, 1996 and now finds:

1. That the proposed rezonings and General Plan amendments are good zoning practice and in the public interest, in that they recommend intensification of land uses in an area that is highly urbanized and well served by existing infrastructure and facilities and will support the surrounding business with new residents that will help both the downtown and the beach areas flourish in the future.
2. That the proposed rezonings, General Plan and Local Coastal Program amendments are consistent with existing plans in that it maintains the same housing density goals and numbers, promotes alternative concepts of land use development such as mixed uses and promotes utilization of alternative forms of transportation by establishing a plan for a compact urban

CALIFORNIA COASTAL COMMISSION

EXHIBIT 1

RESOLUTION NO. NS-22,638

residential core, including ease of pedestrian and bicycle movement by establishing a pathway network in the area.

- 3. That the potential impacts of the proposed amendments have been analyzed and found to be of similar intensity to uses previously planned and will therefore have no greater impact and not be detrimental to the public, health, safety and welfare.
- 4. That the amendments are consistent with the Local Coastal Program in that it will follow existing policies for sensitive environmental areas, including the San Lorenzo River Design and Concept Plan and the Neary Lagoon Enhancement Plan.
- 5. The proposed amendments have been processed in accordance with City regulations on environmental review through CEQA.

WHEREAS, the proposed General Plan and Local Coastal Program amendments are consistent with the provisions of the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that the Negative Declaration for the projects are hereby approved and the associated General Plan and LCP amendments adopted, as indicated in Exhibit "A", attached and made a part hereof.

BE IT FURTHER RESOLVED that Resolution No. NS-20,926 is hereby rescinded.

BE IT FURTHER RESOLVED that the City Manager or his designee is directed to submit the LCP amendment to the California Coastal Commission for its final certification.

BE IT FURTHER RESOLVED that amendments to the Local Coastal Program implementation regulations will become effective upon final certification by the California Coastal Commission.

PASSED AND ADOPTED this 27th day of February, 1996 by the following vote:

AYES:	Councilmembers:	Mathews, Beiers, Yokoyama, Scott, Campbell, Kennedy, Mayor Rotkin.
NOES:	Councilmembers:	None.
ABSENT:	Councilmembers:	None.
DISQUALIFIED:	Councilmembers:	None.

APPROVED: *[Signature]*
Mayor

ATTEST: *[Signature]*
City Clerk

CALIFORNIA COASTAL COMMISSION
EXHIBIT /

CITY OF SANTA CRUZ

Negative Declaration

The Administrator of Environmental Quality of the City of Santa Cruz has prepared this Negative Declaration for the following described project:

Case No.: 95-067 Project Location: South of Laurel Street Area

Project Description: Amendments to the General Plan Local Coastal Program and Zoning Map in the South of Laurel Area to amend various residential and commercial properties to achieve consistency with General plan and SOLA Strategy. (See Initial Study project Description)

Applicant: City of Santa Cruz

Applicant Address: 809 Center Street, Room 206
Santa Cruz, CA 95060

The City of Santa Cruz Department of Planning and Community Development has reviewed the proposed project and has determined that the project, based on the Initial Study attached hereto, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the California Environmental Quality Act of 1970. This environmental review process and Negative Declaration is done in accordance with the State CEQA Guidelines and the local City of Santa Cruz CEQA Guidelines and Procedures.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

Impact	Mitigation
Geophysical b. Ground shaking; liquefaction, tsunami	Follow existing geologic hazard and floodplain requirements of the City.
Water b. Flooding	Follow existing floodplain requirements of the City.

