

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th6a

November 21, 2001

TO: Commissioners and Interested Persons

FROM: Charles Lester, Acting Deputy Director
Susan Craig, Coastal Planner**RECORD PACKET COPY**

SUBJECT: **CITY OF SANTA CRUZ: LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 1-01 (PART A)**. For public hearing and Commission action at its meeting of December 13, 2001, to be held in San Francisco at the Hyatt Regency, 5 Embarcadero Center, San Francisco, CA 94105.

SYNOPSIS

The City of Santa Cruz is proposing to amend the Design Guidelines and allowable density of a portion of the Beach Flats area, as well as add two new zoning districts to a portion of the Beach Flats area. In addition, the City is proposing to rezone two districts of the Beach Flats area, amend one policy of the certified Beach Area Plan, and add two new policies to the certified Beach Area Plan. The purpose of the proposed LCP changes is to facilitate approval of an affordable housing project in the Beach Flats area of Santa Cruz at a higher density than what is currently allowed. Specifically, the City is requesting the following changes to its certified Local Coastal Program:

1. Amend the zoning ordinance to include two new sections (the RT(E) (Beach Medium-High Density Residential District) and CON (Neighborhood Conservation Overlay District). (Implementation Plan Amendment).
2. Re-designate a portion of the Beach Flats area from M (Medium Density Residential; 20.1 to 30 dwelling units per acre) to H (High Density Residential; 30.1 to 55 units) (Land Use Plan amendment).
3. Rezone the same properties in #2 from RT(D) (Beach Residential) to RT(E) (Beach Medium-High Density Residential) (Implementation Plan Amendment).
4. Rezone a portion of the Beach Flats area adjacent to the above properties from RT(D) (Beach Residential) to RT(D)/CON (Beach Residential/Neighborhood Conservation Overlay District) (Implementation Plan Amendment).
5. Amend an existing policy of the certified Beach Area Plan and add two new policies to the certified Beach Area Plan to add more specificity regarding allowable densities and parking requirements for the Beach Flats area (Land Use Plan Amendment).
6. Amend the certified Design Guidelines as they apply to the above properties (Land Use Plan Amendment).

**California Coastal Commission**

This amendment, which constitutes one part of a larger amendment submittal, was filed on October 10, 2001. The City Council held noticed public hearings. The Planning Commission also held noticed public hearings. The other components of the amendment regarding the Beach and South of Laurel Plan will be scheduled for a future hearing.

SUMMARY OF STAFF RECOMMENDATION

Staff has reviewed the proposed amendment to the Land Use Plan for conformance with the Coastal Act and the Implementation Plan amendment for consistency with the proposed amended Land Use Plan. Issues raised by the proposed amendment include density, Design Guidelines, and public access. As discussed in detail below, Staff recommends **approval** of the City of Santa Cruz Local Coastal Program proposed Land Use Plan Major Amendment No. 1-01 (Part A) if it is modified to address a discrepancy between a proposed new Land Use Plan policy and the proposed change in the Land Use Map. Staff recommends **approval** of Implementation Zoning Ordinance Major Amendment No. 1-01 (Part A), as submitted.

ANALYSIS CRITERIA

The Commission certified the City of Santa Cruz's Land Use Plan in July 1981. The Implementation Plan was certified in April 1985 and the City assumed coastal development permit authority that year. The City has organized and submitted this LCP amendment request in accordance with the standards for amendments to certified LCPs (Coastal Act Section 30514, California Code of Regulations 13551 through 13553).

The proposed amendment affects the IP and LUP components of the City of Santa Cruz LCP. The standard of review for land use plan amendments is that they must be consistent with the Chapter 3 policies of the Coastal Act. The standard of review for implementation amendments is that they must be consistent with and adequate to carry out the policies of the certified coastal land use plan.

ADDITIONAL INFORMATION

Further information on the submittal may be obtained from Susan Craig at the Central Coast District Office of the Coastal Commission at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.

Staff Report Contents

page

SYNOPSIS	1
I. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS	3
II. SUGGESTED MODIFICATION	4
III. FINDINGS AND DECLARATIONS	5
A. Amendment Description.....	5
B. Analysis of Land Use Plan Amendments	5
C. Analysis of Implementation Plan (Zoning Ordinance) Amendments	9
IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	10



I. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS

Staff recommends adoption of the following resolutions:

Resolution I. (Resolution to approve City of Santa Cruz Land Use Plan Major Amendment No. 1-01 (Part A) as submitted)

Staff recommends a **NO** vote on the motion below. Failure of this motion will result in denial of the land use plan amendment component as submitted and adoption of the following resolution and findings. The motion passes only upon an affirmative vote of a majority of the appointed Commissioners.

***Motion #1:** I move that the Commission certify Major Amendment No. 1-01 (Part A) to the City of Santa Cruz Land Use Plan as submitted by the City.*

***Resolution to Deny:** The Commission hereby denies certification of Major Amendment No. 1-01 (Part A) to the land use plan of the City of Santa Cruz as submitted and adopts the findings set forth below on the grounds that the amendment component, as submitted, does not conform with the policies of Chapter 3 of the Coastal Act.*

Resolution II. (Resolution to approve City of Santa Cruz Land Use Plan Major Amendment No. 1-01 (Part A), if modified)

Staff recommends a **YES** vote on the motion below. Passage of this motion will result in certification of the amendment component with the suggested modification and adoption of the following resolution and findings. The motion to certify with the suggested modification passes only upon an affirmative vote of a majority of the appointed Commissioners.

***Motion #2:** I move that the Commission certify Major Amendment No. 1-01 (Part A) to the City of Santa Cruz Land Use Plan as submitted by the City, if modified as suggested by Modification #1 in this staff report.*

***Resolution:** The Commission hereby approves Major Amendment No. 1-01 (Part A) to the land use plan of the City of Santa Cruz if modified according to the suggested modification and adopts the findings set forth below on grounds that the land use plan amendment with the suggested modification will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested 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 and mitigation measures that would substantially lessen any significant adverse impacts which the land use plan amendment may have on the environment.*



Resolution III. (Resolution to approve City of Santa Cruz Implementation Plan Major Amendment No. 1-01 (Part A) as submitted)

Staff recommends a **NO** vote on the motion below. Passage of this motion will result in approval of the Implementation Plan amendment and the adoption of the following resolution and the findings in this staff report. The motion passes only by an affirmative vote of a majority of the Commissioners present.

***Motion.** I move that the Commission reject Major Amendment #1-01(Part A) to the City of Santa Cruz Local Coastal Program Implementation Plan as submitted.*

***Resolution to Approve** The Commission hereby approves certification of Major Amendment #1-01 (Part A) to the Implementation Zoning Ordinance of the City of Santa Cruz Local Coastal Program on the grounds that the amendment to the Zoning Ordinance conforms with, and is adequate to carry out the provisions of the Land Use Plan as certified. The approval of the Implementation Plan amendment will not have any significant adverse on the environment and is the least environmentally damaging alternative.*

II. SUGGESTED MODIFICATION

The Commission hereby suggests the following change to the proposed Local Coastal Program amendments, which is necessary to make the requisite findings. If the local government accepts the suggested modification within six months of Commission action, by formal resolution of the City Council, the corresponding amendment portion will become effective upon Commission concurrence with the Executive Director finding that this has been properly accomplished.

