

CALIFORNIA COASTAL COMMISSION

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

W13b

Prepared August 20, 2003 (for September 10, 2003 hearing)

To: Commissioners and Interested Persons

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

RECORD PACKET COPY

Subject: Santa Cruz County LCP Amendment Number 1-03 Part 4 (Accessory Structure Regulations). Executive Director's determination that the amendment is de minimis to be reported to the California Coastal Commission at its September 10, 2003 meeting to take place at the Eureka Inn, 518 Seventh Street, in Eureka.

1. Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) zoning code (only) to limit accessory structure height and number of stories. These changes would affect LCP Sections 13.10.322(b), 13.10.323(e)(6), and 13.10.700-D. For Section 13.10.322(b), the maximum height and number of stories for non-habitable accessory structures within the urban services line will be reduced from the current LCP maximum of 2 stories and 28 feet in height to 1 story and 17 feet in height. For Section 13.10.323(e)6, the allowable height for small accessory structures (less than 120 square feet in size) within 3 feet of side and rear yards will be reduced from 28 feet to 10 feet. For Section 13.10.700-D, the definition of a detached structure will be clarified. See exhibit A for proposed changes.

The purpose of this notice is to advise interested parties of the Executive Director's determination that this proposed LCP amendment is de minimis.

2. De Minimis LCP Amendment Determination

Pursuant to Coastal Act Section 30514(d), the Executive Director may determine that a proposed LCP amendment is "de minimis." In order to qualify as a de minimis amendment, the amendment must meet the following three criteria:

1. The Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the policies of Chapter 3;
2. The local government provides public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property; and
3. The amendment does not propose any change in use of land or water or allowable use of



California Coastal Commission

September Meeting in Eureka

Staff: D. Carl Approved by: **DSL**

SCO LCPA 1-03 Part 4 Accessory structures stfprt 9.10.2003.doc

property.

If the Executive Director determines that an amendment is de minimis, that determination must be reported to the Commission. If three or more commissioners object to the de minimis determination, the amendment shall be set for public hearing; if three or more commissioners do not object to the de minimis determination, then the amendment is deemed approved, and it becomes a certified part of the LCP 10 days after the date of the Commission meeting. In this case, on September 20, 2003.

Each of the de minimis criteria is discussed briefly below:

1. **No impact to coastal resources and consistency with Chapter 3 of the Coastal Act:** The proposed LCP changes will decrease the maximum allowable size (in height and stories) of non-habitable residential accessory structures within the County urban services line (see exhibit B for a map of the areas located within the urban services line), decrease the maximum allowable height of small accessory structures near to neighboring side and rear yards, and close a loophole in the definition of detached structures (see proposed changes in exhibit A). These LCP changes will help ensure that such new and replacement structures maintain the existing character of neighboring development, don't unduly threaten public viewsheds, and preserve the overall character of the County's built environment. The changes proposed strengthen the LCP's resource protection policies. Thus, the proposal would not have an impact, either individually or cumulatively, on coastal resources, and it is consistent with the policies of Chapter 3 of the Coastal Act.
2. **Provision of public notice:** The County provided public notice in advance of both the Planning Commission hearings (held on February 27, 2002 and February 12, 2003) and the Board of Supervisor's hearing (held on April 1, 2003). For the Planning Commission hearing, notices were mailed to interested parties on February 20, 2002 and January 22, 2003 respectively, and posted in the newspaper in advance of the hearings. For the Board hearing, notices were mailed to interested parties on March 28, 2003, and posted in the newspaper in advance of the hearing. In addition, the proposed text was made available in advance at the Planning Department front counter (in advance of County hearings, on February 20, 2002, January 22, 2003, and March 28, 2003), at office of the Clerk of the Board (on March 28, 2003), and at the Santa Cruz County Main and Watsonville libraries (on March 28, 2003); the text was also made available on the County's website in advance of the Board hearing. The amendment submittal was subsequently received by Commission staff on May 5, 2003, thus satisfying the 21 day requirement.
3. **No change in use of land or allowable use of property:** No change in use is proposed by this amendment.

The Executive Director will report this de minimis determination, and any comments received on it, to the Coastal Commission at its September 10, 2003 meeting at the Eureka Inn, 518 Seventh Street, in Eureka. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Dan Carl at the Central Coast District Office in Santa Cruz. If you wish to comment on the proposed de minimis amendment determination,



please do so by September 5, 2003.

Exhibits:

Exhibit A: Board of Supervisors Resolution

Exhibit B: Board of Supervisors Staff Report

Exhibit C: Proposed LCP Zoning Code Text Changes

Exhibit D: Urban Services Line Map



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

RESOLUTION NO. 78-2003

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

RESOLUTION ADOPTING AN ORDINANCE AMENDING SECTIONS
13.10.322(b), 13.10.323(e)6, AND 13.10.700-D OF THE COUNTY CODE
REGARDING
NON-HABITABLE ACCESSORY STRUCTURES

WHEREAS, one of the purposes of the Accessory Structure regulations, as found in Section 13.10.611(a) of the County Code, is to insure that accessory structures are subordinate and incidental to the main structure or main use of the land; and

WHEREAS, the site regulations for residential accessory structures, found in Sections 13.10.323(b) and 13.10.323(e)6 of the County Code, allow accessory structures to be built to a height of 28 feet without regard to the height and scale of the primary residence or neighboring residences; and

WHEREAS, the impact of large accessory structures located on small urban parcels may be detrimental to the neighborhood character and welfare of the community; and

WHEREAS, the Board of Supervisors enacted Ordinances 4641 and 4646, as urgency measures, to enact zoning provisions to regulate the size and height of residential accessory structures; and

WHEREAS, permanent regulations are appropriate to insure preservation of neighborhood character and welfare; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing and has considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration with No Mitigations associated with these amendments and the Board of Supervisors has reviewed the environmental document and finds that the proposed amendments have

been processed consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the County of Santa Cruz environmental guidelines; and

WHEREAS, the California Coastal Commission has certified the Implementation Program of the County's Local Coastal Program; and

WHEREAS, Chapter 13.10 of the County Code is an implementing ordinance of the Local Coastal Program (LCP) and the proposed amendments to Chapter 13.10 constitute an amendment to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors hereby certifies the Negative Declaration under CEQA and approves the amendments to Sections 13.10.323(b), 13.10.323(e)6, and 13.10.700-D of the County Code.

BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors hereby directs these amendments be submitted to the State of California Coastal Commission as part of the next "rounds" package.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 1st day of April, 2003 by the following vote:

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

ELLEN PIRIE

Ellen Pirie, Chairperson

ATTEST:

GAIL T. BORKOWSKI

Clerk of the Board

APPROVED AS TO FORM:

David Kandel
County Counsel

DISTRIBUTION: County Counsel
Planning Department

STATE OF CALIFORNIA) COUNTY OF SANTA CRUZ) ss
I, SUSAN A. MAFFIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors 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 on <u>4/3</u> 20 <u>03</u> .
SUSAN A. MAFFIELLO, County Administrative Officer By <i>Michelle Murrell</i> Deputy



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

March 20, 2003

Agenda: April 1, 2003

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

**SUBJECT: PUBLIC HEARING TO CONSIDER AMENDMENTS TO COUNTY
CODE SECTIONS 13.10.322(b), 13.10.323(e)6, AND 13.10.700-D
REGARDING ACCESSORY STRUCTURES**

On December 4, 2001, your Board directed the Planning Department to process ordinance amendments to the Accessory Structures regulations and to submit the proposed amendments to the Planning Commission for their review and recommendation (Attachment 7).

The Planning Commission considered the amendments at public hearings on February 27, 2002 and February 12, 2003. These proposed amendments are now ready for final consideration by your Board.

HISTORY

As a response to the public's concerns about the neighborhood character and compatibility of large non-habitable accessory structures on small lots, your Board adopted urgency Ordinance No. 4641 (Attachment 8) on October 23, 2001, which imposed new development standards for non-habitable accessory structures. These standards included a 640 square foot size limitation, a one-story, 17-foot height limitation, or height no greater than the height of the main dwelling limitations; the limitations could be exceeded with a Level 5 discretionary permit. These regulations were applicable to parcels within the Urban Services Line (USL) and Rural Services Line (RSL). The urgency ordinance also imposed a 10-foot height limitation for accessory structures located within 3 feet of a side or rear property line.

On December 4, 2001, your Board adopted urgency Ordinance No. 4646 (Attachment 9), amending the regulations to reinstate the 1,000 square foot size limitation, and directed staff to prepare a

permanent ordinance and to address the applicability of the proposed ordinance on rural lots over a quarter of an acre and the issue of structure size. That urgency ordinance sunsetted in October 2002.

The Planning Commission held a public hearing on the proposed ordinance amendments on February 27, 2002. They had concerns about the proposed ordinance, as presented, but did not reach a consensus on what changes were desirable. They directed staff to research the regulations of other jurisdictions and to prepare revised ordinance language.

The Planning Commission held an additional public hearing on February 12, 2003, to consider staff's revised ordinance language and adopted Resolution No.2-03 (Attachment 6) recommending adoption of this revised ordinance to your Board with one change – to reduce the maximum 1,000 square foot size limitation for non-habitable accessory within the Urban Services Line (USL) to 640 square feet (Attachment 5).

DISCUSSION

Accessory structures are allowed in all of the Residential zone districts. Two of the purposes of the Accessory Structures and Uses ordinance (13.10.611) are to provide for the orderly regulation of accessory structures and to insure that accessory structures are subordinate and incidental to the main structure or main use of the land.

The proposed ordinance (Attachment 3) addresses three issues concerning accessory structures. The specifics of each proposed change are discussed below.

1. Amends height and story regulations for non-habitable residential accessory structures

Non-habitable accessory structures may not be heated or cooled, nor contain insulation and sheetrock, nor contain plumbing other than hose bibs or appropriate water heaters or utility sinks. Examples of non-habitable accessory structures include garages and storage sheds.

Residential accessory structures meeting certain size and height limitations are permitted with the issuance of a building permit only. Review of these applications is based on plans submitted and no site visit is made.

The following table illustrates the current non-habitable accessory structure regulations, those enacted by Interim Ord. 4646, and the proposed regulations:

Comparison of Regulations for Non-habitable Accessory Structures			
	<i>Current</i>	<i>Interim Ord. 4646</i>	<i>Proposed</i>
<i>Size Limitation</i>	1,000 square feet*	1,000 square feet*	**1,000 square feet*
<i>Number of Stories</i>	2 if within USL; 3 if outside	1 if within USL or RSL*; 3 if outside	1 if within USL*, 3 if outside
<i>Height</i>	28 feet	17 feet* within USL or RSL; 28 feet if outside	17 feet within USL*; 28 feet outside
<i>Applicability</i>	Same for all parcels	More restrictive regulations for parcels within USL and RSL	More restrictive regulations for parcels within USL
* unless Level 5 Development Permit is obtained			
**Planning Commission recommends 640 square feet			

The proposed ordinance creates more restrictive regulations for those parcels located within the Urban Services Line (USL); no changes are proposed for parcels located within the Rural Services Line (RSL) or rural areas. This is a change from Interim Ord. 4646 that affected parcels within the USL and RSL.