Ken Thomas
Administrator of Environmental Quality

1/2/96
Date

Keth Boye
By

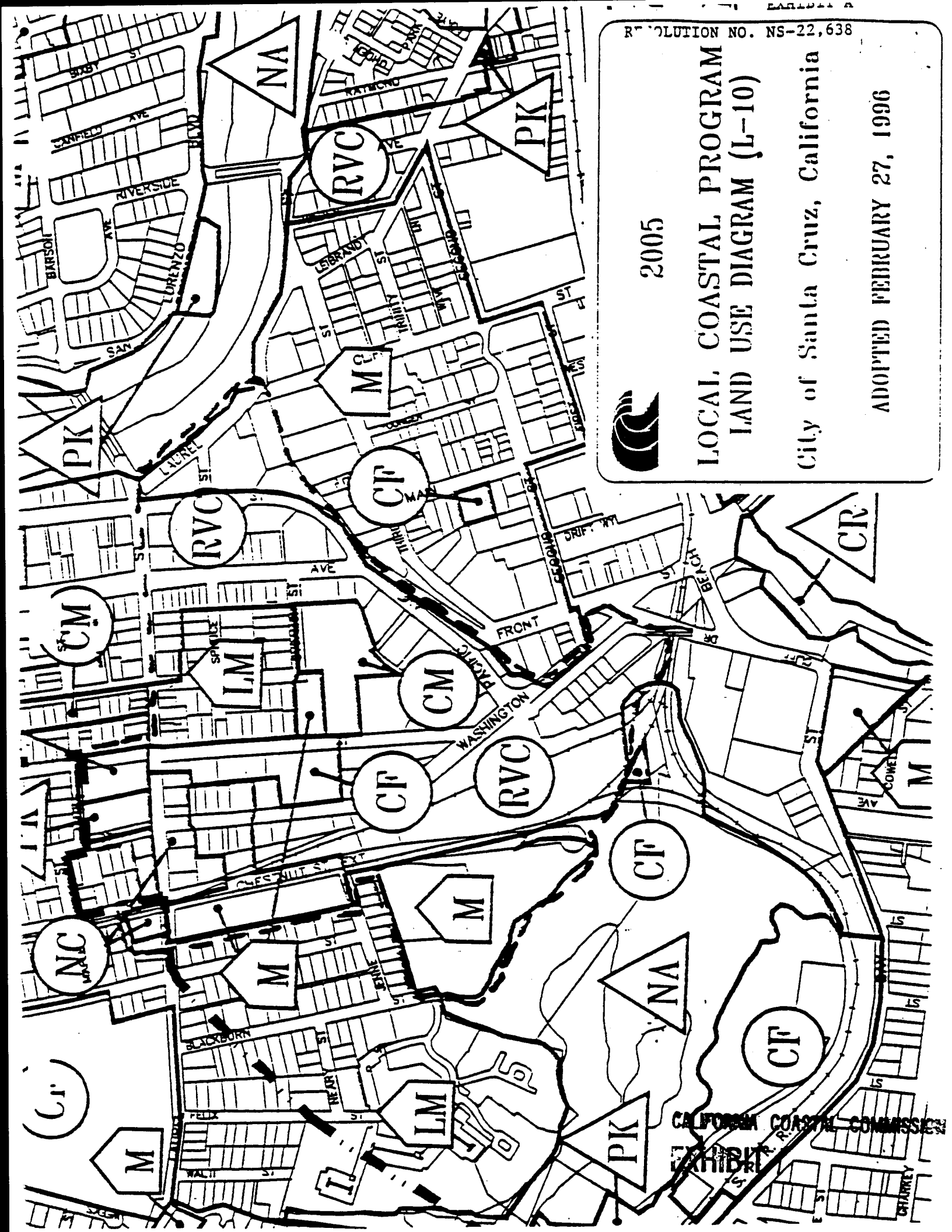
City of Santa Cruz
Department of Planning and Community Development
809 Center Street, Room 206
Santa Cruz, CA 95060

2005

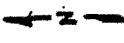
LOCAL COASTAL PROGRAM LAND USE DIAGRAM (L-10)

City of Santa Cruz, California

ADOPTED FEBRUARY 27, 1996



SOUTH OF LAUREL, LAND USE
The City of Santa Cruz, California



LEGEND

- Residential Medium Density
- Residential Single-Family
- Commercial Community
- △ Office Professional
- △ Office General
- △ Office Executive
- △ Office Research & Development
- △ Office Manufacturing
- △ Office Warehouse
- △ Office Industrial
- △ Office Retail
- △ Office Wholesale
- △ Office Distribution
- △ Office Service
- △ Office Entertainment
- △ Office Recreation
- △ Office Cultural
- △ Office Civic
- △ Office Public
- △ Office Religious
- △ Office Educational
- △ Office Health Care
- △ Office Other
- △ Office Unspecified
- △ Office Vacant

