

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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**W6b**

December 18, 2003

TO: Commissioners and Interested Persons

FROM: Charles Lester, Deputy Director
Diane Landry, District Manager *DL*
Susan Craig, Coastal Planner

RECORD PACKET COPY

SUBJECT: CITY OF SANTA CRUZ: LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 2-03. For public hearing and Commission action at its meeting of January 14, 2004, to be held in Laguna Beach at the Montage Resort Hotel, 30801 South Coast Highway, Laguna Beach, CA 92651

SYNOPSIS

The City of Santa Cruz is proposing to replace the certified Land Use Plan policies of the *San Lorenzo River Enhancement and Design Plan* with new policies in the *San Lorenzo Urban River Plan*. In addition, the City is proposing to amend the certified Implementation Plan (Zoning Ordinance) to: 1) further protect historic resources in the City and to streamline the historic alteration review process; 2) allow additional uses (e.g., banks and community and institutional public facilities) in the downtown area, and; 3) add accessory dwelling units as a principal permitted use in residential zoning districts and remove the coastal permit public hearing requirement for new accessory dwelling units.

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 amendments for consistency with the proposed amended Land Use Plan. Issues raised by the proposed amendments include biological productivity of coastal waters, public access and recreational uses, and community character. As discussed in detail below, Staff recommends **approval** of the City of Santa Cruz Local Coastal Program proposed Land Use Plan/Implementation Plan Major Amendment No. 2-03 if it is modified as follows: 1) add two tables regarding allowable flood control maintenance activities in the San Lorenzo River to the *San Lorenzo Urban River Plan*; 2) add a map that details the different reaches of the San Lorenzo River to the *San Lorenzo Urban River Plan*, and; 3) Add an adaptive flood management policy to the *San Lorenzo Urban River Plan*.

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

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amendments to certified LCPs (Coastal Act Section 30514, California Code of Regulations 13551 through 13553).

The proposed amendment affects the LUP and IP 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.

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Exhibit 1: *San Lorenzo Urban River Plan Amendment Language*

Exhibit 2: *Table ASP-17 from certified San Lorenzo River Enhancement & Design Plan*

Exhibit 3: *Tables 5 & 6 from Lower San Lorenzo River & Lagoon Mgmt. Plan*

Exhibit 4: *Figure 12 from Lower San Lorenzo River & Lagoon Mgmt. Plan*

Exhibit 5: *Accessory Dwelling Unit Amendment Language*

Exhibit 6: *Map of Downtown Santa Cruz*

Exhibit 7: *Downtown Recovery Plan Amendment Language*

Exhibit 8: *Historic Alteration Permit Amendment Language*

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. 2-03 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. 2-03 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. 2-03 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. Certification of the land use plan would not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the land use plan as submitted.*

Resolution II. (Resolution to approve City of Santa Cruz Land Use Plan Major Amendment No. 2-03, if modified)

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

Motion #2: *I move that the Commission certify Major Amendment No. 2-03 to the City of Santa Cruz Land Use Plan, if modified as suggested by modifications #1-3 in this staff report.*

Resolution to approve: *The Commission hereby certifies Major Amendment No. 2-03 to the land use plan of the City of Santa Cruz if modified according to the suggested modifications and adopts the findings set forth below on grounds that the land use plan amendment with the suggested modifications 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 that the land use plan amendment may have on the environment that will result from certification of the land use plan if modified.*

Resolution III. (Resolution to approve City of Santa Cruz Implementation Plan Major Amendment No. 2-03 as submitted)

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

Motion. *I move that the Commission reject Major Amendment #2-03 to the City of Santa Cruz*



Local Coastal Program Implementation Plan as submitted.

Resolution to approve. The Commission hereby certifies Major Amendment #2-03 to the Implementation Plan of the City of Santa Cruz Local Coastal Program as submitted, and adopts the findings set forth below on grounds that the Implementation Plan, as submitted, is in conformity with the certified Land Use Plan. Certification of the Implementation Plan amendment meets the requirements of the California Environmental Quality Act because either 1) feasible alternatives and mitigation measures have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Plan amendment.