***Note:** The Commission suggests deleting the text with ~~strikethrough~~.*

Modification #1

Modify Beach Area Plan Land Use Policy 2.3 so that it does not conflict with the proposed Land Use Map re-designation:

Maintain the RTE zone – Beach Residential Development – for the “New Development Area” a ~~medium density~~ residential zone in which the density may range from 30 to 36 units an acre, with reduced parking requirements, flexible setbacks, no specified lot size for planned developments (PDs), and subject to the specific design guidelines. (P.32)



III. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. Amendment Description

The City of Santa Cruz (Exhibit 1) is proposing the following changes to its certified Local Coastal Program:

1. Amend the zoning ordinance to include two new sections: RT(E) (Beach Medium-High Density Residential District) and CON (Neighborhood Conservation Overlay District) (Implementation Plan Amendment – see Exhibit 4).
2. Re-designate a portion of the Beach Flats area (for properties generally bounded by 3rd Street, Beach Street, Leibrandt Avenue, and Kaye Street) from M (Medium Density Residential; 20.1 to 30 dwelling units per acre) to H (High Density Residential 30.1 to 55 units) (Land Use Plan Amendment – see Exhibit 2 for map and affected APNs).
3. Rezone the same properties in #2 from RT(D) (Beach Residential) to RT(E) (Beach Medium-High Density Residential) (Implementation Plan Amendment – see Exhibit 2 for map and affected APNs).
4. Rezone a portion of the Beach Flats area adjacent to the above properties (for properties generally bounded by Raymond Street, 3rd Street, and Kaye Street) from RT(D) (Beach Residential) to RT(D)/CON (Beach Residential/Neighborhood Conservation Overlay District) (Implementation Plan Amendment – see Exhibit 2 for map and affected APNs).
5. Amend an existing policy of the certified Beach Area Plan and add two new policies to the certified Beach Area Plan (see Exhibit 5). These policies add specificity regarding allowable densities in the new CON and RT(E) portions of the Beach Flats area, along with specific design guidelines, as well as allowing reconfiguration of a portion of Leibrandt Avenue to provide aggregated residential parking for Beach Flats residents (Land Use Plan Amendment).
6. Amend the certified Design Guidelines (see Exhibit 3) as they apply to the above properties (Land Use Plan Amendment).

This amendment is part of a larger amendment package, the remainder of which will be analyzed separately and scheduled for a future hearing. This amendment has been submitted to facilitate approval of an affordable housing project in the Beach Flats area of Santa Cruz at a higher density (30 to 36 dwelling units/acre) than what is allowed (20.1 to 30 dwelling units/acre) under the current land use designation.

B. Analysis of Land Use Plan Amendments

The land use plan amendment proposes changes to density, design guidelines, and public access requirements of the LCP.



1. Density

Coastal Act Section 30250(a) addresses the siting of development and states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...

Coastal Act Policy 30250(a) requires that new residential development be located in existing developed areas able to accommodate it. As stated above, the amendment calls for re-designation of a portion of the Beach Flats area (RT(E) zone or "New Development Area") from Medium Density Residential (20.1 to 30 dwelling units/acre) to High Density Residential (30.1 to 55 dwelling units/acre) (see Exhibit 2). The Beach Flats area is highly developed and consists primarily of single-family and multiple-family residences. Development in the area of Beach Flats proposed for re-designation consists of multi-family residences in poor or substandard condition. Estimated average density in the entire Beach Flats area (not just the area proposed for re-designation) is approximately 35 dwelling units/acre. The proposed increase in density from medium to high would be consistent with the existing density in the overall Beach Flats area. Furthermore, the existing developed area has all the public services, e.g. water and sewer, necessary to be able to accommodate the proposed increase in density. Therefore, the proposed increase in density from medium to high would not cause any significant impacts to coastal resources.

As stated above, the City wishes to re-designate a portion of the Beach Flats area from medium to high density. However, proposed Beach Area Plan Land Use Policy 2.3 (see Exhibit 5) defines this RT(E) or "New Development Area" as a "medium density residential zone," which is inconsistent with the proposed high density designation. Although the high density designation allows for development of up to 55 dwelling units/acre, the "New Development Area" or RT(E) zone would allow development between 30 to 36 dwelling units/acre. This, however, still falls within the high-density designation (30.1 to 55 dwelling units/acre), although the City will not allow a density greater than 36 dwelling units/acre to be applied in the "New Development Area." The language in proposed LCP Policy 2.3, therefore, is inconsistent with the proposed Land Use designation change. Therefore, **Modification #1** is required to maintain consistency between the amended land use map designation and amended Beach Area Plan Land Use Policy 2.3. With this change, the proposed LUP amendments regarding density are consistent with Coastal Act Section 30250(a).

2. Design Guidelines

Coastal Act Section 30253(5) addresses community character issues and states:

New development shall: (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.



Coastal Act Section 30253(5) requires that new development protect special communities and neighborhoods that are popular visitor destination points for recreational uses. Although the interior residential Beach Flats neighborhood is not in and of itself a popular visitor destination point, it is adjacent to the Santa Cruz Beach Boardwalk, which is a popular visitor destination point. The amendment will allow for redevelopment of a portion of the Beach Flats area adjacent to the Boardwalk, which will enhance the Beach Flats neighborhood. The goal of the proposed Design Guidelines is to revitalize the Beach Flats area by providing specific objectives and design guidelines to protect and improve the Beach Flats neighborhood. The existing Design Guidelines recognize that the Beach Flats area is composed of diverse subareas that accommodate a variety of architectural styles. However, the existing Design Guidelines do not address these subareas individually other than to state that "new construction should be consistent with the major architectural elements and design features of the existing area." The proposed Design Guidelines address these major subareas, specifically the new CON (Neighborhood Conservation Overlay District) and RT(E) (Beach Medium-High Density Residential) zones, and require specific architectural elements for new development in these zones (see Exhibit 3). For example, "Spanish Resort" architectural styles are allowable in the RT(E) zone (referred to as "New Development Area" in the proposed Design Guidelines), consistent with existing development. The specific architectural features of this "Spanish Resort" style, as described in the proposed Design Guidelines, include stucco walls, courtyards, arches, decorative iron or tile, etc. For the CON zone, the proposed Design Guidelines allow "Vernacular architectural styles related to California Bungalow and Victorian." These styles are compatible with existing development in this area of the Beach Flats. The proposed Design Guidelines also address landscaping, scale of development, color, etc., for each subarea of the Beach Flats. The proposed Design Guidelines will enhance the Beach Flats neighborhood by providing more specificity regarding the design for new development. Thus, the proposed amendment, as submitted, is consistent with Coastal Act Section 30253(5) regarding protection of special communities and neighborhoods.

3. Public Access

Coastal Act Sections 30214(a) states in part:

The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following: (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses. (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.