LAND USE
City of Santa Cruz, California
1984-1985



EXHIBIT
CALIFORNIA COASTAL COMMISSION

12

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SOUTH OF LAUREL
AREA PLAN



REGIONAL VISITORS
COMMERCIAL
RVG

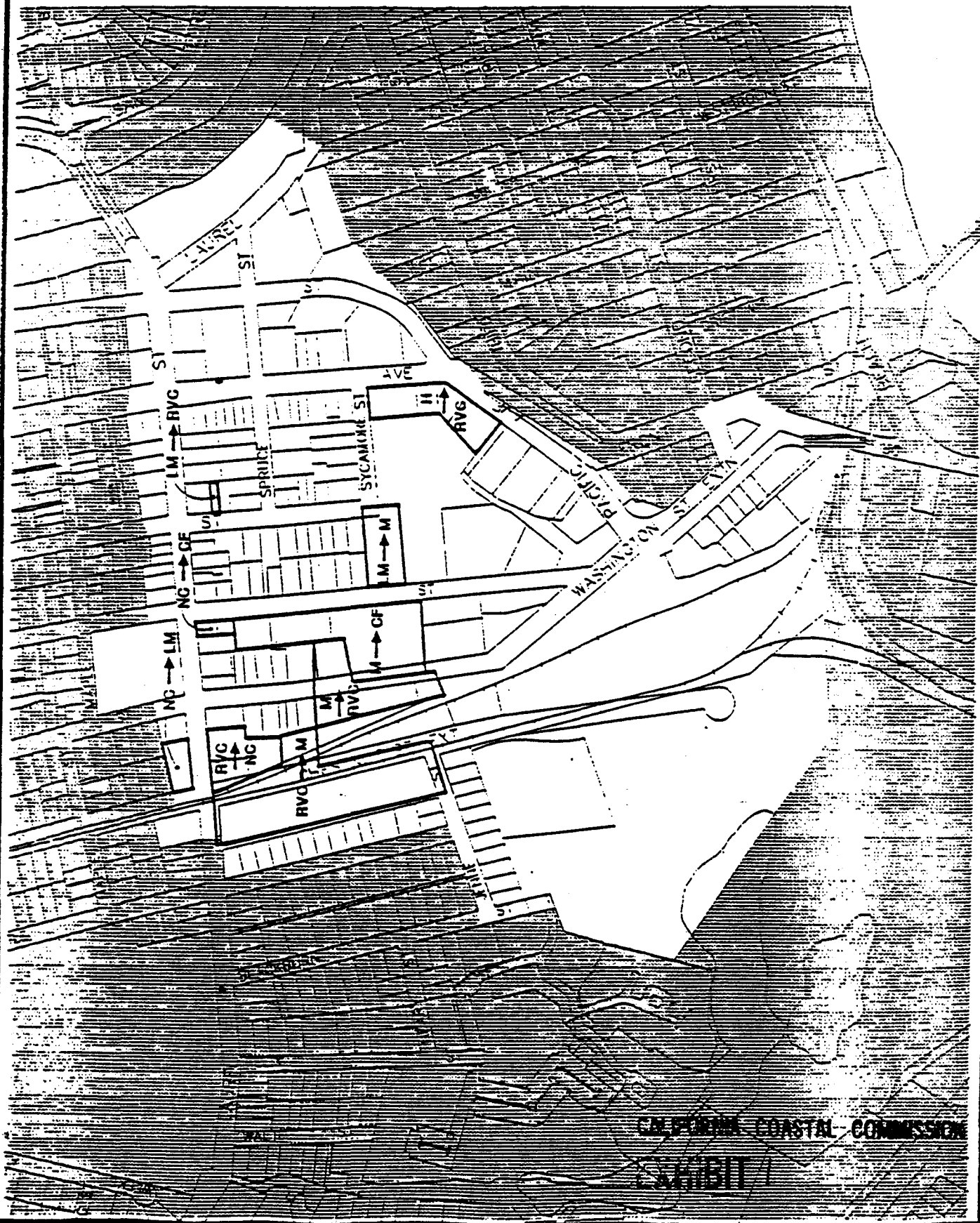
NEIGHBORHOOD
COMMERCIAL
NC

HIGH DENSITY
RESIDENTIAL
H

MEDIUM DENSITY
RESIDENTIAL
M

LOW-MEDIUM DENSITY
RESIDENTIAL
LM

COMMUNITY
FACILITY
CF



CALIFORNIA COASTAL COMMISSION
EXHIBIT

ORDINANCE NO. 96-11

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING TITLE 24 OF THE SANTA CRUZ MUNICIPAL CODE, THE ZONING ORDINANCE, AND THE LOCAL COASTAL PROGRAM BY MODIFYING THE ZONING MAP, SECTION 24.20.010, TO REZONE VARIOUS COMMERCIAL AND RESIDENTIAL PROPERTIES IN THE SOUTH OF LAUREL AREA, TO ACHIEVE CONSISTENCY WITH THE GENERAL PLAN AND THE SOUTH OF LAUREL AREA PLAN STRATEGY.

BE IT ORDAINED, by the City of Santa Cruz as follows:

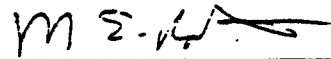
Section 1. Section 24.20.010, the Santa Cruz City Zoning Map is hereby amended as shown in Exhibit "A".

Section 2. This Ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 27th day of February, 1996 by the following votes:

AYES:	Councilmembers:	Mathews, Beiers, Yokoyama, Scott, Campbell, Kennedy, Mayor Rotkin.
NOES:	Councilmembers:	None.
ABSENT:	Councilmembers:	None.
DISQUALIFIED:	Councilmembers:	None.

