

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

Th19b

June 18, 2003 (for July 10, 2003 Hearing)

To: Coastal Commissioners and Interested Persons

From: Diane Landry, Central Coast District Manager
Dan Carl, Coastal Planner

DEL RECORD PACKET COPY

Subject: Certification Review for Santa Cruz County Local Coastal Program Major Amendment Number 2-01 (Seacliff Village Plan)

At the March 2003 meeting in Los Angeles, the Coastal Commission approved, with suggested modifications, Santa Cruz County Local Coastal Program (LCP) Major Amendment Number 2-01 adding the Seacliff Village Plan into the LCP. The Plan includes additional criteria and policies for development within the Seacliff Village area of south Santa Cruz County.

By action taken May 20, 2003, Santa Cruz County adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit 2).

The Executive Director has determined that the actions taken by the County 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., July 10, 2003), and notification of this certification and Commission concurrence will be forwarded to the County on July 11, 2003 (see exhibit 1 for draft notification).

Motion. I move that the Commission concur with the Executive Director's determination that the actions taken by Santa Cruz County to accept the Commission's suggested modifications for LCP Major Amendment 2-01 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 Santa Cruz County LCP as directed by the Commission's approval with suggested modifications of LCP Major Amendment 2-01; the amended LCP will be certified as of today's date (i.e., July 10, 2003). The motion passes only by affirmative vote of a majority of the Commissioners present.

Exhibits

Exhibit 1: Draft letter to Santa Cruz County Board of Supervisor's Chairperson Ellen Pirie

Exhibit 2: County's Acceptance of the Coastal Commission's Suggested LCP Modifications



California Coastal Commission
July 2003 Meeting in Petaluma

SCO Major LCPA 2-01 Seacliff Village Plan ED certification strfpt 7.10.2003.doc

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



July 11, 2003

Supervisor Ellen Pirie, Chairperson
Santa Cruz County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

**Subject: Santa Cruz County Local Coastal Program Major Amendment Number 2-01
(Seacliff Village Plan)**

Dear Chairperson Pirie:

We have reviewed Santa Cruz County Board of Supervisors Resolution Number 138-2003 adopted by Board on May 20, 2003. By that action, the County acknowledged receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Major Amendment 2-01, and incorporated the Commission's suggested modifications into the County's LCP.

I have determined, and the Commission has concurred, that the County's action with respect to LCP Major Amendment 2-01 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 July 10, 2003 meeting in Petaluma. As a result, the County's LCP, as amended by LCP Major Amendment 2-01, was certified as of July 10, 2003 and is now in effect.

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

Sincerely,

Peter M. Douglas
Executive Director
California Coastal Commission

DRAFT

Diane Landry
District Manager
Central Coast District Office

cc: Gail Borkowski, Clerk of the Board, Santa Cruz County Board of Supervisors
Alvin James, Director, Santa Cruz County Planning Department

CCC Exhibit 1
(page 1 of 1 pages)



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

May 5, 2003

**APPROVED AND FILED
 BOARD OF SUPERVISORS**

DATE: *May 20, 2003*
 COUNTY OF SANTA CRUZ

AGENDA: May 20, 2003

SUSAN A. MAURIELLO
 EX-OFFICIO CLERK OF THE BOARD

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz CA 95060

BY *[Signature]* DEPUTY

SUBJECT: Public Hearing to Consider the California Coastal Commission's Suggested Modifications to the Seacliff Village Plan.

Members of the Board:

On March 6, 2003, the California Coastal Commission held a public hearing on the Seacliff Village Plan and approved the Plan with suggested modifications. Before the Plan can take effect, your Board must accept those suggested modifications and adopt the changes necessitated by those modifications and your Board's action must be transmitted to and determined to be legally adequate by the Coastal Commission.

Coastal Commission Suggested Modifications

Please see Attachments 2 and 3 for the Coastal Commission's suggested modifications. The suggested modifications do not change the substance of the Seacliff Village Plan as approved by your Board. In fact, only one of the suggested modifications involves the text of the Plan itself. The suggested modifications fall into three categories. Text shown ~~struck through~~ is suggested to be deleted; text shown highlighted is suggested to be added.

