

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(909) 427-4863  
HEARING IMPAIRED: (415) 904-5200



RECORD PACKET COPY

**Th5c**

October 17, 2002

**TO:** Commissioners and Interested Parties

**FROM:** Diane Landry, Acting District Manager *DL*  
Susan Craig, Coastal Planner

**SUBJECT:** Certification Review for City of Santa Cruz Local Coastal Program Major Amendment No. STC-MAJ-1-01 (Part B) (Beach and South of Laurel Comprehensive Area Plan)

At the June 13, 2002 meeting in Long Beach, the Coastal Commission approved, with suggested modifications, City of Santa Cruz LCP Amendment No. STC-MAJ-1-01 (Part B). The amendment includes changes to the Land Use Plan (Policies, Design Guidelines, and Land Use Map) and Implementation Program (Zoning Ordinance & Zoning Map) to provide revised land use designations, new LUP policies, new Design Guidelines, and new and revised zoning districts for the Beach and South of Laurel (BSOL) areas of the City. By actions taken on September 10, 2002, the City of Santa Cruz adopted the amending LCP text as directed by the Commission's suggested modifications (see Exhibit 1).

The Executive Director has determined that the actions taken by the City are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., November 7, 2002) and notification of this certification and Commission concurrence will be forwarded to the City on November 8, 2002 (see Exhibit 2 for draft notification letter).

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by the City of Santa Cruz to accept the Commission's suggested modifications for LCP Major Amendment 1-01 (Part B) are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a YES vote on the motion. Passage of this motion will result in certification of the City of Santa Cruz LCP as directed by the Commission's approval with suggested modifications of LCP Major Amendment 1-01 (Part B); the amended LCP will be certified as of today's date (i.e., November 7, 2002). The motion passes only by an affirmative vote of a majority of the Commissioners present.

**California Coastal Commission****November 2002 Meeting in San Diego**

STC-MAJ-1-01 (Part B) Concurrence Stfprpt 10.17.02

OCT 01 2002

RESOLUTION NO. NS-25,952

COPY

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
AMENDING THE BEACH AND SOUTH OF LAUREL AREA PLAN, AREA  
PLAN SUMMARY IN THE GENERAL PLAN/LOCAL COASTAL PROGRAM,  
AND ZONING ORDINANCE AND DIRECTING THE CITY MANAGER TO  
TRANSMIT THE AMENDMENTS TO THE EXECUTIVE DIRECTOR OF THE  
COASTAL COMMISSION FOR FINAL CERTIFICATION.

WHEREAS, the City Council adopted the Beach and South of Laurel Area Plan (B/SOLA Plan) at a public hearing on October 20, 1998; and

WHEREAS, the City Council directed staff to prepare associated zoning ordinance text and map amendments necessary to implement the B/SOLA Plan and maintain consistency with the General Plan/Local Coastal Program (LCP), and to prepare materials for submittal to the Coastal Commission for certification; and

WHEREAS, the City Council conducted public hearings and approved the zoning ordinance amendments on September 26, 2000; and

WHEREAS, the City submitted the B/SOLA Plan to the Coastal Commission for certification, and the Coastal Commission considered LCP Amendment 1-2001 Part A at its meeting on December 13, 2001 where it certified a portion of the B/SOLA Plan pertaining to the Leibrandt area; and

WHEREAS, the Coastal Commission considered the remaining portions of the B/SOLA Plan at its meeting on June 13, 2002, and certified the amendments pending action by the City Council to amend the B/SOLA Plan summary in the General Plan/LCP as follows:

1. Apply "wave" symbols to the following B/SOLA General Plan Community Design, Land Use, and Community Facilities policies to effectively make these policies part of the City of Santa Cruz Local Coastal Program:
  - a. B/SOLA General Plan Community Design Policies 1.2, 1.3, 1.4, 1.5, 1.6, 1.9, 1.10, 1.13, 1.15, 1.16, 1.17, 1.18, and 1.19; B/SOLA General Plan Land Use Policies 2.2, 2.5, 2.9, 2.10, and 2.15;
  - b. B/SOLA General Plan Land Use Policy 2.12
  - c. B/SOLA General Plan Community Facilities Policy 6.1. Also amend this policy to state: Develop the depot site as a focal point of community activity by providing uses including, but not limited to, parking, a small scale multi-modal transit facility, and recreational open space.
  