APPROVED



Mayor

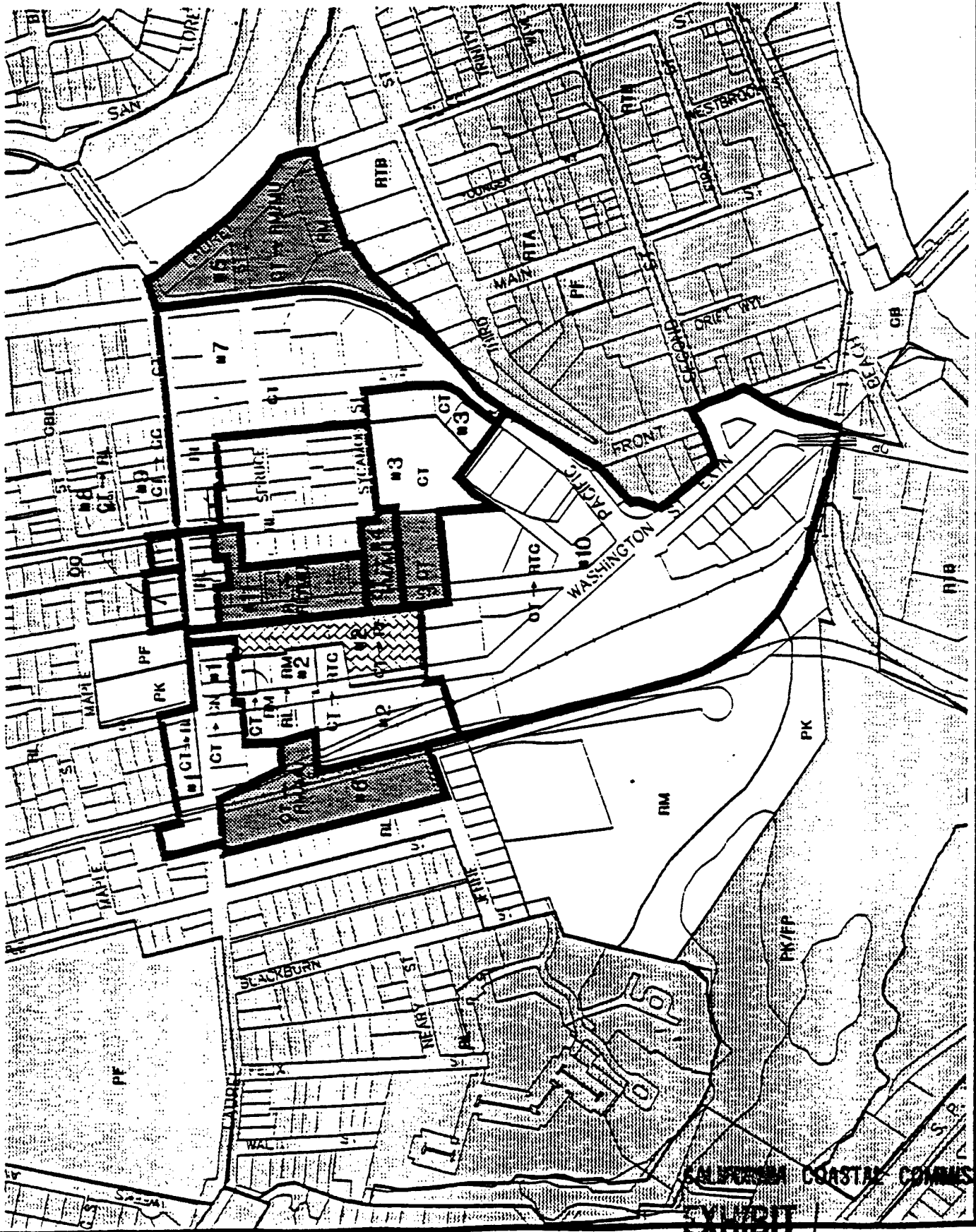
ATTEST:



City Clerk

SOUTH OF LAUREL
AREA PLAN

EXHIBIT "A"



NEW POLICE STATION

MIXED USE RESIDENTIAL

0 100 200 300 400 FEET

CALIFORNIA COASTAL COMMISSION

EXHIBIT

ZONING AND OPPORTUNITY SITE CONCEPT MAP

ORDINANCE NO. 96-08

AN ORDINANCE OF THE CITY OF SANTA CRUZ
AMENDING TITLE 24 OF THE SANTA CRUZ MUNICIPAL
CODE, THE ZONING ORDINANCE, AND THE LOCAL
• COASTAL PROGRAM BY AMENDING THE RTC DISTRICT
REGULATIONS 24.10.620 TO ALLOW MARINE-RELATED
USES TO ADDRESS SOUTH OF LAUREL LAND USE
ISSUES

BE IT ORDAINED, by the City of Santa Cruz as follows:

SECTION 1: Section 24.10.620 of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.620 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. Accessory buildings containing plumbing fixtures subject to provisions of Section 24.12.140;
 - b. Acting/art/music/dance/studios/schools (610);
 - c. Apparel and accessory stores (250);
 - d. Churches (500);
 - e. Community organizations, associations, clubs and meeting halls (570);
 - f. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
 - g. Developed parks (710);
 - h. Eating and drinking establishments (except bars and fast food restaurants) subject to alcohol regulations in Part 12 of Chapter 24.12 (280);
 - i. Educational facilities (public/private) (510);
 - j. Financial, insurance, real estate offices (420);
 - k. Financial services (320);
 - l. General merchandise stores (drug and department stores) (230);

ORDINANCE NO. 96-08

- m. Government and public agencies (530);
- n. Home furnishings (270);
- o. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- p. Medical/health offices (410);
- q. Mixed residential, and commercial developments when multiple family units are located above first floor of commercial uses, subject to the RT(A) District regulations (830);
- r. Multifamily 10+ units subject to the RT(A) District regulations (840);
- s. Museum and art galleries (600);
- t. Professional offices (400);
- u. Repairs, alterations, maintenance services to household items (except boat repair) (340);
- v. Single-room occupancy (SRO) housing, fifteen units or fewer (860);
- w. Specialty retail supply stores (290);
- x. Temporary structures and uses;
- y. Undeveloped parks and open space (700);
- z. Video rental (360B).

2. The following uses require a special 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. Bars/taverns subject to alcohol regulations in Part 12 of Chapter 24.12 (280C);
- b. Communication and information (550);
- c. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.14.290 and subject to alcohol regulations in Part 12 of Chapter 24.12 (280H);
- d. Group quarters (850);

~~CALIFORNIA COASTAL COMMISSION~~
EXHIBIT

ORDINANCE NO. 96-08

- e. Marine facilities and related uses (560E);
 - (1). Related Research Facilities. (400L)
 - (2). Related Storage and Warehousing. (330)
 - (3). Fish/Seafood Wholesale Sales. (200F)
- f. Mixed residential and commercial developments with non-commercial uses on the ground floor, subject to the RT(A) District regulations (830);
- g. Nightclubs (live amplified music), subject to alcohol regulations in Part 12 of Chapter 24.12 (630);
- h. Off-site public/private parking facilities 5 or more spaces (930);
- i. Single-family residences if lot size does not allow multifamily development (800);
- j. Single-room occupancy (SRO) housing, sixteen units or more (860);
- k. Sports and recreation facilities subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- l. Theaters (620);
- m. Utilities and resources (540).