1. **Minor additions to the text of the existing Local Coastal Program (LCP) to clarify the relationship of the Seacliff Village Plan, and other village, town, community and specific plans; to the LCP.** There are four suggested modifications in this category, as follows:
 - a. **Land Use Plan Chapter One.** Insert the following text as indicated in the last paragraph of Page 1-13 of Chapter One of the Local Coastal Program Land Use Plan:

CCC Exhibit 2
(page 1 of 14 pages)

Page 1 of 6

Volume II of the General Plan consists of all the village, town, community and specific plans adopted by the County, as well as other detailed adopted planning documents. Those plans that cover areas in the coastal zone are part of the Local Coastal Program. The village, town, community and specific plans have equal weight with the General Plan and Local Coastal Program Land Use Plan....

- b. **Existing General Plan Objective 2.24, Policy 2.24.1, Program 2.24(a), and Policy 8.8.1.** The County's General Plan and Local Coastal Program were combined into a single document in 1994. Those Objectives, Policies, and Programs that are part of the Local Coastal Program text are identified in the document with the letters LCP in parentheses: (LCP). These apply County-wide unless the text indicates they apply only in the Coastal Zone; however, any changes to text with the (LCP) identifier require certification by the Coastal Commission. The suggested modifications here are to add the (LCP) identifier to the existing text, as follows:

Objective 2-24 Village, Town, Community and Specific Plans

(LCP) To continue to use village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas and community centers as focal points for living, working, shopping and visiting.

Policy

2.24.1 Development Review in Areas with Adopted Village, Town, Community and Specific Plans

(LCP) Review all new development and require compliance with any adopted village, town, community or specific plan. Encourage all landowners and businesses in these areas to follow the guidelines adopted as suggestions in the plans.

Programs

(LCP) a. Prepare and adopt village, town, community or specific plans, with input from citizens' task forces, for the village areas of Corralitos, Davenport, Live Oak, La Selva Beach and Pajaro Valley. Include in the plans a community design framework, priorities for capital improvements, traffic and parking plans, sign plans, and specific provisions for commercial and residential land uses and siting. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

CCC Exhibit 2
(page 2 of 14 pages)

Policy**8.8.1 Design Guidelines for Unique Areas**

(LCP) Develop specific design guidelines and/or standards for well-defined villages, towns and communities including commercial and residential uses as appropriate. New development within the areas listed in Figure 8-1 and any other subsequently adopted area plan, shall conform to the adopted plans for these areas, as plans become available.

- c. **Land Use Plan Figure 1-6.** Add the Seacliff Village Plan to the list of village/town/community/specific plans that are part of the General Plan-Local Coastal Program in Figure 1-6, as follows:

Figure 1-6 Organization of the General Plan
VOLUME I
The 1994 General Plan and Local Coastal Program Land Use Plan
<p>Appendices</p> <p>A. Sources and References for the General Plan and Local Coastal Program Land Use Plan</p> <ol style="list-style-type: none"> 1. Background Source Documents 2. Reference Documents <p>B. Sensitive Habitat Plant and Animal Species</p> <p>C. Mitigation Measures for Development Impacts on School Facilities</p>
VOLUME II
Village/Town/Community/Specific Plans
<ul style="list-style-type: none"> • Aptos Village Community Design Framework – 1985 • Aptos Village Parking and Circulation Feasibility Study • Ben Lomond Town Plan – 1990 • Boulder Creek Specific Plan – 1992 • Corralitos Plan (to be completed) • Felton Town Plan – 1987 • Live Oak Community Plan (to be completed) • North Coast Beaches Master Plan • Pajaro Valley Community Plan (to be completed) • Seascape “Benchlands” Specific Plan – 1988 • Seacliff Village Plan - 2003 • Soquel Village Plan - 1990
VOLUME III
General Plan and Local Coastal Program Environmental Impact Report - 1993

- d. **Land Use Plan Figure 8-1.** Insert a reference to the Seacliff Village Plan as a design guideline source for the Seacliff Beach Area Special Community in Figure 8-1, as follows:

Figure 8-1 Areas With Special Design Criteria or Guidelines	
Area (defined on Land Use Maps)	Design Guideline Source
Aptos Village	Aptos Village Community Design Framework - 1985 Aptos Village Parking & Circulation Feasibility Study - '87
Ben Lomond	Ben Lomond Town Plan - 1990
Boulder Creek	Boulder Creek Specific Plan - 1992
Coastal Zone and Coastal Special Communities	Coastal Zone Regulation Ordinance General Plan/Local Coastal Program
Corralitos	Corralitos Town Plan (to be completed)
Davenport	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
Felton	Felton Town Plan - 1987
Live Oak Planning Area	Live Oak Community Plan (to be completed) Urban Forestry Master Plan - 1992
North Coast Beaches	North Coast Beach Master Plan - 1990
Pajaro Valley (urban portion of the Pajaro Valley Planning Area)	Pajaro Valley Community Plan (to be completed)
Rio Del Mar Flats/Esplanade Area	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
Seacliff Beach Area Special Community	General Plan/Local Coastal Program including the Seacliff Village Plan and Coastal Zone Regulation Ordinance
Soquel Planning Area	Urban Forestry Master Plan - 1992
Soquel Village	Soquel Village Plan - 1990 Urban Forestry Master Plan - 1992