The current size limitation for non-habitable accessory structures is 1,000 square feet; this size may be exceeded with a Level 5 Development Permit. When your Board adopted Interim Ord. 4641, you reduced the size limitation to 640 square feet. In extending the Interim Ordinance (Ord. 4646), your Board reinstated the 1,000 square foot size limitation. Staff recommended a 1,000 square foot size limitation to the Planning Commission; however, the Planning Commission felt that a 640 square foot size limitation was more appropriate due to the smaller average parcel size within the USL (49,010 parcels are less than 15,000 square feet in size). Most proposed accessory structures within the USL are less than 1,000 square feet in size due to lot coverage and setback restrictions; proposed structures of 1,000 square feet in size are generally two storied. Since the proposed ordinance requires discretionary review for two story accessory structures, a 640 square foot size limitation may not be necessary to ensure neighborhood compatibility on smaller parcels while needlessly restricting one-story accessory structures on the 7,863 parcels larger than a quarter acre in size within the USL. Therefore, staff is RECOMMENDING that the 1,000 square foot size limitation remain.

2. Amends height regulations for residential accessory structures that may be built with reduced setbacks

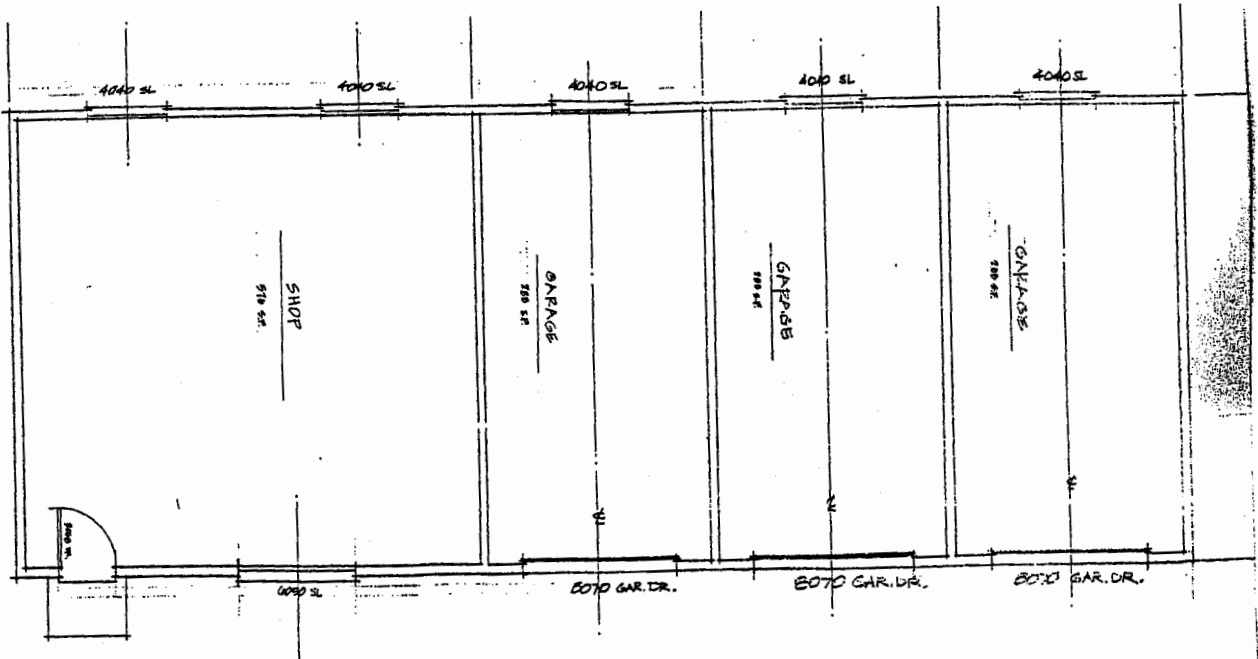
Currently, the residential site regulations contain an exception allowing small (120 square foot maximum) accessory structures to be located as close as 3 feet from a rear or side property line. There is currently no height restriction for such structures other than the 28-foot residential height limitation. While this exception is intended for small structures such as garden sheds and dog houses, there is no prohibition against obtaining a building permit to build a two-story accessory structure as close as 3 feet to a neighbor's property line.

Interim Ord. 4646 and the proposed ordinance reduces the height limitation for these structures to a maximum of 10 feet. This height is consistent with the criteria for exemption from building permit requirements. This amendment would affect all parcels within the unincorporated area.

3. Corrects a loophole regarding the method of calculating the size of accessory structures

The current definition of "Detached Structure", found in Section 13.10.700-D, states that a structure is considered detached if attached to another structure with no access provided between the areas. This definition allows an applicant to build an accessory structure that exceeds the overall size limitation by installing a solid wall between portions of the structure, thereby reducing each portion of the structure to less than 1,000 square feet. An example from a recent building permit application (for a parcel within the USL) is illustrated below. While the overall size of this accessory structure is 1,440 square feet, no portion of the structure exceeds 1,000 square feet; therefore, under existing law, no development permit is required.

This definition was never intended to allow circumvention of the accessory structure size limitation. While correction of this loophole was not part of Interim Ord. 4646, staff believes that this is an appropriate opportunity to close this loophole and require these types of structures to obtain Development Permits.



ENVIRONMENTAL REVIEW

The proposed ordinance was reviewed for environmental impacts per the requirements of the California Environmental Quality Act (CEQA) and was issued a Negative Declaration with no mitigations.

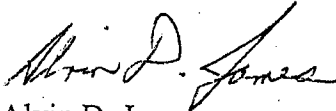
CONCLUSION AND RECOMMENDATION

The proposed ordinance provides for review and public input for large non-habitable accessory structures on urban parcels, provides a necessary height limitation for small accessory structures with reduced setbacks, and closes a loophole in the calculation of accessory structure size by deleting existing ordinance language allowing for structures to be attached to another structure with no access provided between.