SECTION 2. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 23rd day of January, 1996, by the following vote:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Campbell;
Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: Scott; Kennedy.

DISQUALIFIED: Councilmembers: None.

APPROVED: Mike Rotkin

Mayor

ATTEST: Leslie Cook

Deputy City Clerk

STC MAJOR AMEND #1-96

CALIFORNIA COASTAL COMMISSION
EXHIBIT

ORDINANCE NO. 96-08

PASSED FOR FINAL ADOPTION this 13th day of February , 1996, by the following vote:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Scott, Campbell, Kennedy; Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: None.

DISQUALIFIED: Councilmembers: None.

APPROVED: *White Rotkin*
Mayor

ATTEST: *Lester Cook*
Deputy City Clerk

This is to certify that the above and foregoing document is the original of Ordinance No. 96-08 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Lester Cook
City Clerk
10/2/96

STC MAJOR AMEND #1-96

ORDINANCE NO. 96-06

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING TITLE 24 OF THE SANTA CRUZ MUNICIPAL CODE, THE ZONING ORDINANCE, AND THE LOCAL COASTAL PROGRAM BY AMENDING THE CENTRAL BUSINESS DISTRICT PART 24 OF CHAPTER 24.10 TO ADDRESS SOUTH OF LAUREL LAND USE ISSUES

BE IT ORDAINED, by the City of Santa Cruz as follows:

SECTION 1: Section 24.10.2300 of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.2300 Purpose. This Part implements the Land Use Plan, Development Standards and Design Guidelines of the Downtown Recovery Plan. It is intended to refine the Plan in the area of land use and regulations. It supports the purpose of the Plan, in the context of the General Plan, which aims to make downtown the urban center of the city, with the many functions a city center serves. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

The Central Business District Zone of the Downtown Recovery Plan is divided into four (4) subareas, in order to enhance the character of each by special consideration of the character of each. The Lower Pacific Avenue subdistrict has been added and consists of the CBD District South of Laurel Street. The Lower Pacific Avenue subdistrict is intended to implement the policies of the South of Laurel Plan and is separate from the Downtown Recovery Plan.

SECTION 2: Part 24(A) is hereby added to read as follows:

Part 24(A): CBD Subdistrict E - Lower Pacific Avenue.

24.10.2360 Principal Permitted Uses.

1. The following uses are allowed outright in the Lower Pacific Avenue Subdistrict, 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 school and studios (610);
 - b. Apparel and accessory stores (250);
 - c. Eating and drinking establishments (except bars, fast food), subject to alcohol regulations in Part 12 of Chapter 24.12. (280);
 - d. Educational facilities (public/private) (510);

CALIFORNIA COASTAL COMMISSION

EXHIBIT 3

ORDINANCE NO. 96-06

- e. Financial, insurance, real estate offices (420);
- f. Financial services (320);
- g. Food and beverage stores (except liquor and convenience stores) (240);
- h. General retail merchandise (drug and department stores) (230);
- i. Home furnishing stores (270);
- j. Lodging (300);
- k. Medical/health offices (except veterinarians and ambulance services) (410);
- l. Multi-family residential units or mixed use projects subject to the minimum land area (net) per dwelling unit of the R-M District (840);
- m. Museums and art galleries (600);
- n. Professional offices (400);
- o. Professional/personal service (except contractors yards and mortuaries) (310);
- p. Repair, alterations and maintenance services for household items (except boat repair) (340);
- q. Small community care residential facilities;
- r. Small preschool/childcare (12 or fewer) (510A);
- s. Specialty retail supply stores (290);
- t. Theaters (620);
- u. Video rental (360B).

24.10.2365 Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory Buildings and Section 24.10.730.

24.10.2370 Use Permit Requirement.

1. The following uses are subject to approval of an Administrative Use Permit in the Lower Pacific Avenue Subdistrict and possibly other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use

CALIFORNIA COASTAL COMMISSION
EXHIBIT 3

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. Auto supply stores (260C);
- b. Bakery, micro-brewery, (subject to alcohol regulations in Part 12 of Chapter 24.12) handicrafts or similar light manufacturing and assembly uses associated with retail sales, if floor area is less than 7000 sq. ft. and retail sale or service area occupies at least 30% of the floor area;
- c. Brew pubs, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Churches (500);
- e. Communication and information services (550);
- f. Community organizations, associations, clubs and meeting halls (570);
- g. Developed parks (710);
- h. Fast-food restaurants or drive-in eating facilities subject to Performance Standards in 24.14.290, and subject to alcohol regulations in Part 12 of Chapter 24.12. and Section 24.14.290. (280H);
- i. Foster family homes;
- j. Government and public agencies (530);
- k. Off-site public/private parking facilities. (930);
- l. Recycling collection facilities;
- m. Single-room occupancy (SRO) housing fifteen units or fewer (860);
- n. Sports, recreation and entertainment facilities subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- o. Temporary structures and uses;
- p. Utilities and resources (540);
- q. Veterinarians (410A).