2. **Revisions to the referencing scheme for parcels in the Seacliff Village Plan by replacing references to assessor's parcel numbers (APN) with non-APN identifiers and revisions to figures to have common orientation and scale.** The Coastal Commission is suggesting these modifications to provide a way to identify

individual parcels without having to rely on APNs, which can change and cause confusion. Between the time that the Seacliff Village Plan was approved by your Board and heard by the Coastal Commission, the Assessor changed the parcel number for several parcels within the area subject to the Seacliff Village Plan, making the textual references to those specific APNs confusing. The Plan lends itself to this Coastal Commission suggested modification because it already segregates the parcels into four areas and parcels can be referred to, for example, as parcel 1a, 3c, etc.

Although more involved, by using the County's GIS capability, the orientation of the figures and the scale can be standardized.

3. **Modify one line of text on page 15 of 73 of the Seacliff Village Plan referring to the existing parking deficiencies.** This modification is the only one that applies to the text of the Seacliff Village Plan. It was suggested to avoid prejudicing future implementation of Plan policies. The suggested modification is as follows:

It is clear that this deficit ~~is a serious issue within the Village that could undermine~~ ~~can never be corrected and would prevent~~ upgrades to existing development and the development of existing vacant parcels.

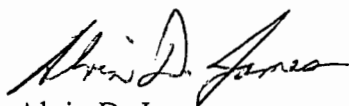
Conclusion and Recommendation

None of the suggested modifications change the substance of the Seacliff Village Plan or adversely affect the intent or scope of the existing General Plan-Local Coastal Program.

It is, therefore, RECOMMENDED that your Board:

1. Adopt the resolution attached as Attachment 1 to accept the modifications to the Seacliff Village Plan as suggested by the California Coastal Commission and adopt the changes necessitated by those modifications, as described above and in Attachments 2 and 3; and
2. Direct the Planning Department to transmit the resolution accepting the modifications to the GP-LCP, including the Seacliff Village Plan, to the California Coastal Commission for determination that this action is legally adequate.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments: 1. Resolution

CCC Exhibit 2
(page 5 of 14 pages)
Page 5 of 6

2. Coastal Commission letter dated March 10, 2003
3. Coastal Commission staff report prepared February 11, 2003 (for the March 4-7, 2003 Commission meeting)

BEFORE THE BOAD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0455

RESOLUTION NO. 138-2003

On the motion of Supervisor Wormhoudt
duly seconded by Supervisor Almquist
the following Resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION ACCEPTING AND ADOPTING THE
COASTAL COMMISSION'S SUGGESTED MODIFICATIONS TO THE SEACLIFF
VILLAGE PLAN

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County
General Plan-Local Coastal Program Land Use Plan (GP/LCP) which designated certain
areas as special communities, including the Seacliff Special Community, and on
December 19, 1994, the County General Plan/Local Coastal Program was certified by the
California Coastal Commission; and

WHEREAS, on November 20, 2001, the Board of Supervisors approved a
Seacliff Village Plan and directed the Planning Department to submit the document to the
California Coastal Commission for certification as an amendment to the County General
Plan-Local Coastal Program Land Use Plan, including the rezoning of several parcels
within the boundaries of the Seacliff Special Community; and

WHEREAS, on March 6, 2003, the California Coastal Commission denied, and
then approved if modified, the Seacliff Village Plan; and

WHEREAS, the modifications suggested by the California Coastal Commission
do not change the substance of the Seacliff Village Plan or the General Plan-Local
Coastal Program Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of
Supervisors hereby accepts the California Coastal Commission's suggested
modifications, adopts the changes to the GP-LCP, including the Seacliff Village Plan,
necessitated thereby and authorizes the submittal of this resolution to the California
Coastal Commission for a determination that this action is legally adequate.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa
Cruz, State of California, this 20th day of May, 2003 by the
following vote:

AYES: SUPERVISORS Beautz, Wormhoudt, Campos, Almquist and Pirie
NOES: SUPERVISORS None
ABSENT: SUPERVISORS None
ABSTAIN: SUPERVISORS None