It is, therefore, RECOMMENDED, that your Board take the following actions:

1. Adopt the attached Resolution amending Sections 13.10.322(b), 13.10.323(e)6, and 13.10.700-D of the Santa Cruz County Code (Attachment 1); and
2. Certify the Environmental Determination (Attachment 4); and
3. Direct Planning staff to submit this ordinance to the California Coastal Commission as part of the next "rounds" submittal.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO
COUNTY ADMINISTRATIVE OFFICER

Attachments: *

1. Board of Supervisors Resolution
2. Proposed Ordinance
3. "Strikeout" Version of Ordinance
4. Notice of Exemption from CEQA
5. Planning Commission Meeting Minutes of February 12, 2003
6. Planning Commission Resolution
7. Minute Order of December 4, 2001
8. Interim Ordinance No. 4641
9. Interim Ordinance No. 4646

* STAFF NOTE: ATTACHMENTS NOT
REPRODUCED HERE. THEY ARE
AVAILABLE FOR REVIEW AT
THE COMMISSION'S SANTA CRUZ
OFFICE.

Cc: California Coastal Commission

CCC Exhibit B
(page 5 of 5 pages)



Strike over/Highlighted
Version

021

ATTACHMENT 3

ORDINANCE NO. _____

ORDINANCE AMENDING SANTA CRUZ COUNTY CODE SECTIONS 13.10.322(b),
13.10.323(e)6, AND 13.10.700-D REGARDING NON-HABITABLE
ACCESSORY STRUCTURES

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

SECTION I

County Code Section 13.10.322(b) - Residential Uses is hereby amended to read:

(b) Allowed Uses.

(1) The uses allowed in the residential districts shall be as provided in the following Residential Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level," required for each use in each of the residential zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 Permit and Approval Procedures. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

(2) Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Residential zone districts.

RESIDENTIAL USES CHART

KEY:

A = Use must be ancillary and incidental to a principal permitted use on the site

P = Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears alone

1 = Approval Level I (administrative, no plans required)

2 = Approval Level II (administrative, plans required)

3 = Approval Level III (administrative, field visit required)

* STAFF NOTE: PAGES 6-14
ARE NOT REPRODUCED
HERE BECAUSE NO CHANGES
ARE PROPOSED ON THOSE
PAGES.

Page 1

CCC Exhibit C
(page 1 of 8 pages)

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4 = Approval Level IV (administrative, public notice required)

5 = Approval Level V (public hearing by Zoning Administrator required)

6 = Approval Level VI (public hearing by Planning Commission required)

7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

-- = Use not allowed in this zone district

* = Level IV for projects of less than 2,000 square feet

Level V for projects of 2,000 to 20,000 square feet

Level VI for projects of 20,000 square feet and larger

** = Second Units located within the Coastal Zone and not excludable under Section 13.20.071 requires a Coastal Permit which is processed at Level 5

BP = Building Permit Only

USE	RA	RR	R-1	RB	RM
-----	----	----	-----	----	----

Accessory structures and uses, including:

One Accessory structure, habitable
(subject to Sections 13.10.611 and
.323 installation of certain plumbing
fixtures may require Level 4
approval)

Total area of 640 square feet or less and not to exceed 1-story and 17 feet in height	BP only	BP only	BP only	BP only	BP only
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Total area of more than 640 square feet or exceeding 1-story or 17 feet in height	5	5	5	5	5
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ATTACHMENT 3

0259

USE

RA

RR

R-
1

RB

RM

Accessory structures, non-habitable! ~~outside the~~
Urban Services Line (subject to Section 13.10.611
and 13.10.323; installation of certain plumbing
fixtures may require Level 4 approval) comprised
of

Animal enclosures: barns, stables,
paddocks, hutches and coops (subject
to the provisions of Sections 13.10.644
Family Animal Raising; .643 Animal
Keeping in the RA Zone; .645 bird and
small animal raising; .641 Stables and
Paddocks; .646 Turkey Raising: these
provisions require Level 5 in some
cases).

When total area of the structure is:

1,000 square feet or less

BP
only

3

3

--

--

more than 1,000 square feet

3

5

5

--

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Carports, detached; garages, detached;
garden structures; storage sheds
(subject for Sections 13.10.611 and
.323, installation of certain plumbing
fixtures may require Level 4 approval)
when total area of structure
is:

1,000 square feet or
less

BP
only

BP
only

BP
only

BP
only

BP
only

Page 3

CCC Exhibit C
(page 3 of 8 pages)

37

USE	RA	RR	R-1	RB	RM
more than 1,000 square feet	3	5	5	3	3

Accessory structures, non-habitable, inside the Urban Services Line (subject to Section 13.10.611 and 13.10.323; installation of certain plumbing fixtures may require Level 4 approval) comprised of:

Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of Sections 13.10.644 Family Animal Raising; .643 Animal Keeping in the RA Zone; .645 bird and small animal raising; .641 Stables and Paddocks; .646 Turkey Raising; these provisions require Level 5 in some cases).

When total area of the structure is:

1,000 square feet or less, limited to 1-story and 17-foot maximum in height

BP
only

more than 1,000 square feet, or more than 1-story, or greater than 17-feet in height

Carports, detached; garages, detached; garden structures; storage sheds (subject for Sections 13.10.611 and

USE	RA	RR	R-1	RB	RM
-----	----	----	-----	----	----

13.10.323, installation of certain plumbing fixtures may require Level 4 approval) when total area of structure is:

1,000 square feet or less, limited to 1-story and 17-feet maximum in height

BP
only

BP
only

BP
only

BP
only

BP
only

more than 1,000 square feet, or more than 1-story, or greater than 17-feet in height

5

5

5

5

5

Dwelling unit, accessory subject to Section 13.10.681**

Inside the Urban Services Line

4

4

4

4

4

Outside the Urban Services Line

4

4

4

4

4

Air strips (see Section 13.10.700-A definition) including:
(continued)

5

5

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Parking, including:

Parking, on-site, for principal permitted uses (subject to Sections 13.10.550 et seq.)