Coastal Act Section 30212.5 states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Coastal Act Section 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Beach Area Plan Circulation Policy 3.1 states:

Alter the direction of traffic flow and configuration to facilitate efficient vehicular movement, and to help segregate tourist traffic from local residential traffic.

Beach Area Plan Circulation Policy 3.2 states:

Develop a circulation system and accompanying street pattern which directs tourist traffic around the perimeter of the Beach Flats rather than through it.

Coastal Act Sections 30214(a), 30215.5, and 30252 address public access as it relates to adjacent residential uses and parking impacts. As stated above, the proposed amendment has been submitted to allow development of an affordable housing project. Some of the required parking for the proposed affordable housing project would be provided on a portion of Leibrandt Avenue.

The Beach Flats neighborhood is adjacent to the Santa Cruz Beach Boardwalk (located on Beach Street), which is a popular visitor destination point. The proposed amendment would allow for an unspecified reduction in the amount of public parking allowed on a portion of Leibrandt Avenue. The proposed amendment would also allow for reconfiguration of a portion of Leibrandt Avenue to provide aggregated residential parking for Beach Flats residents.

Leibrandt Avenue is a medium-width street that runs between Riverside Avenue and Beach Street. Leibrandt Avenue could be used as a shortcut through the Beach Flats area to the Boardwalk and Main Beach areas. The City, however, has had in place for several years a traffic circulation pattern that directs beach traffic around the Beach Flats area, consistent with Beach Area Plan Circulation Policies 3.1 and



3.2 Specifically, the Leibrandt Avenue/Beach Street intersection is currently open only to emergency vehicles, as well as to pedestrians and bicyclists. Turns onto Leibrandt Avenue from Beach Street are prohibited, as are turns from Leibrandt Avenue onto Beach Street.

As stated above, this amendment has been submitted to facilitate development of an affordable housing project, which will front Leibrandt Avenue. The plan for this housing project shows parking spaces for residents on a portion of Leibrandt Avenue. Because the proposed amendment allows for a reconfiguration of a portion of Leibrandt Avenue, the implications are that this may impact public traffic. However, the proposed policy change to allow reconfiguration of a portion of Leibrandt Avenue to accommodate residential parking would not create a significant impact on access as this portion of Leibrandt Avenue currently serves only local residential traffic in the immediate area and already is closed to through vehicular traffic.

As stated above, the proposed amendment would allow for an unspecified reduction in the amount of public parking allowed on a portion of Leibrandt Avenue. Existing residential parking standards require a specific number of parking spaces per bedroom. Under the current regulations, the proposed affordable housing project would have a deficit of approximately 16 parking spaces. The proposed amendment would allow this deficit to be resolved with on-street residential-only parking. The on-street parking on this portion of Leibrandt is currently limited to residential use from May 15th to September 15th. Furthermore, the proposed amendment applies to such a small area of the City of Santa Cruz that it will not have an impact on public parking. Also, the LCP requires that 3,350 parking spaces be maintained in the Beach area. Recent review by the City's Department of Public Works indicates that there are a total of 3,570 public parking spaces in the Beach area. Furthermore, the reconfiguration of a portion of Leibrandt Avenue to allow for residential-only parking will not conflict with the Coastal Act public access policies in that access for pedestrians, bicyclists, and emergency services through this portion of Leibrandt Avenue will be maintained. As such, the proposed amendment, as submitted, is consistent with Coastal Act Sections 30214(a), 30215.5, and 30252 regarding public access as it relates to adjacent residential uses and parking impacts.

C. Analysis of Implementation Plan (Zoning Ordinance) Amendments

As stated above, the City proposes to add two new zoning districts (CON and RT(E)) to the Beach Flats area (see Exhibit 2 for zoning map). The purpose of the CON (Neighborhood Conservation Overlay District) is to conserve and enhance the residential quality of life within designated neighborhoods; to stimulate maintenance and reinvestment in structures consistent with design guidelines; to facilitate homeownership; and to ensure compatible development along district boundaries. To provide for controlled transition between neighborhoods, the proposed CON district overlay provides specific standards for all development, redevelopment, and building expansion on sites abutting Neighborhood Conservation Overlay Districts. For example, CON standards require that all new construction or renovations must demonstrate compatibility with existing residential uses. This is consistent with the proposed Design Guidelines for the Beach Flats Conservation area which require new development to be similar in scale and form to existing structures in the area. The CON overlay is an appropriate district to implement the LUP in the Beach Flats area.



The primary effect of the new RT(E) zone is to encourage quality medium and/or high density multifamily residential uses in a manner which promotes excellence in building design, provides for family-oriented development, and ensures compatibility with the adjacent conservation overlay zone. As stated above, the proposed amendment has been submitted to facilitate development of an affordable housing project (see Exhibit 2 for location of proposed RT(E) zone). The intensity of development proposed through this development under the RT(E) zoning district designation is consistent with and would implement that allowed under the proposed High Density Residential land use designation. Furthermore, the proposed RT(E) zone contains design standards that must be consistent with those required by the proposed Design Guidelines. For example, the proposed RT(E) zone requires all parking to be "located within the rear or at the rear of main structures." This is consistent with the proposed Design Guidelines which require that "parking shall be located within or at the rear of structures..." Thus, the RT(E) district is an appropriate district to implement the LUP in the Beach Flats area.

The proposed amendment would rezone a portion of the Beach Flats area from RT(D) to RT(D)/CON (see Exhibit 2). The allowable density of the revised RT(D)/CON zone would be 27 dwelling units/acre, consistent with that allowed under the existing Medium Density Residential designation. As stated above, the CON overlay has design provisions that implement the design standards of the proposed Design Guidelines. Given the above, the RT(D)/CON district is adequate to carry out the land use policies of the certified LCP.