ELLEN PIRIE

Chairperson of the Board of Supervisors

CCC Exhibit 2
(page 7 of 14 pages)

0456

ATTEST: GAIL T. BORKOWSKI
Clerk of the Board of Supervisors

APPROVED AS TO FORM:
[Signature]
COUNTY COUNSEL

cc: County Counsel
Planning Department

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) ss
I, SUSAN A. MAURIELLO, County Administrative
Officer and ex-officio Clerk of the Board of Super-
visors of the County of Santa Cruz, State of
California do hereby certify that the foregoing is
a true and correct copy of the resolution passed
and adopted by and entered in the minutes of the
said board, in witness whereof I have hereunto
set my hand and affixed the seal of the said
Board of Mar 21 2003
SUSAN A. MAURIELLO, County
Administrative Officer
By [Signature] Deputy

GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN ORGANIZATION AND CONTENTS

The 1994 General Plan consists of several parts which are organized into three volumes; the General Plan/Local Coastal Program Land Use Plan (GP/LCP) document itself; a collection of Village, Town, Community and Specific Plans; and the General Plan and Local Coastal Program Environmental Impact Report. (See Figure 1-6.)

The heart of the plan (Volume I) is a combination of this document (which includes the Local Coastal Program Land Use Plan) and associated appendices. This document contains eight chapters, a glossary, and appendices, each addressing specific subject areas, and includes the seven State mandated General Plan elements described in the Authority and Purpose section of each chapter as well as optional elements of Parks and Recreation, Public Facilities and Community Design. This portion of the plan constitutes the operative land use policies of the County and supersedes the policies found in the background source documents of Appendix A.

Appendix A contains two lists of documents; one list includes background source documents which were used to develop this plan; and the other list includes companion documents to the 1994 General Plan which are adopted by reference. The documents which are considered background sources include language which is important historic information, but has been superseded by the adoption of the 1994 General Plan. (Examples of Background Source Documents are the Parks, Recreation and Open Space Plan, 1972 and Master Plan for Water Development 1968-2020; 1968.) The documents which are adopted by reference contain policy language which has not been superseded by the 1994 General Plan, but rather complements this document. (Examples of reference documents are the California Coastal Act and the Hazardous Waste Management Plan.)

Appendix B is comprised of information which is too detailed to include with the bulk of the General Plan text. Appendix B contains lists of Sensitive Habitat Plant and Animal Species and is dynamic in nature. These lists do not require Board of Supervisor approval or California Coastal Commission certification to be updated.

Appendix C contains information regarding mitigation measures for impacts of development projects on school facilities.

Volume II of the General Plan consists of all the village, town, community and specific plans adopted by the County, as well as other detailed adopted planning documents. Those plans that cover areas in the coastal are part of the Local Coastal Program. The village, town, community and specific plans have equal policy weight with the General Plan and Local Coastal Program Land Use Plan. These plans require General Plan and Local Coastal Program Land Use Plan amendments when revisions are proposed. (See Interpretation section.)

Figure 1-6 Organization of the General Plan	
VOLUME I	
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Appendices	
A.	Sources and References for the General Plan and Local Coastal Program Land Use Plan
1.	Background Source Documents
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•	Corralitos Plan (to be completed)
•	Felton Town Plan – 1987
•	Live Oak Community Plan (to be completed)
•	North Coast Beaches Master Plan
•	Pajaro Valley Community Plan (to be completed)
•	Seascape “Benchlands” Specific Plan – 1988
•	<u>Seacliff Village Plan - 2003</u>
•	Soquel Village Plan - 1990
VOLUME III	
General Plan and Local Coastal Program Environmental Impact Report - 1993	

Objective 2-24 Village, Town, Community and Specific Plans

(LCP) To continue to use village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas and community centers as focal points for living, working, shopping and visiting.

Policy

2.24.1 Development Review in Areas with Adopted Village, Town, Community and Specific Plans

(LCP) Review all new development and require compliance with any adopted village, town, community or specific plan. Encourage all land owners and businesses in these areas to follow the guidelines adopted as suggestions in the plans.