2

2

2

2

2

Parking, on-site, for non-principal

USE	RA	RR	R-1	RB	RM
occupation					
Over 1,000 gallons and under 20,000 gallons annual production:					
On parcels under 2.5 acres in size	5	5	--	--	--
On parcels 2.5 acres or larger	3	5	--	--	--
Over 20,000 gallons and under 50,000 gallons annual production on any size parcel	5	5	--	--	--
Over 50,000 gallons annual production on any size parcel	6	6	--	--	--

SECTION II

County Code Section 13.10.323(e)6 is hereby amended to read:

6. Accessory Structures.

(i) Water Tanks and Propane Tanks. Water tanks which are required for fire protection and/or domestic use may be erected to within 3 feet of any property line provided that the proposed location is a written requirement from the County Fire Marshal, appropriate fire agency or Environmental Health Service. Propane/LP gas tanks may be erected to within 5 feet of any property line provided that the proposed location is a written requirement from the County Fire Marshal or appropriate fire agency. A landscaped screen shall be provided for any tank located

within the required front yard.

0272

(ii) Side and Rear Yards. An accessory structure which is attached to the main building shall be considered a part thereof, and shall be required to have the same setbacks as the main structure. A detached accessory structure which is located entirely within the required rear yard and which is smaller than 120 square feet in size and 10 feet or less in height may be constructed to within 3 feet of the side and rear property lines. A detached second unit subject to the provisions of Section 13.10.68 1, may be located within five feet of the side and ten feet of rear property lines, provided the design guidelines of Section 13.10.68 1 are satisfied and the approval of the Zoning Administrator is obtained. (Ord. 4324A, 8/9/94; 4495, 3/24/98)

(iii) Separation. The minimum distance between any two detached structures shall be 10 feet with the following exceptions: eaves, chimneys, cantilevered, uncovered, unenclosed balconies, porches, decks; and uncovered, unenclosed stairways and landings may encroach 3 feet into the required 10 foot separation.

(iv) On Reversed-Corner Lots. On a reversed-corner lot, accessory structures shall be located not closer to the rear property line than the required side yard on the adjoining key lot, and not closer to the side property line adjoining the street than the required front yard of the adjoining key lot.

(v) Distance from Alleys. Detached accessory structures shall not be located within 6 feet of any alley.

SECTION III

County Code Section 13.10.700-D (definition of "Detached Structure") is hereby amended to read:

Detached Structure. Structure that is freestanding or attached to another structure by a breezeway ~~or attached to another structure with no access provided between~~

SECTION IV

Severability. If any provision of this section or its application to any person or circumstance is declared invalid or unenforceable by a court of competent jurisdiction, this section, to the extent it can be given effect, or the application of this section to persons other than the person whom it is held invalid, shall not be affected thereby, and to this end, the provisions of this section are severable.

SECTION V

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

PASSED AND ADOPTED this _____ day of _____ 2003 by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairperson, Board of Supervisors

Attest: _____
Clerk of the Board

APPROVED AS TO FORM:

Assistant County Counsel

SAN MATEO COUNTY

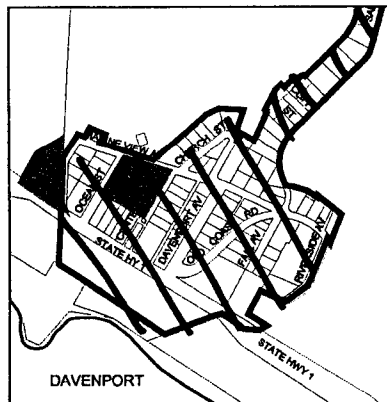
Pacific Ocean

BIG BASIN
STATE PARK

SAN LORENZO
VALLEY

BONNY DOON

DETAIL



RSL -
(inc2)

///

(New Towns)