II. SUGGESTED MODIFICATIONS

The Commission hereby suggests the following changes to the proposed Local Coastal Program amendments, which are necessary to make the requisite findings. If the local government accepts the suggested modifications 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 suggested modifications are shown by deleting existing text with ~~striketrough~~ and adding text with underline.

Modification #1

Add Tables 5 & 6 from the *Lower San Lorenzo River & Lagoon Management Plan*, as shown in Exhibit 3 of this staff report, to the *San Lorenzo Urban River Plan*.

Modification #2

Add Figure 12 from the *Lower San Lorenzo River & Lagoon Management Plan*, as shown in Exhibit 4 of this staff report, to the *San Lorenzo Urban River Plan*.

Modification #3

Add Operations and Maintenance Policy OM-12 as follows:

Annually prepare specific procedures for the current year that outline vegetation and sediment management prescriptions by applying adaptive management principles, subject to direction by appropriate regulatory agencies. Tables 5 and 6 of the Lower San Lorenzo River & Lagoon Management Plan demonstrate recommendations for management.



III. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. San Lorenzo Urban River Plan

The following sections of the Coastal Act provide for the protection of coastal waters:

30230. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The following sections of the Coastal Act provide protection of public access and recreation:

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30212.5. 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.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

30213 (in part). Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30253 of the Coastal Act provides for protection of special communities and states, in part:

30253. 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.

The San Lorenzo River (River) runs through the City of Santa Cruz, essentially dividing the City in half.



The River is a key element in defining the City's sense of place and community. The lower 2.2-mile reach (a portion of which is in the Coastal Zone) was channelized by the construction of levees, dredging of the riverbed, and clearing of vegetation in 1958 for flood control purposes. The *San Lorenzo River Enhancement and Design Plan*, certified in 1989, was developed to enhance and restore riparian habitat along the River within the constraints of providing flood protection, as well as to provide specific public improvements regarding public access, recreation, and design guidelines for redevelopment opportunity areas surrounding the River.

The proposed *San Lorenzo Urban River Plan* would completely replace the certified policies of the *San Lorenzo River Enhancement and Design Plan* with updated policies (see Exhibit 1 for the full text of the amendment – all policies effective in the coastal zone are noted with a “wave” symbol). This is necessary because since adoption of the original Plan in 1989 there have been a number of changes that have significantly altered both the landscape and the management needs of the San Lorenzo River, including: 1) the initiation of the U.S. Army Corps of Engineers' flood control improvement project (which began in 1999 and is scheduled for completion in 2004); 2) the listing of the steelhead trout and coho salmon as federally threatened species and the federal designation of the San Lorenzo River as critical habitat for these species, and; 3) reconstruction of much of the damaged infrastructure along the River due to the 1989 Loma Prieta earthquake, which alleviated some longstanding problems along the river (e.g., by increasing flood capacity by raising four of the City's bridges), while creating new problems, such as the destruction of much of the vegetation on the banks of the river lagoon when the levee was reinforced with riprap.

The proposed *San Lorenzo Urban River Plan* contains updated goals and objectives for a variety of public access and recreation improvements, including trail improvements for bicyclists and pedestrians and enhancements for wildlife viewing activities. The Plan also promotes river-oriented development to promote the River as an amenity to downtown Santa Cruz and to encourage appropriate uses, scale, and orientation in adjacent areas. In addition, the Plan provides goals for habitat and water quality enhancement. These goals and objectives provide for the enhancement and management of the River as a functioning riparian corridor to increase the abundance and diversity of all native plant and animal species found in and along the River. The submitted Plan, however, does not contain an equivalent to Table ASP-17 (see Exhibit 2) of the currently certified plan regarding flood control maintenance guidelines. The *Lower San Lorenzo River & Lagoon Management Plan*, which is the document upon which the proposed policies are based, contains a table entitled “Recommended Vegetation Thinning Prescriptions by Reach” and a table entitled “Recommended Sediment Management Prescriptions by Reach” (see Exhibit #3). These tables specify the allowable activities that may be undertaken along the River to ensure maintenance of flood control capacity and public safety consistent with protection of the River ecosystem. **Modification #1** incorporates these tables into the *San Lorenzo Urban River Plan*. In addition, **Modification #2** incorporates Figure 12 from the *Lower San Lorenzo River & Lagoon Management Plan* into the proposed *San Lorenzo Urban River Plan* (see Exhibit #4). This figure is necessary because it describes the locations of the different reaches that are referenced in the two tables and in some of the proposed policies. **Modification #3** adds a new Operations and Management policy to provide for adaptive vegetative and sediment management on a year-to-year basis, subject to direction by appropriate regulatory agencies. This policy will provide the necessary flexibility in the Plan to undertake