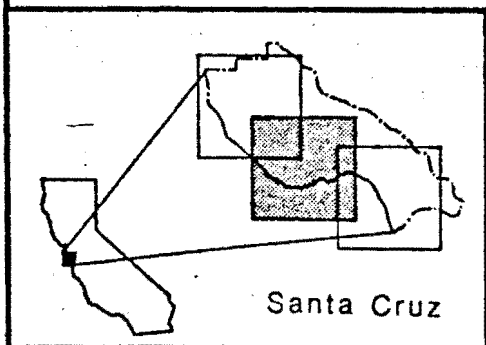
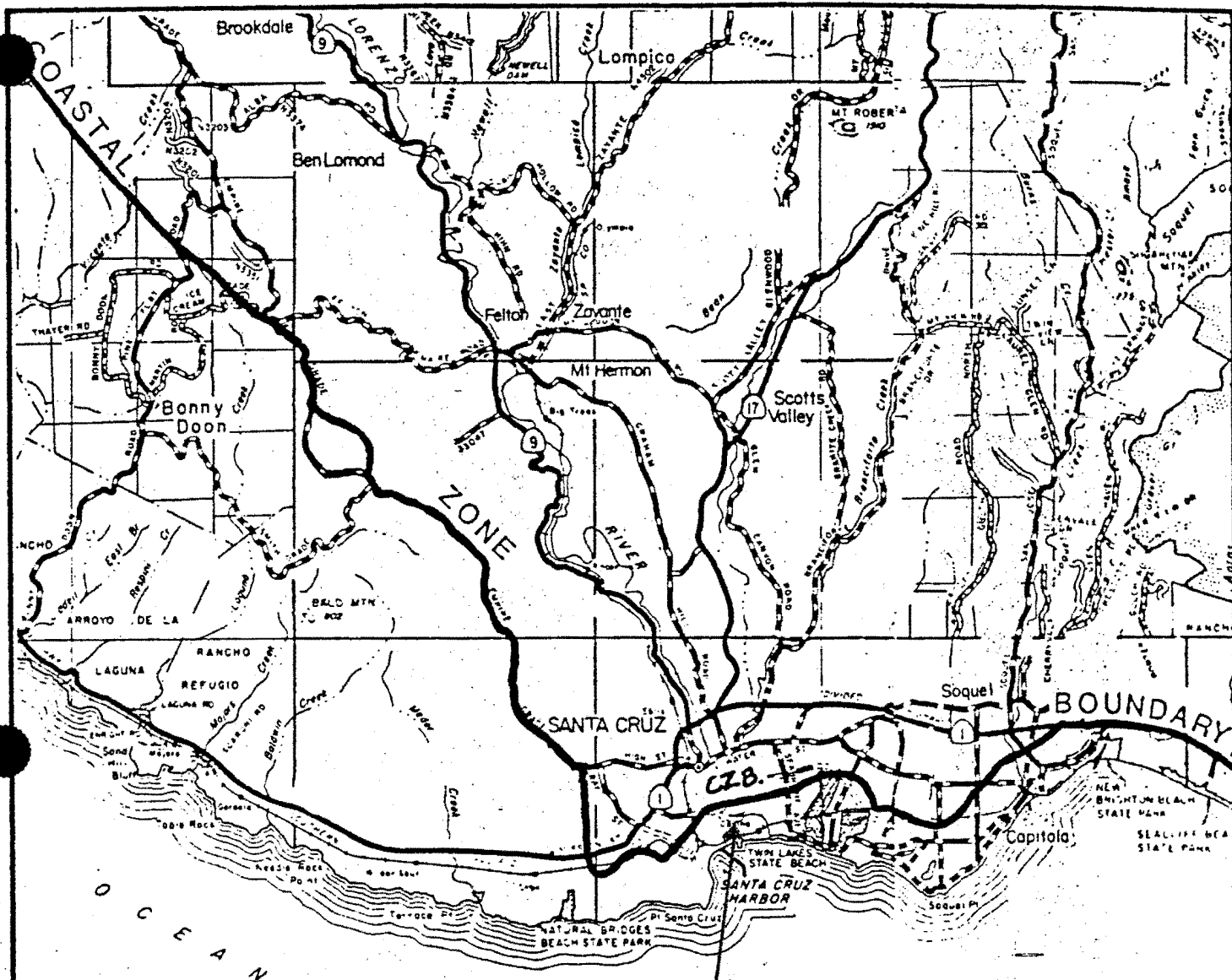
The proposed amendment rezones an area of Beach Flats from RT(D) to RT(E) (see Exhibit 2). The proposed RT(E) zoning would allow a higher density (30 to 36 dwelling units/acre) than that allowed under the existing RT(D) zoning (20.1 to 30 dwelling units/acre). The proposed increase in density is consistent with and would implement the proposed high-density designation of this same area of Beach Flats. Thus the proposed amendment is consistent with the amended land use plan.

In summary, the proposed residential zoning districts are appropriate to implement the residential land use designations. Furthermore, all development in the new zoning districts must comply with the proposed Design Guidelines of the land use plan. Therefore, the Commission finds that the proposed Implementation Plan amendment, as submitted, is consistent with the Land Use Plan as amended and is adequate to carry out its provisions.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for Local Coastal Programs and amendments to them has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does utilize any environmental information that the local government has developed. In this case, the City approved an EIR for the amendment finding that it did not generate any significant environmental impacts. The findings in this report are consistent with the City's environmental analysis. Approval of the amendment, as modified, will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.



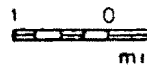


AREA OF CITY
AFFECTED BY
PROPOSED AMENDMENT



California Coastal Commission

LOCATION MAP



County of Santa Cruz

EXHIBIT NO. 1

APPLICATION NO.

STC. MAJ-1-01(A)