2. The following uses are subject to approval of a Special Use Permit in the Lower Pacific Avenue Subdistrict and possibly 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. Bar and cocktail lounges, subject to alcohol regulations in Part 12 of Chapter 24.12. (280C);
 - b. Boat repairs (340D);
 - c. Community care facilities;
 - d. Community care residential facilities;
 - e. Contractor/Building (310E);
 - f. Convenience/liquor stores, subject to alcohol regulations of Part 12 of Chapter 24.12. (240B);
 - g. Night clubs (amplified live entertainment), subject to alcohol regulations of Part 12 of Chapter 24.12. (630);
 - h. Single-room occupancy (SRO) housing sixteen units or more (860).

24.10.2375 Use Determination. Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the established uses, and which will not impair the present or potential use of adjacent properties may be permitted. An administrative use permit will be required.

24.10.2380 Lower Pacific Avenue Subdistrict Regulations.

1. **Height and Stepback Requirements.** The maximum height of development throughout this subarea shall be 35 feet or 3 stories with a minimum height of 2 stories for buildings along Pacific Avenue. Provision for sloping roofs and mechanical penthouses will be allowed to a maximum height of 40 feet, provided that penthouses are stepped back at least 20 feet out of sight from pedestrian view. The second story shall be at least 50% of the first floor and shall be located toward the street frontage.
2. **Build to Lines and Setbacks.** New development along Pacific Avenue shall be set back from the property line to create a sidewalk depth of at least 12 feet. New development along Front Street shall be set back from the property line to create a sidewalk depth of at least 10 feet. Additional setbacks are permitted to provide landscaped or paved extensions of the sidewalk area, gardens, outdoor seating, or cafes. No sideyard setbacks are required. Building design at the corners of Pacific Avenue and Front Street should include strong architectural elements (such as a tower) at the corners to emphasize the entrance to Pacific Avenue.

3. **Parking.** Parking requirements set forth in Part 3 of Chapter 24.12 of the Zoning Ordinance shall apply.

- a. Surface parking lots within the South of Laurel subarea shall be well landscaped, and screened from the public sidewalk with low walls, planters or hedges, and shall comply with other landscaping requirements of the zoning regulations.
- b. Surface parking should be located to the rear of buildings or facing collector streets. Driveways should be consolidated as much as possible and cooperative easements should be formed to allow parking access at the rear of buildings.

4. **Service Access.** Trash storage areas shall be internal to the building or completely enclosed and screened from view. To the maximum extent practicable, no trash or loading areas shall be permitted adjacent to Pacific Avenue.

24.10.2385 Lower Pacific Avenue Design Guidelines.

1. **Store Front Treatment.** The ground-level treatment of buildings and parking structures within the Lower Pacific Avenue Subarea should generally comply with the guidelines for the Pacific Avenue Retail Subarea listed on pages 41-45 of the Downtown Recovery Plan, in terms of: storefront access, transparency and variation; and the use of landscaping, awnings and canopies. However, it is recognized that the Lower Pacific Avenue subarea has a more informal character than Pacific Avenue and, as such, more variation of ground-level treatment is envisioned and encouraged. The use of porches and terraced gardens as an intermediate space between the ground floor use and the sidewalk is permitted, as long as the finished floor elevation of the ground floor use is no more than four feet above or below the sidewalk level, and accessibility requirements are met.

2. **Ground level Residential.** Within the Lower Pacific Avenue subarea, ground level residential uses are permitted in all areas and floors. Direct access between individual units and the street is strongly encouraged through the use of porches and front "stoops".

3. **Upper level Facade Treatment.** The treatment of upper level facades should generally comply with the guidelines of the Pacific Avenue retail district in terms of building rhythm, corner treatment, windows, roof treatment, building materials, colors and planting. In recognition, however, of the area's village character, several special conditions are noted:

- a. **Architectural Elements.** The use of architectural elements that promote the village character of the street is encouraged. Such elements could include, sloping roofs, chimneys, bay windows, dormers, recessed loggias, balconies, and porches.
- b. **Articulation.** Facades should be highly articulated and varied; the introduction of moldings and trims, and changes in horizontal and vertical planes are strongly encouraged to create visual interest and variation in light and shadow. Residential development should be highly articulated and expressive of the individual units within the complex.

ORDINANCE NO. 96-06

- c. **Wood.** Building material can be more diverse and residential in character than those recommended for the Pacific Avenue District. The use of wood as a siding material is encouraged.
- d. **Flowers and Planting.** The use of planters, trellises and topiary treatment of buildings is encouraged to further enliven the area and to promote its unique village qualities.

SECTION 3. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

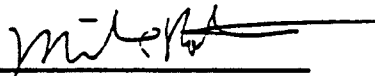
PASSED FOR PUBLICATION this 23rd day of January, 1996, by the following vote:

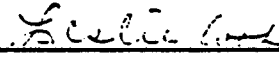
AYES: Councilmembers: Mathews, Beiers, Yokoyama, Campbell;
Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: Scott; Kennedy.