Programs

- (LCP)**
- a. Prepare and adopt village, town, community or specific plans, with input from citizens' task forces, for the village areas of Corralitos, Davenport, Live Oak, La Selva Beach and Pajaro Valley. Include in the plans a community design framework, priorities for capital improvements, traffic and parking plans, sign plans, and specific provisions for commercial and residential land uses and siting. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
 - b. Review and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

**Figure 8-1
Areas With Special Design Criteria or Guidelines**

Area (defined on Land Use Maps)	Design Guideline Source
Aptos Village	Aptos Village Community Design Framework - 1985 Aptos Village Parking & Circulation Feasibility Study - 19'87
Ben Lomond	Ben Lomond Town Plan - 1990
Boulder Creek	Boulder Creek Specific Plan - 1992
Coastal Zone and Coastal Special Communities	Coastal Zone Regulation Ordinance General Plan/Local Coastal Program
Corralitos	Corralitos Town Plan (to be completed)
Davenport	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
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Live Oak Planning Area	Live Oak Community Plan (to be completed) Urban Forestry Master Plan - 1992
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Seacliff Beach Area Special Community	General Plan/Local Coastal Program including the Seacliff Village Plan and Coastal Zone Regulation Ordinance
Soquel Planning Area	Urban Forestry Master Plan - 1992
Soquel Village	Soquel Village Plan - 1990 Urban Forestry Master Plan - 1992

Objective 8.8 Villages, Towns and Special Communities

(LCP) To recognize certain established urban and rural villages as well as Coastal Special Communities for their unique characteristics and/or popularity as visitor destination points; to preserve and enhance these communities through design review ensuring the compatibility of new development with existing character of these areas.

Policy

8.8.1 Design Guidelines for Unique Areas



Develop specific design guidelines and/or standards for well-defined villages, towns and communities including commercial and residential uses as appropriate. New development within the areas listed in Figure 8-1 and any other subsequently adopted area plan, shall conform to the adopted plans for these areas, as plans become available.

Program

(LCP) a. In the preparation of village plans, develop a citizen participation program to include concerned neighborhood groups and affected property owners.

COASTAL SPECIAL COMMUNITIES

Policies

8.8.2 Coastal Special Community Designation

(LCP) Maintain a Coastal Special Community designation for the following areas shown on the General Plan and LCP Land Use Maps.

- Davenport
- Seacliff Beach Area
- Rio del Mar Flats/Esplanade
- Harbor Area
- East Cliff Village Tourist Area

8.8.3 Tourist Commercial Concessions

(LCP) Encourage the provision of tourist commercial services within Coastal Special Communities, as follows:

- (a) Davenport: Highway 1 frontage.
- (b) Seacliff Beach Area: Entire Special Community.
- (c) Rio del Mar Flats/Esplanade Area: Esplanade frontage to Stephen Road.
- (d) Harbor Area: Commercially designated areas along 7th Avenue.
- (e) East Cliff Village Tourist Area: Commercially designated areas along East Cliff Drive.

In addition, the parcel is a Priority Site, as designated in the General Plan/LCP. The mandated Priority Use for this parcel is currently:

Visitor Accommodations: Type A visitor accommodations. (Type A visitor accommodations include hotels, inns, pensions, lodging houses, bed and breakfast inns, motels, and recreational rental housing units.)

3.2.2 Existing Parking Conditions

None of the buildings in the Village core provides adequate parking, as required by current standards. These buildings were constructed either before parking requirements, under previous parking ordinances, or qualified for an exception in previous parking ordinances that exempted lots less than 60 feet in width from providing on-site parking. Using current parking standards as required by the County Code, the Area has a deficit of approximately 184 parking spaces. In addition, visitors to Seacliff State Beach often park in the Seacliff Village to avoid paying the current \$3.00 parking fee.