Pg. 1 of 1
California Coastal Commission

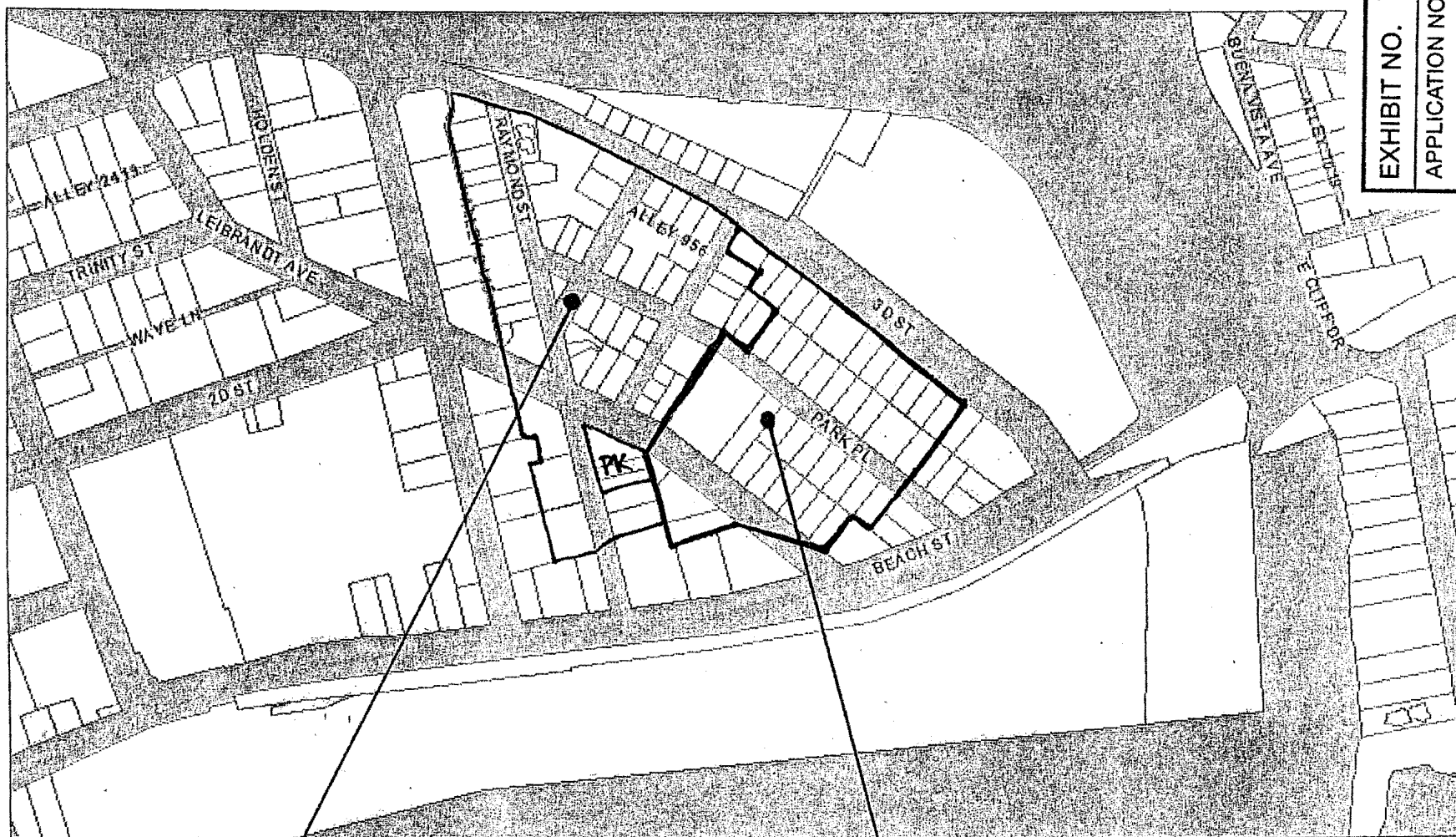


EXHIBIT NO. 2
APPLICATION NO.
STC-MAS-1-01(A)
PG. 1 of 1
California Coastal Commission

Zoning Map Amendment
From RT(D) to RT(D)/CON

APN: 005-225-10, 11; 005-224-16, 19, 20;
005-236-19 thru 23, 29, 30, 31, 35, 36;
005-641-1, 4, 5 17; 005-642-1 thru 10;
005-643-1 thru 10; 005-644-1 thru 10;
005-645-01

Zoning Map Amendment
From RT(D) to RT(E)

General Plan/LCP Amendment
From M (Medium Density Residential) to
H (High Density Residential)

APN: 005-235-1 thru 11, 20 thru 28, 34;
005-236-1 thru 9, 15 thru 18; 005-225-15, 16, 18

- Limit access and egress from the residential neighborhood to discourage tourist commercial traffic.
- Enhance the entries to the neighborhood at gateway intersections (Riverside/Liebrandt and Liebrandt/Beach) to strengthen the residential quality of the neighborhood and improve the appearance of the area.

3. Design Guidelines

Conservation Area

- Development shall adhere to the guidelines listed in the General Design Guidelines and the following guidelines.
- Driveways may be narrower than city standards in order to maximize land use efficiency.
- Locate detached garages at the rear of buildings wherever possible.
- Front and side yard fencing shall be decorative wood picket fencing in traditional designs compatible with neighborhood character.
- Security is enhanced when residents are present and able to recognize one another. Design features such as front porches in proximity to the street encourage residents to interact with one another.
- Use of metal window and door security grilles should be minimized. If grilles are used, they must be decorative and in a style and scale that is compatible with the building architecture.
- Passive security, such as dense growing or thorny plant barriers and noisy, crunchy gravel used under windows as a passive alarm should be used to deter entry into private spaces.
- The dominant Vernacular architectural styles related to California Bungalow and Victorian shall be used to establish the Beach Flats design theme. Architecture shall adhere to the following design guidelines:
- Buildings shall be similar in scale and form to existing structures and shall incorporate Vernacular characteristics, such as pitched gabled roofs, proportionally large overhangs, exposed roof beams and rafter tails, vertically oriented multi-paned windows, and front porches
- Buildings shall be wood frame construction with horizontal wood siding.
- Roof forms shall be typical of Beach Flats with steeper pitches more similar to Victorian than California Bungalow style.
- Roof materials shall be composition or wood shingle.



Vernacular Style Residence



Vernacular Style Residence

- Buildings shall be painted white, off-white, or pastel colors. Contrasting colors shall be used to accentuate door and window frames, porch railings and other distinctive features. Roof colors shall be subtle and compatible with the selected building colors.
- Where multiple color combinations are used, they shall be subtle and consist of a limited number of colors. Variations in shade or tone can be used to articulate architectural features and heighten interest.
- Wood sash or casement windows shall be used to maintain historic integrity and neighborhood character. Vinyl clad wood or baked enamel aluminum frame windows are acceptable if they duplicate the established neighborhood style.
- Colorful flowering annual and perennial plants are encouraged to enhance the character of the neighborhood and to promote individual residence identity
- Permanent containers for flowering plants, such as window boxes and planters, are encouraged for use in limited space areas, at entries and in courtyards and plazas.
- The use of dense, landscape hedges and vine-covered fencing is encouraged as an efficient way to provide more landscaping within the limited available land area of the neighborhood.
- Vines and climbing plants integrated with building design and used on walls and trellises are encouraged to enhance structures, soften blank walls, provide passive security barriers and deter graffiti.

New Development Areas (RTE ZONE)

- Development shall adhere to the guidelines listed in the General Design Guidelines and the following guidelines.
- The siting and design of structures and landscaping, particularly when adjacent structures are single story, shall ensure that the development blends into rather than dominating the neighborhood.
- Three story buildings are encouraged in the perimeter of the Area. Multi-story buildings shall step down to transition to the smaller scale Conservation Area.
- Multiple story developments shall minimize scale through upper story setbacks, modular building units and other similar design techniques.
- Multiple family units shall be clustered to increase open space. Large developments shall be made up of groups of structures.
- Courtyard style developments are encouraged for usable open space. Open spaces shall be consolidated to create usable open space.



Vernacular Style Residence



Spanish Colonial Revival Style Multi-Family Residence

- Parking shall be located within or at the rear of structures and parking lots shall not be visible from the public right-of-way.
- Large parking lots are not allowed. Parking shall be incorporated within residential structures and small parking courts wherever possible.
- Parking courts shall be treated as landscape plazas with attention to paving surfaces, shade trees, landscape planters and pedestrian walkways.
- "Spanish Resort" architectural styles shall be used to establish the design theme for the New Development Area of Beach. While Spanish Colonial Revival is considered dominant, the architectural styles of the Beach Area includes a mix of characteristics of Mission Revival and Mediterranean architecture resulting in a general "Spanish Resort" style. Architecture shall adhere to the following design guidelines:
- Buildings shall be designed with stucco walls, courtyards, arches, towers, balconies, wood doors and windows, decorative iron and tile details or other features typical of the Spanish Colonial Revival style.
- Building forms shall suggest thick masonry reminiscent of Spanish Colonial Revival architecture and incorporate features such as recessed doors and windows.



Spanish Colonial Revival Style Multiple Family Residence

- Building walls shall be stucco and colored white, off-white or very light to medium value, warm-toned hues.