DISQUALIFIED: Councilmembers: None.

APPROVED: 
Mayor

ATTEST: 
Deputy City Clerk

PASSED FOR FINAL ADOPTION this _____ day of _____, 1996, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

DISQUALIFIED: Councilmembers:

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

This is to certify that the above and foregoing document is the original of Ordinance No. 96-06 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

City Clerk

CALIFORNIA COASTAL COMMISSION
EXHIBIT 3

ORDINANCE NO. 96-07

**AN ORDINANCE OF THE CITY OF SANTA CRUZ
AMENDING TITLE 24 OF THE SANTA CRUZ MUNICIPAL
CODE, THE ZONING ORDINANCE, AND THE LOCAL
COASTAL PROGRAM BY ADDING PART 27 OF CHAPTER
24.10 ESTABLISHING A MIXED USE OVERLAY DISTRICT.**

BE IT ORDAINED, by the City of Santa Cruz as follows:

SECTION 1: Part 27 of Chapter 24.10 of the Santa Cruz Municipal Code is hereby added to read as follows:

Part 27 - Mixed Use Overlay District

24.10.2600 Purpose. The purpose of the Mixed Use Overlay District is to promote the General Plan policy for mixed use and live work development opportunities within the City, by establishing an overlay zone that may be applied to multi-family residential districts that are located on arterial streets or in areas appropriate for mixed use developments.

24.10.2610 Applicability. These regulations may be adopted as an overlay district over existing multifamily zones that are on arterial streets or in more urbanized areas of the City. Implementation of this district will be initiated by the City, to insure that a logical district is formed. Individual requests will be considered, but adoption of this zone for single parcels will not be granted.

24.10.2620 District Regulations.

1. Residential components of mixed use projects must be the predominant use of the property with at least 50% of the buildings square footage or lot area to be allocated to residential uses. Within the R-L District, commercial uses shall be limited to the uses in the C-N zoning district (Section 24.10.1000); for the R-M and R-H districts, commercial uses shall be limited to the uses listed in the C-C zoning district (Section 24.10.700). All retail commercial and restaurant uses must be located on the ground floor; service and office uses may occupy the ground and second floors.
2. A Special Use Permit shall be required for all mixed use projects developed under these guidelines. The project shall establish the mix of uses within the commercial sections of the project. Once the project is constructed, replacement commercial uses must follow the established processes for those uses listed in the appropriate commercial district.
3. The underlying zoning district shall establish the basic parameters of the building design including setbacks, density, building height and floor area ratio.

24.10.2630 Parking. Off-street parking requirements must be fulfilled for each use in accordance with the provisions of Chapter 24.12 Part 3, Off-Street Parking and Loading Facilities. Guest parking spaces required for the residential project may also be counted as required commercial parking. Further parking reductions may be granted mixed use

Mixed Use Overlay

STC MA100 AMEND #1-91

SANTA CRUZ COASTAL COMMISSION

EXHIBIT 4

developments by utilizing the cooperative parking provisions listed in Section 24.12.290.4, as long as a parking plan described in Section 24.12.290.3 is prepared.

24.10.2635 Signs. Signage shall be limited to individual wall signs that have a maximum area of 25 square feet. Units on corners may have two signs. A monument sign may be constructed for the entire complex, consistent with the City's sign regulations.

24.10.2640 Design Guidelines.

1. Projects developed under this part will require a design permit pursuant to Chapter 24.08 Part 5 subject to the following findings:
 - a. The design should provide for variety in building height and building design.
 - b. The facades of the buildings shall be designed so as to give individual identity to each vertical module of units using techniques such as providing a deep notch (in plan) between the modules; varying architectural elements between units (e.g, window color, roof shape, window shape, stoop detail, railing type); varying color of each individual module within a harmonious palette of colors, etc.
 - c. Building design must avoid large, blank or monotonous surfaces; rather, design should include sufficient detailing, texture, color differentiation and three-dimensional articulation to create appropriately scaled, interesting structures. Special architectural features that relieve flatness of facade such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc., are necessary.
 - d. Commercial facades of mixed use projects should be divided into shorter segments or modules. Modules along street frontages should be a maximum of 50 feet long and should be separated by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features. Special architectural features such as gables, turrets, and towers, should accent building at the main entrance, adjacent to driveways or at building corners.
 - e. Commercial facilities in mixed use projects should be oriented to the street, with parking generally located in the rear or side of buildings. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence or landscaping. Parking lot entrances shall be minimized as much as possible to minimize conflicts.
 - f. Clear pedestrian access shall be provided in the form of walkways clear access points shall be provided for commercial space and residential units. If pedestrian access ways cannot be separated from parking bays and/circulation aisle, they must be distinguished by a different paving material. Access should be available through buildings, if the structure is over 250 feet long.

CALIFORNIA COASTAL COMMISSION

EXHIBIT 4

ORDINANCE NO. 96-07

g. The building materials and design of the project shall be of long lasting quality, in order to create a high quality living environment that holds its value over time.

SECTION 2. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 23rd day of January, 1996, by the following vote:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Campbell; Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: Scott; Kennedy.

DISQUALIFIED: Councilmembers: None.

