

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

427-4863

HEARING IMPAIRED: (415) 904-5200

**RECORD PACKET COPY****Th3a**

January 23, 2002

TO: Commissioners and Interested Parties**FROM:** Charles Lester, District Manager
Susan Craig, Coastal Planner**SUBJECT:** **CITY OF SANTA CRUZ LCP AMENDMENT NO. STC-MAJ-1-01 (PART A) CERTIFICATION REVIEW:** Concurrence with the Executive Director's determination that the action of the City of Santa Cruz accepting the Commission's certification of LCP Amendment No. STC-MAJ-1-01 (Part A) is legally adequate. For Commission review at the meeting of February 7, 2002 in San Diego.**A. BACKGROUND**

The Commission acted on City of Santa Cruz LCP Amendment No. STC-MAJ-1-01 (Part A) on December 13, 2001. The proposed amendment includes changes to the Land Use Plan and Implementation Program (Zoning Ordinance & Zoning Map) as follows: Amend Design Guidelines and allowable density of a portion of the Beach Flats area, add two new zoning districts to a portion 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 Commission rejected the amendment as submitted but certified the proposed amendment to the LCP if modified with one suggested modification as follows: modify Beach Area Plan Land Use Policy 2.3 so that it does not conflict with the proposed Land Use Map re-designation.

B. EFFECTIVE CERTIFICATION

On January 8, 2002, the Santa Cruz City Council held a public hearing and adopted Resolution No. 25,680 which acknowledged receipt of the Commission's resolution of certification, accepted and agreed to the Coastal Commission's modification, agreed to issue permits in conformance with the modified LCP, and formally approved the necessary change to the City's Land Use Plan (see Attachment A).

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the amendment to become effective, the Executive Director must determine that the City of Santa Cruz's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of City of Santa Cruz LCP

**City of Santa Cruz LCP Amendment No. 1-01 (Part A)
Certification Review**

Amendment No. STC-MAJ-1-01 (Part A) shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 2180.5(2)(V).

C. STAFF RECOMMENDATION

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the City of Santa Cruz accepting the Commission's certification of City of Santa Cruz LCP Amendment No. STC-MAJ-1-01 (Part A) is legally adequate, as noted in the attached letter (Attachment B), to be sent after Commission concurrence.

COPY

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING A PORTION OF THE BEACH AND SOUTH OF LAUREL AREA PLAN AND AREA PLAN SUMMARY OF THE GENERAL PLAN AND DIRECT THE CITY MANAGER TO TRANSMIT THE AMENDMENT 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, and directed the City Council to amend a portion of the B/SOLA Plan as follows:

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.

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

PASSED AND ADOPTED this 8th day of January, 2002, by the following vote:

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

NOES: Councilmembers: None.

ABSENT: Councilmembers: None.

DISQUALIFIED: Councilmembers: None.

ATTEST: Leslie Cook
City Clerk

APPROVED: [Signature]

EXHIBIT A

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. 25,680 PASSED AND ADOPTED BY THE CITY COUNCIL ON THE 8th DAY OF January, 2002.

[Signature]
CITY CLERK

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February __, 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 A)***

Dear Laura,

The Executive Director of the Coastal Commission has reviewed City Council Resolution No. 25,680 for effective certification of City of Santa Cruz LCP Amendment STC-MAJ-1-01 (Part A). The City's resolution indicates that the City acknowledges receipt of and accepts the Commission's resolution for certification with the suggested modification and that the City agrees to issue permits in conformance with the modified Land Use Plan and Implementation Plan.

The Executive Director has found that the City's resolution fulfills the requirements of Section 13544.5(a) of the California Code of Regulations. In accordance with Sections 13544(b) and 13544.5(b) of the regulations, the Executive Director has determined that the City's actions are legally adequate.

The Coastal Commission concurred with this determination at its meeting of February 7, 2002 in San Diego. Commission approval and the amendment process are now complete. If you have any questions, please contact Susan Craig in our Santa Cruz office.

Sincerely,

Charles Lester
Acting Deputy Director
Central Coast District Office

EXHIBIT B