yearly flood control management while allowing for the incorporation of new management standards as they arise. With these modifications, the proposed Land Use Plan amendment is consistent with the public access, recreation, water quality, habitat protection, and community character policies of the Coastal Act.

B. Accessory Dwelling Units

The following City of Santa Cruz LCP policies encourage creative infill residential development:

Community Design Policy 1.1: Infill and intensify land uses consistent with existing neighborhood or commercial district patterns in developed areas currently served by municipal services.

Community Design Policy 1.1.1: Focus development in the Central Core, and along arterial and mass transit corridors.

Community Design Policy 1.1.2: Develop design criteria to ensure compatibility of infill development with existing neighborhoods and proposed development patterns (including intensities and land uses).

Land Use Policy 5.3: Provide for high-density development and mixed uses, where appropriate, as well as transit- and pedestrian-oriented land use patterns to reduce dependence on the automobile and support the use of mass transit and other alternative transportation modes.

The City proposes to amend the Zoning Ordinance to provide compliance with State Law AB 1866, which addresses a number of housing issues, including a change to the law regarding local jurisdictions' review of second unit applications. State Law AB 1866 prohibits the City from requiring a public hearing for second units and essentially requires the City to issue only ministerial permits (building permits) for second unit applications filed after July 1, 2003. State Law AB 1866 also requires consistency with the Coastal Act.

Currently the majority of the regulations regarding accessory dwelling units are found in the Affordable Housing Provisions (Chapter 24.16, Part 2) of the City's Zoning Ordinance. This chapter, which includes design and development standards for accessory dwelling units, is *not* part of the certified LCP. Thus the majority of changes to the Zoning Ordinance required by AB 1866 do not require an LCP amendment.

The proposed amendment, however, does modify the certified Zoning Ordinance to add accessory dwelling units as a principal permitted use in the six residential zoning districts where ADUs have historically been allowed (previously ADUs required an administrative use permit). In addition, the proposed amendment clarifies that, as a principal permitted use, accessory dwelling units are subject to the provisions of (uncertified) Chapter 24.16, Part 2, except that ADUs are not subject to approval of a design permit. Additionally, the proposed amendment removes the public hearing requirement regarding coastal permits for ADUs (see Exhibit 5 for the full text of the amendment). These changes are all required pursuant to State Law AB 1866.

Although the proposed amendment would remove the coastal hearing requirement for ADUs, owners of



neighboring properties of a proposed ADU will continue to receive notification of the pending permit application and a posting notice at the proposed project site will continue to be required. In addition, local approval of ADUs within the Coastal Commission's appeal jurisdiction will continue to be appealable to the Coastal Commission after all local appeals have been exhausted.

The proposed amendment also removes the covered parking requirement for the primary residence and the accessory dwelling unit on a parcel. One on-site parking space, however, is required for each bedroom in the ADU, in addition to the required on-site parking for the primary residence. Thus the proposed amendment continues to protect on-street parking for general public use.

The Community Design and Land Use policies of the City of Santa Cruz LCP encourage infill development in existing City neighborhoods. The proposed amendment provides for allowing infill ADU development as a principally permitted use in neighborhoods where ADUs have historically been allowed, consistent with these policies. Staff recommends approval of the amendment as submitted.