EXHIBIT NO. 3
APPLICATION NO.
STC-MAJ-1-01(A)
pg 3 of 4 California Coastal Commission

- Multiple color combinations may be used provided they are subtle and consist of a limited number of colors. Variations in shade or tone can be used to articulate architectural features.
- Roofs shall be hipped terra cotta tile roofs or flat roofs completely surrounded by a parapet.
- Parapets shall incorporate curvilinear decorative shapes and molding.
- Flat roofed buildings shall incorporate porches, window overhangs, trellises, wall and opening articulation or other features to avoid a bare box appearance. Wall surfaces have decorative texture or ornament concentrated around doors and windows.
- Tile roof colors shall be natural clay terra cotta tones.
- Stained wood is preferred, however, trim may also be painted a darker value color than the main building color.
- Wood sash or casement windows shall be used to maintain compatible architectural character. Vinyl clad wood or baked enamel aluminum frame windows are acceptable if they duplicate the established architectural style.
- Landscaping shall be designed to enhance the development architectural style. Bougainvillea, palms and other Mediterranean and tropical plants are associated with the "Spanish Resort" style found in Beach Commercial.
- Permanent containers for flowering plants are encouraged for use in limited space areas, at entries and in courtyards and plazas. Containers may also serve as seating.
- Vines and climbing plants integrated with building design and used on walls and trellises are encouraged to enhance structures, soften blank walls, provide passive security barriers and deter graffiti.
- Wall and fence materials, style and color shall complement the development architecture. Decorative stucco and wrought iron are most appropriate for Spanish Colonial Revival design themes.
- View fencing is encouraged for "eyes on the street" passive security.
- Lighting type shall be suitable to the project architectural style, such as wrought iron for the Spanish Colonial Revival style.

B. BEACH HILL

1. Community Character

Beach Hill is a distinct promontory within the Beach Area. Steep cliffs define the west and northern edges along Pacific Street and San Lorenzo River. Mature trees and Victorian mansions on the hilltop are visual landmarks from northern portions of the city. Some of

EXHIBIT NO. 3
APPLICATION NO.
STC-MAJ-1-01(A)
PR 4 of 4 California Coastal Commission

ORDINANCE NO. _____

24.10.633 CERTIFICATE OF OCCUPANCY REQUIRED.

In order to ensure safe and sanitary housing and rehabilitation of structures within the RT(D) District, a valid Certificate of Occupancy shall be required for each transfer of the property within the District. Certificates will not be issued for properties with a recorded Notice of Violation. Certificates will be issued when units comply with applicable codes.

Section 2. Chapter 24.10, Part 7 of the Santa Cruz Municipal Code is hereby amended to add a new Section, Part 7E, as follows:

Part 7E: R-T(E) SUBDISTRICT E - BEACH MEDIUM/HIGH DENSITY RESIDENTIAL

24.10.635 PURPOSE.

The purpose of Subdistrict E is to encourage quality medium and/or high density multifamily residential uses in a manner which promotes excellence in building design, provides for family-oriented development, ensures compatibility with the adjacent conservation overlay zone, and limits the need for parking by encouraging use of alternative means of transportation, including the multi-modal center proposed for the Depot site. All new development will be reviewed in compliance with the Beach Flats Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan.

24.10.636 PRINCIPAL PERMITTED USES.

1. The following uses are permitted subject to a design permit and other requirements of the Municipal Code:

- a. Duplex dwellings.
- b. Small family day-care.
- c. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings.

24.10.637 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an Administrative Use Permit, a Design Permit, and other requirements of the Municipal Code:

- a. Educational and cultural institutions.
- b. Community care facilities.
- c. Multiple dwellings, townhouses and condominiums, six units or fewer.
- d. Single family dwellings on substandard lots.
2. The following uses are subject to approval of a Special Use Permit, a Design Permit and other requirements of the Municipal Code.
 - a. Multiple dwellings, townhouses and condominiums, seven units or more, subject to the approval of the City Council upon recommendation of the Zoning Board.
 - b. Large family day care facilities.
 - c. Recreational buildings and community centers.
 - d. Public and private noncommercial recreation areas, buildings and facilities such as parks, playgrounds and basketball courts.
 - e. Public and private commercial parking, subject to landscaping and design standards. Non-conforming parking lots must be brought into compliance within 5 years of adoption of this title.

Exhibit 4
STC-MAJ-1-01(CA)
P8 1 of 7

ORDINANCE NO. _____

24.10.638 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 use permit shall be required and processed pursuant to Part 1, Chapter 24.08, Use Permits, of this title.

24.10.640 DISTRICT REGULATIONS.

These regulations apply to all development within the RTE subdistrict.

1. General.

Provision	Dwelling Unit Type			Other Uses
	Duplex	3+	7+	
a. <u>Height of buildings</u> <u>(Maximum) stories & feet</u>	<u>2 & 22</u>	<u>2½ & 22</u>	<u>3 & 36</u>	<u>3 & 36</u>
b. <u>Minimum lot area (net) s.f.</u>	<u>3,400</u>	<u>6,800</u>	<u>10,200</u>	<u>10,200</u>
c. <u>Minimum lot area (net) s.f. per</u> <u>dwelling unit</u>	<u>1,700</u>	<u>1,450</u>	<u>1,200</u>	<u>----</u>
d. <u>Minimum lot width (feet)</u>	<u>40</u>	<u>65</u>	<u>80</u>	<u>80</u>
e. <u>Open space/dwelling unit (s.f.)</u>	<u>400</u>	<u>400</u>	<u>400</u>	

Setbacks	First Story	Second Story	Third Story
f. <u>Front yard (feet)</u>	<u>5</u>	<u>10</u>	<u>10*</u>
g. <u>Rear yard (feet)</u>	<u>10</u>	<u>10</u>	<u>10*</u>
h. <u>Side yard, each side</u>	<u>3</u>	<u>5</u>	<u>5</u>
<u>total both sides (feet)</u>	<u>6</u>	<u>10</u>	<u>10</u>

* Front and rear yards are subject to building envelope. See Setbacks & Height below.

2. Other Requirements/Standards:

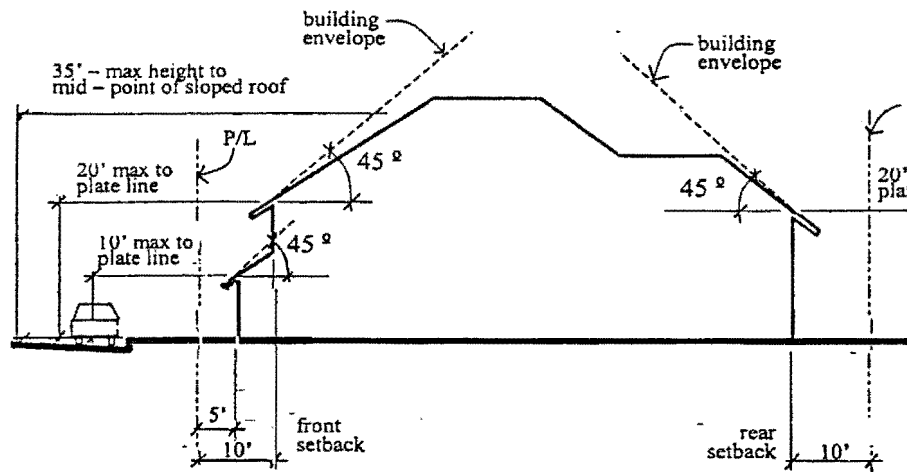
a. Setbacks & Height: Multiple story developments shall minimize scale through upper story setbacks, articulated building elements, and other similar design techniques.

a.1 The height of buildings shall be minimized at the street, in the following manner:

- one story elements of buildings (including porches) must be set back 5 feet from the property line,
- second story elements of buildings must be set back 10 feet from the property line,
- for three stories, the height of the building must be contained within the building envelope as shown in the following.