2. Amend B/SOLA General Plan/LCP Land Use policy 2.8 to add the following language: If future proposed development for the Main Beach parking lot site is incompatible with retention of the historical cottages that occupy the eastern portion of the parking lot, the cottages shall be preserved and relocated to another appropriate site or sites within the City or County of Santa Cruz (unless deemed infeasible by the City's chief building

STC-MAS-1-01 (Part B) Exhibit 1  
Concurrence pg 1 of 3

official), with preference given to relocating the cottages within the Beach and South of Laurel Area.

3. Add new B/SOLA General Plan/LCP Land Use Policy 2.16:

The La Bahia shall be redeveloped as a visitor accommodation use available to the general public. If the La Bahia is converted to visitor-serving condominiums in order to fund the renovation project, restrict use of the condominiums by individual owners to no more than 45 days per year.

4. Add new B/SOLA General Plan/LCP Land Use Policy 2.17:

Future development of the West Coast Santa Cruz Hotel overflow parking lot may consist of medium density residential use, bed and breakfast use, or ancillary hotel/motel uses. Hotel/motel development is not allowed.

5. Add new B/SOLA General Plan/LCP Circulation Policy 3.34:

Maintain a minimum of 3,690 public parking spaces in the overall Beach and South of Laurel Area and approve no projects that would reduce this number below the floor figure of 3,690.

WHEREAS, the modifications required by the Coastal Commission include an amendment to Section 24.10.625.5 of the Zoning Ordinance (District Regulations for RTC/PER Subdistrict), to add the following language:

4. If new development on the Main Beach parking lot is incompatible with retention of the historic cottages located on the eastern portion of the site, relocate the cottages to another appropriate site or sites within the City or the County of Santa Cruz (unless deemed infeasible by the City's chief building official), with preference given to relocating the cottages within the Beach and South of Laurel area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that it hereby amends the B/SOLA Plan, the Plan summary in the General Plan, and Zoning Ordinance as shown above, and directs the City Manager to submit the LCP Amendment to the Executive Director of the Coastal Commission for final certification.

BE IT FURTHER RESOLVED that the amendments to the General Plan/LCP and Local Coastal Implementation Plan (Zoning Ordinance) will become effective upon final certification by the Coastal Commission.

**CCC Exhibit** 1  
**(page** 2 **of** 3 **pages**  
STC-MAJ-1-01-Part B  
Concurrence

RESOLUTION NO. NS-25,952

PASSED AND ADOPTED this 10th day of September, 2002, by the following vote:

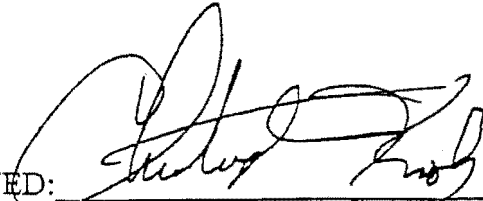
AYES: Councilmembers: Reilly, Fitzmaurice, Primack, Kennedy, Porter,  
Mayor Krohn.

NOES: Councilmembers: None.

ABSENT: Councilmembers: Sugar.

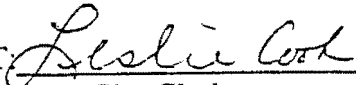
DISQUALIFIED: Councilmembers: None.

APPROVED:



Mayor

ATTEST:



City Clerk

**CCC Exhibit 1**  
**(page 3 of 3 pages)**  
STC-MAS-1-01 (Part B)  
Concurrence

## CALIFORNIA COASTAL COMMISSION

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

**DRAFT**

November 8, 2002

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

Subject: **Effective Certification of City of Santa Cruz Local Coastal Program Amendment  
No. STC-MAJ-1-01 (Part B)**

Dear Laura,

We have received City of Santa Cruz Resolution Number NS-25,952, adopted by the City Council on September 10, 2002. By those actions, the City acknowledged receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Major Amendment 1-01 (Part B), and incorporated the Commission's suggested modifications into the City's LCP.

I have determined, and the Commission has concurred, that the City's action with respect to LCP Major Amendment 1-01 (Part B) is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's November 7, 2002 meeting in San Diego. As a result, the City's LCP, as amended by LCP Major Amendment 1-01, was certified as of November 7, 2002 and is now in effect.

If you have any questions, please contact Susan Craig of my staff at (831) 427-4863.

Sincerely,

Peter M. Douglas  
Executive Director  
California Coastal Commission

Diane Landry  
Acting District Manager  
Central Coast District Office

EXHIBIT NO. 2
APPLICATION NO.
STC-MAJ-1-01(B)
pg 1 of 1