C. Downtown Recovery Plan

Applicable City of Santa Cruz LCP design and development policies regarding the City's Downtown include:

Community Design Policy 1.1: Infill and intensify land uses consistent with existing neighborhood or commercial district patterns in developed areas currently served by municipal services.

Community Design Policy 1.1.1: Focus development in the Central Core, and along arterial and mass transit corridors.

Land Use Policy 2.6.3: Prioritize development of high-density mixed residential and commercial development in the City's Downtown Central Business District...

Land Use Policy 2.9.1: Identify areas where mixed-use development opportunities exist and develop appropriate guidelines and incentives to encourage that type of development.

Land Use Policy 5.3: Provide for high-density development and mixed uses, where appropriate, as well as transit- and pedestrian-oriented land use patterns to reduce dependence on the automobile and support the use of mass transit and other alternative transportation modes.

The City of Santa Cruz is proposing to amend Chapter 4 of its *Downtown Recovery Plan* (DRP), which is incorporated into the Zoning Ordinance by reference. The DRP was developed after the 1989 Loma Prieta earthquake, which virtually decimated the City's Central Business District. The purpose of the DRP was to provide a coherent framework for public and private actions related to the rebuilding of downtown Santa Cruz after the earthquake and to establish policies, standards, and guidelines to direct the recovery process toward the rebuilding of downtown that would meet multiple community objectives. A small portion of the DRP area is in the coastal zone (see Exhibit 6).

This amendment is being proposed as a result of issues that have arisen with the zoning regulations



regarding certain uses downtown. In particular, existing development regulations restrict bank use in the Pacific Avenue Retail District of the downtown area. The rationale for this restriction was to prevent the creation of uninteresting storefronts as well as a lack of pedestrian activity. However, given that most of the buildings that have been reconstructed along Pacific Avenue since 1989 were required to meet the storefront standards of the DRP, this is no longer a major issue. In addition, the amendment provides that new banks that occupy existing floor area along Pacific Avenue will be subject to a use permit where compliance with design standards and guidelines in the DRP is necessary (see Exhibit 7, pp. 1-2 for amendment language).

Additionally, current downtown development regulations do not allow community and institutional public facilities, such as government facilities, libraries, educational facilities, churches, newspapers, etc., within the Cedar Street Village Corridor (CSVC) of the downtown area. Most of these uses exist in the CSVC and were established prior to the 1989 earthquake. All of these uses were either principally permitted or allowed with a use permit in the Community Commercial District, which was the zoning of the downtown area prior to 1989. As a result of these uses being inadvertently omitted during the preparation of development regulations for the CSVC, these uses are now non-conforming and cannot expand or make certain improvements. The proposed amendment would allow community and institutional public facility uses in the Cedar Street Village Corridor subject to the issuance of an administrative use permit (see Exhibit 7, pg. 3 for amendment language).

The Community Design and Land Use policies of the City of Santa Cruz LCP provide for the development of a variety of high-density mixed residential and commercial development in the City's Downtown Central Business District. The proposed amendment provides for appropriate additional uses in the downtown area. Staff recommends approval of the amendment as submitted.

D. Historic Alteration Permit

The following City of Santa Cruz LCP policies provide for the protection and rehabilitation of historic buildings in the City of Santa Cruz:

Cultural Resources Policy 2.1: Protect and encourage restoration and rehabilitation of historic and architecturally significant buildings and landmarks.

Cultural Resources Policy 2.3: Ensure that City administrative and review procedures effectively recognize and protect historic and architectural resources and coordinate preservation activities with local, State, and federal agencies.

Community Design Policy 3.5: New or renovated development shall add to, not detract from City-identified landmarks, historic areas and buildings, and established architectural character worthy of preservation.

The City of Santa Cruz is proposing to amend the certified Zoning Ordinance to: 1) expand the criteria for listing buildings on the City Historic Building Survey; 2) expand the criteria for review of proposed



alterations to listed historic buildings, and; 3) review, through an administrative permit process, proposed alterations to accessory and non-historic buildings and features on sites with historic buildings (see Exhibit 8 for the full text of the amendment).