DAVENPORT

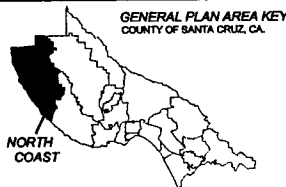
PART 2 of 2



- RURAL SERVICES LINE
COASTAL ZONE
- URBAN SERVICES LINE
- FUTURE PARK/SCHOOL
- PUBLIC FACILITY
- SPECIAL COMMUNITY
PARK

PUBLIC FACILITY LEGEND

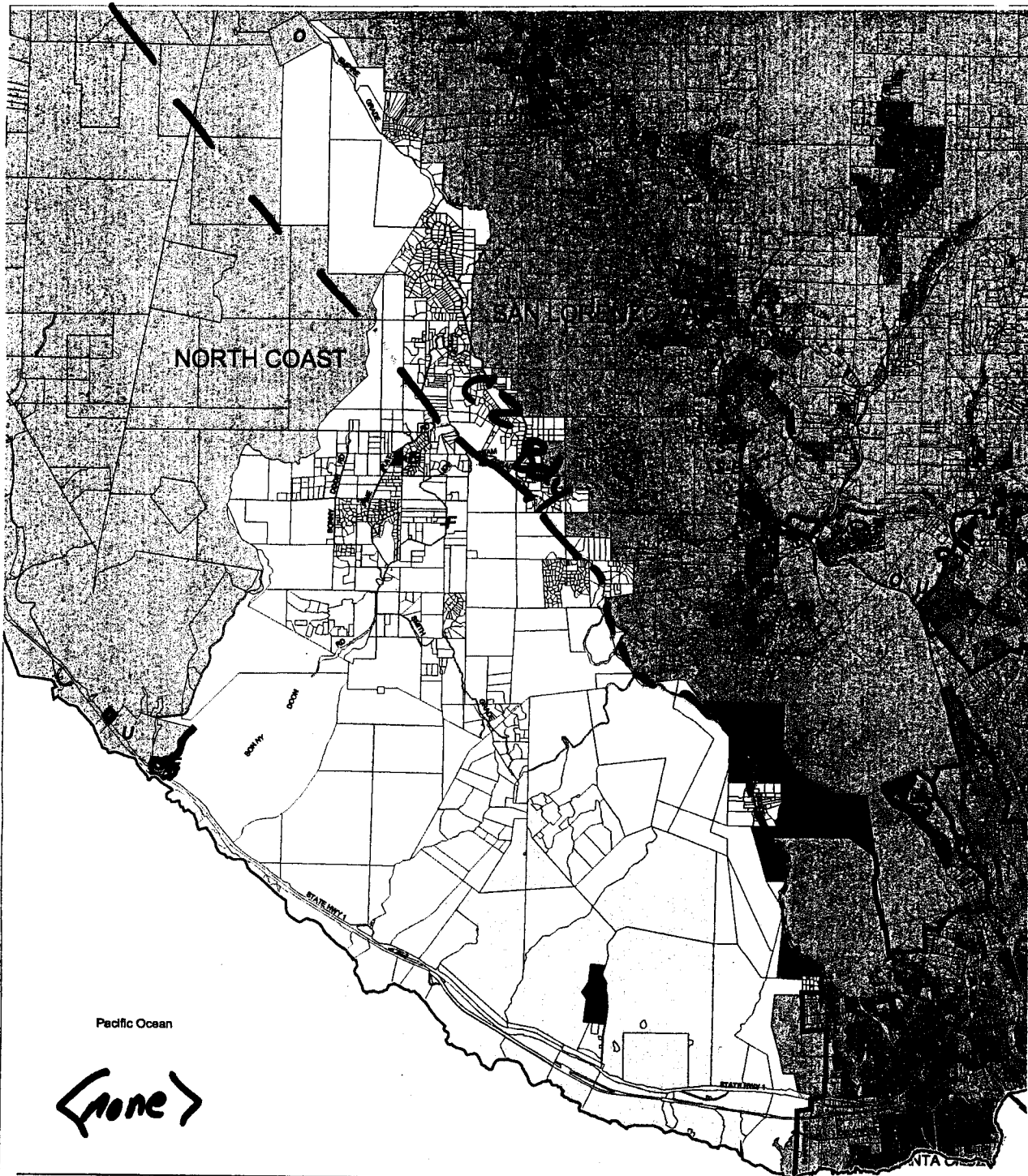
- C = CEMETARY
- F = FIRE STATION
- H = HOSPITAL
- L = LANDFILL
- LB = LIBRARY
- PG = PARKING FACILITY
- PO = POST OFFICE
- R = RELIGIOUS INST.
- S-C = COLLEGE UNIVERSITY
- S-H = HIGH SCHOOL
- S-J = JR. HIGH SCHOOL
- S-E = ELEMENTARY SCHOOL
- U = PUBLIC UTILITY



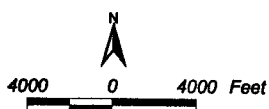
COUNTY OF SANTA CRUZ, CA. 1994 GENERAL PLAN and LOCAL COASTAL PROGRAM







NORTH COAST PLANNING AREA

Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.
PLEASE NOTE: Due to the small scale of this map, it is intended for GENERAL REFERENCE only.
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 RURAL SERVICES LINE
 COASTAL ZONE
 URBAN SERVICES LINE
 FUTURE PARK/SCHOOL
 PUBLIC FACILITY
 SPECIAL COMMUNITY PARK

PUBLIC FACILITY LEGEND

C = CEMETARY
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 R = RELIGIOUS INST.
 S-C = COLLEGE UNIVERSITY
 S-H = HIGH SCHOOL
 S-J = JR. HIGH SCHOOL
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COUNTY OF SANTA CRUZ, CA.
1994 GENERAL PLAN and
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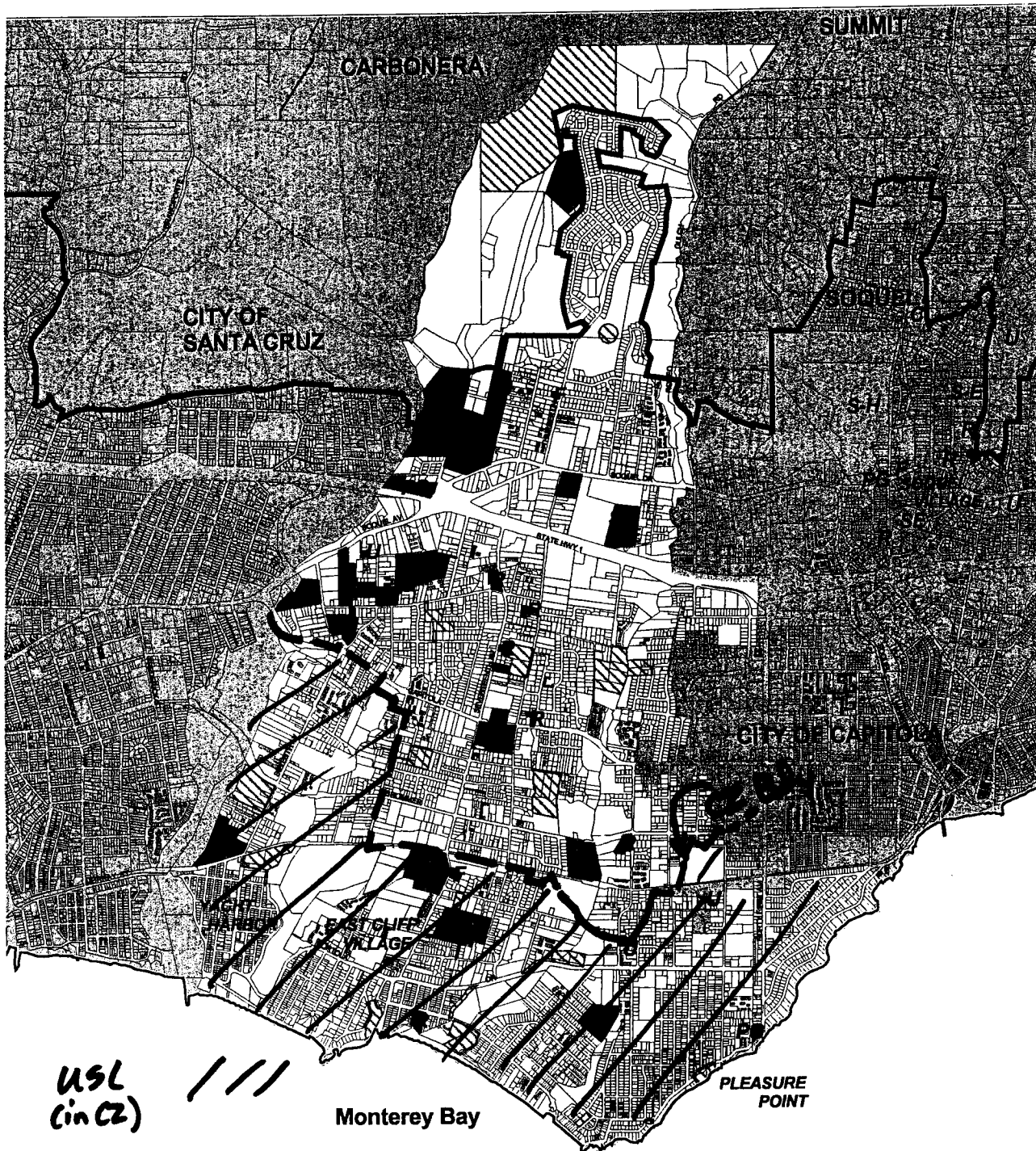
BONNY DOON PLANNING AREA

Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.

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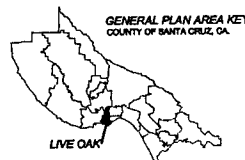


PART 2 of 2



- RURAL SERVICES LINE
- COASTAL ZONE
- URBAN SERVICES LINE
- SPECIAL COMMUNITY
- FUTURE PARK/SCHOOL
- PUBLIC FACILITY PARK

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COUNTY OF SANTA CRUZ, CA. 1994 GENERAL PLAN and LOCAL COASTAL PROGRAM

LIVE OAK PLANNING AREA







Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.
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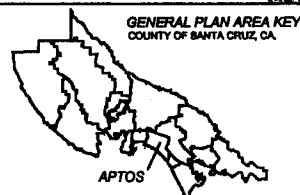
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 COASTAL ZONE
 RURAL SERVICES LINE
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COUNTY OF SANTA CRUZ, CA.
 1994 GENERAL PLAN and
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APTOS PLANNING AREA

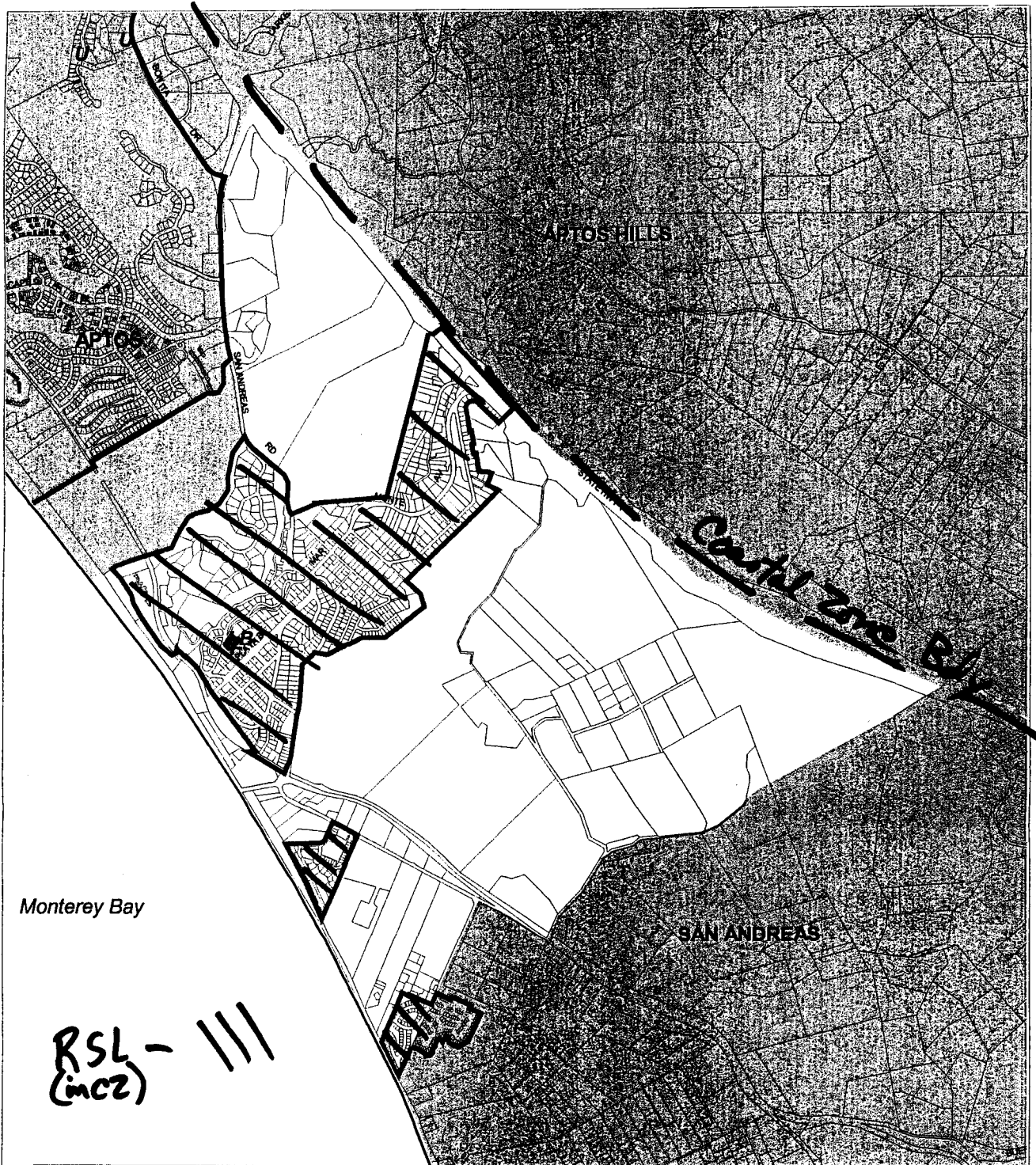
Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.