APPROVED: Mike Rotkin
Mayor

ATTEST: Leslie Cook
Deputy City Clerk

PASSED FOR FINAL ADOPTION this 13th day of February , 1996, by the following vote:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Scott, Campbell, Kennedy; Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: None.

DISQUALIFIED: Councilmembers: None.

APPROVED: Mike Rotkin
Mayor

ATTEST: Leslie Cook
Deputy City Clerk

This is to certify that the above and foregoing document is the original of Ordinance No. 96-07 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Leslie Cook
Deputy City Clerk

CALIFORNIA COASTAL COMMISSION
EXHIBIT 4

ORDINANCE NO. 96-05

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING PART 9 OF CHAPTER 24.12 OF THE SANTA CRUZ MUNICIPAL CODE, THE ZONING ORDINANCE, REGARDING BED-AND-BREAKFAST INNS, AND AMENDING THE LOCAL COASTAL PROGRAM. #95-191

BE IT ORDAINED by the City of Santa Cruz as follows:

Section 1, Part 9 of Chapter 24.12.800 of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9: BED-AND-BREAKFAST INNS

24.12.800 Purpose. These regulations are established in order to facilitate Bed & Breakfast uses in commercial districts which cater to visitors; to encourage Bed & Breakfast uses in residential districts where they are appropriate, while protecting surrounding residential uses from their commercial impacts; and, to encourage the preservation and maintenance of buildings listed on the Historic Building Survey.

24.12.810 Regulations.

1. In districts which allow hotels, motels and lodging, bed-and-breakfast inns shall be subject to the same regulations as hotels and motels. In all R-1, R-L, R-M, R-T(A) and R-T(D) districts, bed-and-breakfast inns shall meet the following requirements.
 - a. Bed-and-breakfast inns shall provide breakfast and may provide other meals for registered guests. No meals may be served to unregistered guests or the general public.
 - b. No cooking facility shall be allowed in guest rooms.
 - c. Guest occupancy shall be limited to fourteen (14) days during any thirty (30) day period.
 - d. Guests shall check in and out only between 9:00 a.m. and 8:00 p.m.
 - e. Bed-and-breakfast inns shall be managed and occupied by the owner of the property.
 - f. Except as provided in Subsection 2., the bed-and-breakfast use shall comply with all requirements of the zoning district in which it is located.

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- g. Prior to the Zoning Board's public hearing of the application, the applicant shall provide evidence that written comments have been solicited from all owners and occupants of lands adjoining the proposed use. Any written comments received shall be submitted to the Zoning Board.
 - h. A transient occupancy permit shall be obtained prior to activating the use permit.
2. In addition to the requirements contained in Subsection (1) above, bed-and-breakfast inns in the R-1 Single-Family Residence District and the R-L Multiple Residence-Low Rise District shall meet the following requirements:
- a. There shall be a distance of either two (2) full blocks or fifteen hundred (1,500) lineal feet, whichever is greater, between bed-and-breakfast inns.
 - b. The structure proposed for a bed-and-breakfast use shall be listed in the City of Santa Cruz Historic Building Survey.
 - c. No use permit may be issued to authorize a bed-and-breakfast use if that use would result in a net loss of multiple dwelling units which have been occupied as such for two (2) years prior to the application date.
 - d. Signs shall be affixed to the structure, externally lighted only, and turned off by 10:00 p.m.
3. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Program.

Section 24.12.820 Findings Required. In addition to other findings required by Chapter 24.08.040 (Special Use Permit), Chapter 24.08.430 (Design Permit), and Chapter 24.08.930 (Historic Alteration Permit), all applications for bed-and-breakfast uses within R-1, R-L, R-M, R-T(A) and R-T(D) zoning districts shall be consistent with the following findings:

- 1. The proposed use will further the preservation of any historic building(s) involved as evidenced by proposed repairs and improvements to the building and property, and the establishment of an economic use of the building which will support its continued maintenance and improvement.

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2. The proposed use, as conditioned, will not create noise, parking or other detrimental impacts on the residential neighborhood in which it is located.
3. The proposed use will further General Plan policies related to historic preservation, tourism and economic development.

Section 2. This ordinance shall be in force and take effect 30 days after its final adoption.

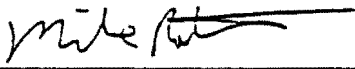
PASSED FOR PUBLICATION this 23rd day of January, 1996, by the following votes:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Campbell;
Mayor Rotkin.

NOES: Councilmembers: None.

ABSENT: Councilmembers: Scott; Kennedy.

DISQUALIFIED: Councilmembers: None.

APPROVED: 
Mayor

ATTEST: 
Deputy City Clerk

ORDINANCE NO. 96-05

PASSED FOR FINAL ADOPTION this 13th day of February, 1995, by the following votes:

AYES: Councilmembers: Mathews, Beiers, Yokoyama, Scott, Campbell, Kennedy; Mayor Rotkin.
NOES: Councilmembers: None.
ABSENT: Councilmembers: None.
DISQUALIFIED: Councilmembers: None.

APPROVED: *Mike Rotkin*
Mayor

ATTEST: *Leslie Cook*
Deputy City Clerk

This is to certify that the above and foregoing document is the original of Ordinance No. 96-05 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Leslie Cook
Deputy City Clerk