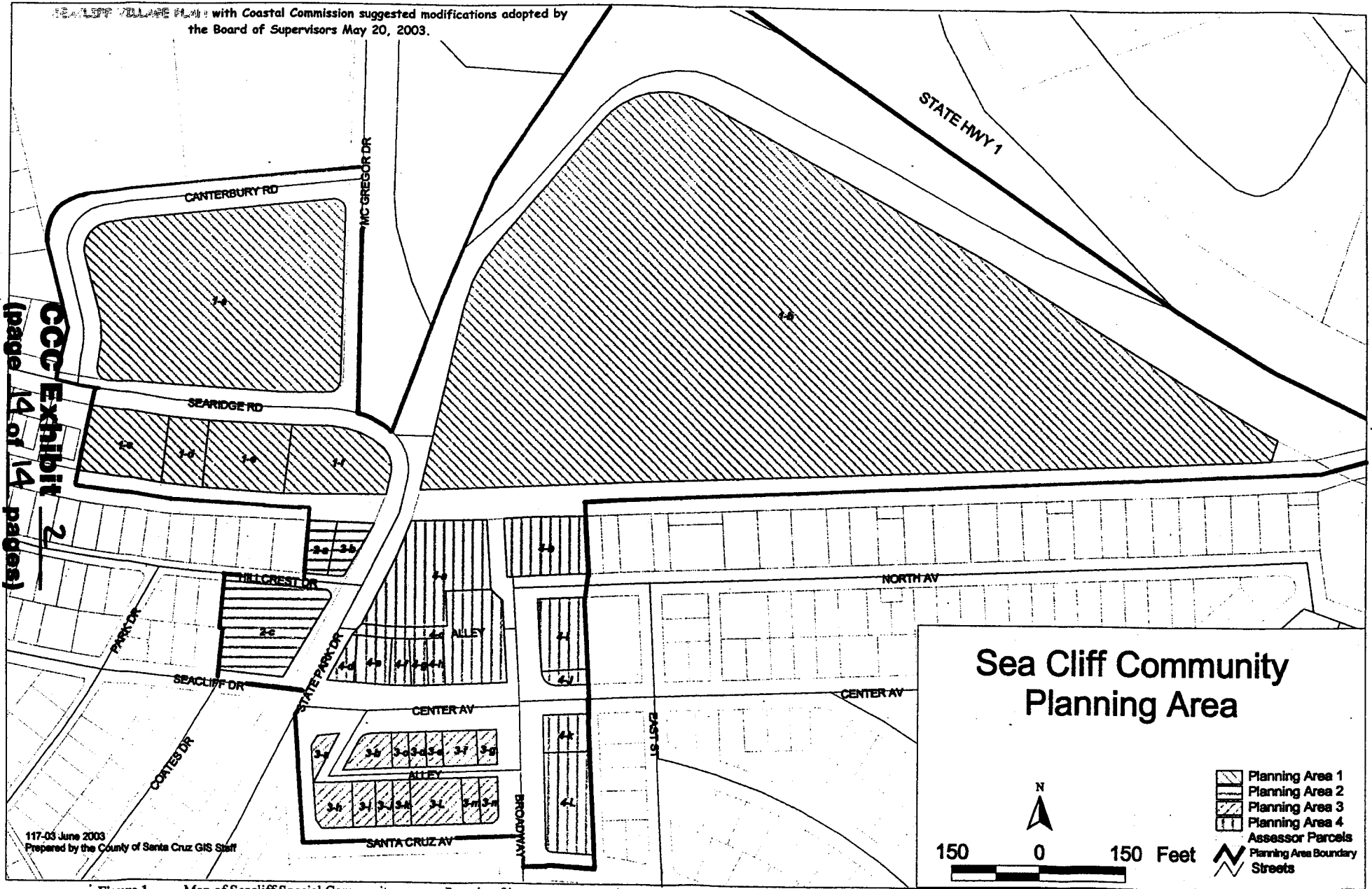
It is clear that this deficit is a serious issue within the Village that could undermine upgrades to existing development and the development of existing vacant parcels. Due to the paucity of parking, the Area (excluding the "McGregor" and "Poor Clares" parcels) is not intended or designed to serve community or regional commercial needs. It is also clear that proposed uses in the area must be geared towards pedestrians — those customers who will walk into the area or who are staying in the area. Based on these premises, special parking standards, requiring fewer spaces than currently required in the County Code, are appropriate for most of the parcels in the Seacliff Village Plan Area. The lack of adequate parking is the major factor in determining appropriate commercial uses for the Seacliff Village Area.

However, opportunities for additional parking must be pursued diligently. As a high priority, available vacant parcels in the Village Area should be studied to determine their feasibility for providing additional off-street parking. Broadway north of Center Street, a private 80-foot right-of-way, should be improved with diagonal parking on both sides. Seacliff State Beach has a 365-car paved parking lot adjacent to Seacliff Village that is underutilized during off-season and off hours. The Merchants Association, or individual business owners, should negotiate with the State to utilize this parking lot for employee parking.

Possible funding methods to provide additional parking include the establishment of a Parking and Business Improvement Area, the establishment of a Redevelopment Area, grants, and other public and private funding.

CCC Exhibit 2
(page 13 of 14 pages)

SEACLIFF VILLAGE PLAN with Coastal Commission suggested modifications adopted by the Board of Supervisors May 20, 2003.



CCC Exhibit 2
(page 14 of 14 pages)

117-03 June 2003
Prepared by the County of Santa Cruz GIS Staff

Figure 1 Map of Seaciff Special Community Page iv of iv