EXHIBIT NO. 4
APPLICATION NO.
STC-MAJ-1-01(A)
PG 2 of 7 California Coastal Commission

ORDINANCE NO. _____



RTE - Front/Rear Setbacks

a.2 Multi-story buildings or portions of buildings constructed within 30 feet of the Conservation Overlay District shall step-down toward the conservation neighborhood to transition to the adjacent smaller scale conservation area, and shall be no taller than two stories or 23 feet at the mid-point of the roof.

b. Design: All development must be in compliance with adopted Design Guidelines. Regulations which may be applicable to site design in this zone are set forth in General Site Design Standards Part 2, Chapter 24.12. and the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan.

(Ord. 99-04 § 6, 1999; Ord. 88-41 § 6, 1988; Ord. 88-24 § 8, 1988; Ord. 85-05 § 1 (part), 1985).

b.1. The design of all new structures shall employ California Bungalow, Craftsman, or "Spanish Resort Style" as described in the Design Guidelines.

b.2. Spanish Resort Style buildings shall be designed with stucco walls, courtyards, arches, towers, balconies, wood doors and windows, or appropriate materials that emulate the scale, proportions and look of wood, decorative iron and tile details. Building forms shall suggest thick masonry and incorporate features such as recessed doors and windows. Roofs shall be hipped terra cotta tile roofs or flat roofs completely surrounded by a parapet. This parapet shall incorporate curvilinear decorative shapes and molding.

b.3. Flat roofed buildings shall incorporate porches, window overhangs, trellises, wall and opening articulation or other features to avoid a bare box appearance.

b.4. California Bungalow and Craftsman styled buildings shall incorporate appropriately sloped roofs, stucco and/or wood walls, overhangs, porches, trellises, and balconies. Doors and windows shall be of wood (or other durable material that emulates the scale, proportion and appearance of wood).

b.5. All designs must meet the standards of Section 24.10.640 (1) and (2). Failure to meet these standards shall be cause for denial.

c. Parking: All parking shall be located within the rear or at the rear of main structures. Private residential parking lots shall be screened from the public right of way, and shall meet the requirements of Section 24.12.240, in addition to the following requirements.

c.1. All garages and entrances to parking areas shall be set back at least 5 feet from the adjacent front building setback, and 20 feet from the front property line.

c.2. On lots of 40 feet or less in width of street frontage, parking access is limited to a maximum of 12 feet of width. On lots of 40 to 65 feet in width, parking access is limited to a

Exhibit 4
STC-MAS-1-01(A)
DR 3-10

ORDINANCE NO. _____

maximum of 16 feet of width; and on lots with greater than 65 feet in street frontage, parking access is limited to 20 feet.

c.3. Driveways shall be minimized to maximize land use efficiency and the provision of open space and landscaping.

c.4. Off-site parking may be permitted within this subdistrict if:

- the City establishes a parking district for the area; the district develops a suitable parking facility; and the development pays an in-lieu parking fee, or the development identifies and develops a suitable permanent parking facility.
- off-site parking must be within 500 feet of the development and secured by ownership or a long-term lease, including a deed restriction on limiting the property's use for the required parking.

c.5. City parking standard requirements may be reduced in the following manner: one (1) parking space for a one bedroom unit; for two (2) or more bedrooms, the parking requirement may be reduced 50% if one of the following provisions is met:

- at least 50% of new units are two bedrooms or more, or
- for units which meet the City's definition of "affordable."

c.6. Where there is joint recreational and seasonal commercial parking use of a site, turf may be substituted for paved surfaces.

d. Open Space: Each development shall provide 400 square feet of usable open space per unit. This requirement may be met through the provision of balconies and/or decks, patios over 8 feet in depth, and landscaped front and rear yards over 10 feet in depth. The provision of open space may be reduced to 250 square feet per dwelling unit, if the development meets one of the following criteria:

- Projects providing at least 50% of the development as two-bedroom units
- Projects providing community facilities such as a community center and/or a child-care facility.

e. Siting: All development shall be sited to create a harmonious streetedge, and to blend into rather than dominate the street.

e.1. Entries to individual units and grouping of units shall be located on the ground floor facing the street. These entries shall incorporate architectural and landscaping elements such as porches and arbors that visually reinforce the presence of entries.

e.2. Architectural elements, such as towers, balconies, stairs, decorative elements, etc., may project up to 50% of the front yard setback requirement.

e.3. Courtyard style developments, providing common usable open space, may provide a single, common entryway facing the street.

f. Landscaping: Landscaping shall be in compliance with the Design Standards.

f.1. Landscaping shall be designed to enhance the architectural style. All front, rear and side yards shall be fully landscaped except for areas devoted to driveways, patios, walkways or porches. All landscaping areas shall be provided with automatic irrigation systems to facilitate the maintenance of the landscape. Landscaping shall be maintained in an attractive condition.

f.2. Permanent containers for flowering plants, or similar narrow-scape landscaping concepts, are encouraged for use in limited space areas, at entries and in courtyards and plazas, at entries and in courtyards and plazas.

f.3 Vines and climbing plants integrated with building design and used on walls and trellises are encouraged.

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.

Exhibit 4
STC-MAJ-1-01(A)
pg 4 of 7

ORDINANCE NO. _____

24.10.641 FINDINGS REQUIRED.

Prior to approval of any Design Permit for development within this District, the following additional findings must be made. The application:

1. Can be coordinated with existing and proposed development of the surrounding areas, and, if appropriate, particularly addressing the issue of transition to an adjacent Neighborhood Conservation Overlay District; and
2. Shall meet the requirements listed above for the high amenity level of the development, the quality of architecture, and the landscaping.

Section 3. Chapter 24.10, of the Santa Cruz Municipal Code is hereby amended to add a new Section, Part 31, as follows:

Part 31: CON - NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

24.10.4000 PURPOSE.

The purpose of the Neighborhood Conservation Overlay District is to conserve and enhance the residential quality of life within designated neighborhoods; to stimulate maintenance and reinvestment in structures consistent with design guidelines; to facilitate homeownership; and to ensure compatible development along district boundaries.

24.10.4010 APPLICABILITY.

Application of this district to specific neighborhoods may be initiated by the City to ensure that a logical district is formed and that appropriate boundaries are drawn to accomplish the stated goals.

24.10.4020 GENERAL PROVISIONS.

The underlying zoning district shall establish the basic parameters of the building coverage including setbacks, density, building height and floor area ratio within the Overlay district. All new construction or renovations are required to demonstrate compatibility with existing residential uses and will be subject to the architectural and landscaping requirements of the design guidelines.