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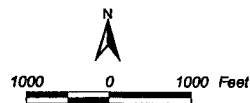
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114-00-AP-2 PREPARED BY SANTA CRUZ COUNTY GEOGRAPHIC INFORMATION SYSTEM STAFF-JULY 2003

CCC Exhibit D
 (page 4 of 6 pages)



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RURAL SERVICES LINE
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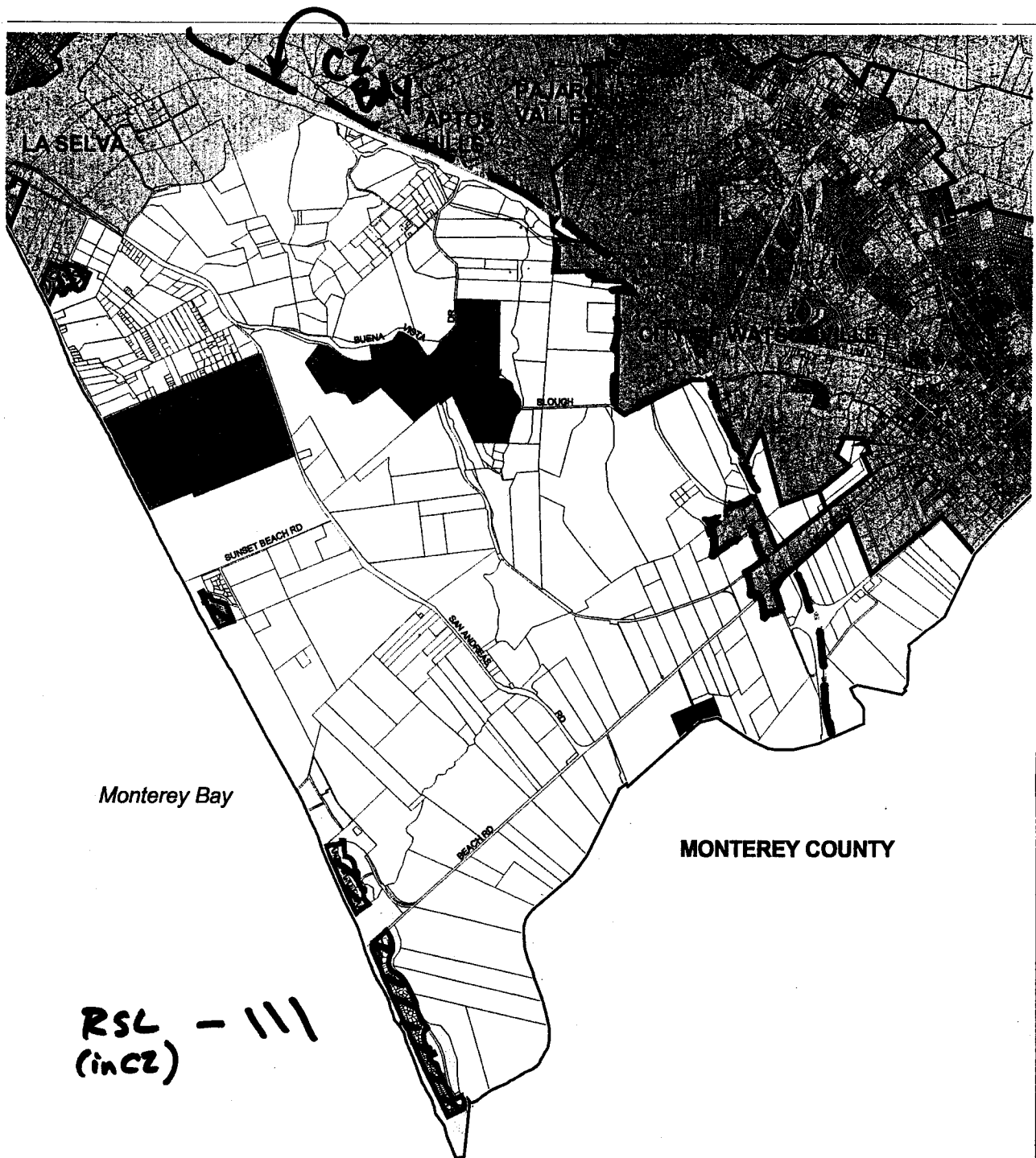
COUNTY OF SANTA CRUZ, CA
1994 GENERAL PLAN and
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LA SELVA PLANNING AREA

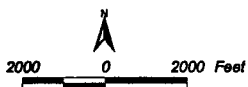
Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.
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114-00-LS-2 PREPARED BY SANTA CRUZ COUNTY GEOGRAPHIC INFORMATION SYSTEM STAFF-OCT 2000



PART 2 of 2

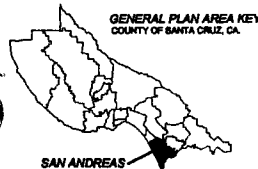


- RURAL SERVICES LINE
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- PUBLIC FACILITY
- SPECIAL COMMUNITY PARK

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PUBLIC FACILITY LEGEND

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COUNTY OF SANTA CRUZ, CA
1994 GENERAL PLAN and
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SAN ANDREAS PLANNING AREA

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