

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(408) 27-4863  
HARD OF HEARING IMPAIRED: (415) 904-5200

F3a



September 16, 1997

TO: Commissioners and Interested Parties

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

SUBJECT: SANTA CRUZ COUNTY: LOCAL COASTAL PROGRAM MINOR AMENDMENT  
NO. 2-97

Santa Cruz County is requesting that the Implementation Portion of its certified Local Coastal Program be amended to: **allow minor roof line alterations to non-conforming residential units.**

The full text is shown on the reverse. The underlined text is to be added to Section 13.10.260(c) of the County Code/ Local Coastal Program. This amendment request was filed on September 2, 1997, pursuant to Section 30510(b) of the Coastal Act and Section 13553 of the California Code of Regulations.

The purpose of this notice is to advise interested parties of the determination by the Executive Director pursuant to Section 13555 of California Code of Regulations that the filed amendment is "minor" as defined in Section 13554. The amendment does not change any use or height limit requirements. It falls under the following category allowed by Section 13554:

*changes in wording which make the use as designated in the zoning ordinances...more specific and which do not change the kind, location, or density of use and which are found...to be consistent with the land use plan...;*

Pursuant to Section 13555, the Executive Director will report in writing this determination to the Coastal Commission at its meeting of October 7-10, 1997, to be held at the Del Mar Fair Grounds, 2260 Jimmy Durante Blvd., Del Mar. He will also report any objections to the determination received within 10 days of posting of this notice. This proposed minor amendment will be deemed approved, unless one-third of the appointed members of the Commission request that it be processed as a major amendment (pursuant to Section 13555(b)). It will take effect immediately.

If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Rick Hyman or Lee Otter at the Central Coast District Office in Santa Cruz. If you wish to register an objection to the proposed "minor" amendment determination, please contact either of the above staff by October 3, 1997.

FULL TEXT OF SANTA CRUZ COUNTY LOCAL COASTAL  
PROGRAM MINOR AMENDMENT #2-97 ATTACHMENT

ORDINANCE \_\_\_\_\_

ORDINANCE AMENDING SECTION 13.10.260  
OF THE COUNTY CODE RELATING TO ALTERATION  
OF RESIDENTIAL STRUCTURES UTILIZED FOR NON-CONFORMING USES

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

SECTION I

Subsection (c) of Section 13.10.260 of the Santa Cruz County Code is hereby amended as follows:

(c) Where two or more residential dwelling units exist on a parcel of land as non-conforming units because the zoning of the property no longer allows more than one dwelling unit, the largest of the units, or one of two or more units of similar size, may be considered as conforming to the zone district. Accordingly, that unit only may be enlarged, extended, reconstructed, or structurally altered in accordance with the site coverage, yard, and height restrictions of this Chapter. Notwithstanding the foregoing limitation, the roof line of the other units not deemed conforming to the zone district may be structurally altered (with a Level 4 approval) provided, however, that the cubic habitable space of the structure or structures containing the other units is not increased by the alteration of the roof line, and such structural alterations of the roof line are in accordance with the height and other applicable restrictions of this Chapter.

SECTION II

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

SECTION III

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

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM: \_\_\_\_\_  
County Counsel