1. Permitted Uses:
 - a. Residential Uses. All residential uses permitted in the underlying zoning district are permitted, with the same conditions, within the Neighborhood Conservation Overlay District.
2. Other Uses.
 - a. All multi-family uses and all other uses permitted in the underlying zoning district are subject to a Special Use Permit and a Design Permit.
 - b. In addition to the requirements of the underlying district, other uses seeking to locate in a Neighborhood Conservation District will be required to demonstrate compatibility with existing residential use and provide appropriate buffering between the uses.
3. Siting: All development shall be sited to construct a harmonious street edge. No building front yard setback, within a residential block, shall vary more than 5 feet from its adjacent neighbors.

Exhibit 4
STC-MAS-1-01(A)
Pg 5 of 7

ORDINANCE NO. _____

24.10.4030 PARKING.

Off street parking requirements must be fulfilled according to the requirements of the underlying zone. In addition, parking shall be located within or at the rear of structures, and parking lots shall be screened from the public right of way. In residential developments of three units or less, driveways shall not exceed the minimum city standards in order to maximize land use efficiency. In residential developments of three units or more, or in the development of other uses identified in the underlying zone, parking lots shall be treated as landscape plazas with attention to paving surfaces, shade trees, landscape planters and pedestrian walkways. For these projects, a landscaping plan must be submitted for approval by the Planning Director, and must be maintained in an attractive condition.

24.10.4040 EXTERIOR MAINTENANCE: DEMOLITION CONTROL: ORDERLY CHANGE.

The purpose of these provisions is to provide an administrative technique to ensure preservation and maintenance of contributing residential housing stock within the Conservation Overlay District in a manner which accomplishes public objectives, and provides for orderly change within existing housing stock. A Status Report shall be prepared by the Planning Department on the condition of the housing stock in the Conservation Districts within 24 months of Conservation Overlay designation.

1. Targeted Code Enforcement Area. Application of the Neighborhood Conservation Overlay District to a specific neighborhood will concurrently designate the neighborhood as a "targeted code enforcement area."

a. Concentrated housing and zoning code enforcement is to be carried out within the District.

b. An inventory of all vacant, boarded-up, and deteriorated exterior structures is to be submitted to the Zoning Board as part of the Status Report. Notices shall be sent to all owners requiring compliance with applicable codes. Notices requiring removal shall be sent to property owners where storage or accumulation of household items, or large household appliances or abandoned or inoperable cars are visible from a public street, alley or sidewalk.

c. The City shall have the right of first refusal to purchase all residential properties located within a Neighborhood Conservation District which are offered at tax delinquency sales. The City may make these properties available for purchase by qualified lower income first time homebuyers.

2. Demolition Control. In order to ensure preservation of the neighborhood character and ensure orderly change and rehabilitation, where appropriate, of existing structures, the following demolition control procedures are required in the Neighborhood Conservation Overlay District.

a. No demolition permit shall be issued in a Neighborhood Conservation District, until the structure has been evaluated for its contribution to the neighborhood historical and/or architectural context by a appropriate professionals, either architects, code enforcement/building inspectors and/or preservation staff as determined by the Planning Department. This evaluation shall be submitted to the Zoning Administrator who shall make the final determination whether or not a demolition is appropriate.

24.10.4050 HOMEOWNERSHIP.

To ensure residential stability within designated Neighborhood Conservation Overlay Districts, each neighborhood so designated shall be eligible for participation in the City's HOME fund program for lower income first-time home buyers, and other homeownership programs.

Exhibit 4
SK-MAS-1-C1(A)
PG 6 of 7

ORDINANCE NO. _____

24.10.4060 NEW CONSTRUCTION ON SITES ABUTTING OVERLAY DISTRICT BOUNDARIES.

The purpose of the following provisions is to ensure that new development which occurs on the boundaries of a designated Neighborhood Overlay District is compatible and supportive of the public policy goals established for these districts. These provisions apply to all sites abutting a Neighborhood Conservation Overlay District.

In addition to the regulations of the underlying zoning districts, all development, redevelopment and building expansions on sites abutting Neighborhood Conservation Overlay Districts shall comply with the following:

1. Siting: All development shall be designed in a manner that is compatible, to the extent possible, with the existing residential structures in the abutting Neighborhood Conservation Overlay District.
2. Design: All development shall be subject to a Design Permit and must be in compliance with adopted Design Guidelines.
3. Height: While the regulations of the underlying zoning district will control height, all development, redevelopment and building expansions on sites abutting the Neighborhood Conservation District and within 30 feet of existing adjacent Conservation District residential structures, shall transition in height and bulk to create a visually compatible relationship with existing structures. Distinctive architectural features may be allowed additional height if permitted by the underlying district, and if compatible with the neighboring district.
4. Parking: All parking must be screened from view from the first floor of existing residential structures in the Conservation District. This screening may be accomplished by walls, trellises, fencing, and/or landscaping. All development must submit a parking/landscaping plan.
5. All lighting must be designed so that the light source is not visible from the adjacent residential properties nor are the light rays directed or reflected into or on adjacent residential properties.

24.10.4065 CERTIFICATE OF OCCUPANCY REQUIRED.

In order to ensure safe and sanitary housing and rehabilitation of structures within the Neighborhood Conservation Overlay District, a valid Certificate of Occupancy shall be required for each transfer of the property within the District. Certificates will not be issued for properties with a recorded Notice of Violation. Certificates will be issued when units comply with applicable codes.

Section 4. Chapter 24.10, Parts 7 and 7A of the Santa Cruz Municipal Code are hereby amended as follows:

Part 7: R-T TOURIST RESIDENTIAL DISTRICT

24.10.600 PURPOSE.

The purpose of the R-T Tourist Residential District is to establish a district to accommodate a mix of residential, motel, and commercial land uses and to buildings and trees within the district. Recognizing this variety of land uses, the R-T District is divided into ~~four~~ five subdistricts: Density Residential, Motel Residential, Beach Commercial, and Beach Res High/Medium Density Residential. Each subdistrict is designed to ensure c

EXHIBIT NO. 4
APPLICATION NO.
STC- MAS-101(A)
pg 7 of 7 California Coastal Commission

PROPOSED AMENDMENTS TO BEACH AREA PLAN LUP POLICIES

Add new Beach Area Plan Land Use Policy 2.1a:

Stabilize and strengthen the existing neighborhood at the interior of the Beach Flats by establishing a conservation area with a maximum density of 27 units an acre. Develop "New Development Area" with a range of densities from 30 to 36 units an acre to provide better managed multifamily housing opportunities on the perimeter. (P.28)

Add new Beach Area Plan Circulation Policy 3.1a:

Revise configuration of Leibrandt Avenue to provide aggregated residential parking for Beach Flats residents. (P.29)

Replace existing Beach Area Plan Land Use Policy 2.3 as follows:

~~Given the configuration of parcels in the Beach Area, the existing development pattern and the need for housing, develop the remaining residential area (Beach Hill and Beach Flats) at the existing densities — approximately 44 dwelling units per acre).~~

Maintain the RTE zone – Beach Residential Development – for the "New Development Area" a medium density residential zone in which the density may range from 30 to 36 units an acre, with reduced parking requirements, flexible setbacks, no specified lot size for planned developments (PDs), and subject to specific design guidelines (P.32)

EXHIBIT NO. 5
APPLICATION NO.
STC-MAJ-1-01(A)
pg 1 of 1 California Coastal Commission