The proposed amendments to the historic preservation zoning regulations allow for a more user-friendly application process. Under the proposed amendment, administrative historic alteration permits issued by the Zoning Administrator without a public hearing are allowed for smaller projects located to the rear of buildings and projects that involve alterations to a non-historic building on an historic site. Regular historic alteration permits issued by the Historic Preservation Commission after a public hearing are required for larger projects and projects that involve alterations to the front of historic buildings. In addition, the proposed amendment incorporates up-to-date historic building survey criteria and alteration review criteria into the LCP.

The proposed amendments to the historic preservation ordinance encourage the preservation of historic buildings and enforce land-use and other regulations while maintaining the necessary flexibility to sustain the viability of historic buildings while effectively protecting them. Thus, the proposed Zoning Ordinance amendment is consistent with the City of Santa Cruz LCP policies that provide protection for historic buildings.

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. Approval of the amendments, as modified, will not have significant environmental effects, consistent with the California Environmental Quality Act.



San Lorenzo Urban River Plan Summary

A. INTRODUCTION

The San Lorenzo River runs through the City for approximately 2.7 miles from Sycamore Grove to the Pacific Ocean. The lower 2.2-mile reach was channelized by the construction of levees, dredging of the river bed and clearing vegetation in 1958 for flood control purposes. The River divides the City in half and is a key element defining the City's sense of place.

The entire San Lorenzo River flows approximately 25 miles from a steep forested watershed in the Santa Cruz Mountains to the broad floodplain at its mouth draining about 137 square miles into the Pacific Ocean. The drainage basin is relatively short and steep, and flows vary dramatically from summertime lows of less than 30 cubic feet per second (cfs) to over 30,000 cfs during peak winter floods. The estimated 100-year flood is 50,000 cfs in Santa Cruz. Upstream flow diversions for municipal and domestic use reduce summer inflows to the river and the summer lagoon.

Before the flood control project in the 1950's the San Lorenzo River was a biologically diverse and productive habitat supporting a wide variety of birds and animals. The river itself was one of the most fished in the state and represented the only major steelhead fishery south of the Russian River. The river supports two federally endangered anadromous fish; the coho salmon and the steelhead trout. In 1996 the National Marine Fisheries Service (NMFS) listed coho salmon in the Central Coast Evolutionary Significant Unit (ESU) as "threatened" under the federal Endangered Species Act. In 1997, NMFS listed the Central California Coast ESU steelhead as "threatened" under the federal Endangered Species Act. These designations significantly affect management decisions and give more impetus to restoring salmonid habitat in the river. The river offers potential habitat for many important species of plants and animals. The restoration of the river for improved aquatic habitat is the primary focus for the river over the next 20 years.

In 1999 the City of Santa Cruz, in cooperation with the U.S. Army Corps of Engineers, began the construction of the San Lorenzo River Flood Control Improvement Project, a multi-million dollar project to raise the levees through the downtown area to provide for 100-year flood protection. The project will be completed in 2004 providing new levees; a bicycle and pedestrian path on top of the levees and landscaped areas along the outer levee slopes. Over 3,000 native riparian trees and shrubs have been planted along the levee providing a new public park for the community. The unrealized potential of the river is the focus of community concern, and there is a strong commitment to its future improvement and reintegration with the town. It represents one of the most important open spaces within the City and is centrally located with respect to the downtown, the residential neighborhoods, the boardwalk and beach. The river continues to be used for recreational purposes and connects many major public parks and recreational areas. In addition, there are many large opportunity sites for redevelopment adjacent to the river that can help to create a more positive relationship between the City and the river.

B. BACKGROUND

The San Lorenzo Urban River Plan (Urban River Plan) provides an update to the 1987 San Lorenzo River Design Concept Plan and the 1989 San Lorenzo River Enhancement Plan. These earlier plans guided flood control, vegetation restoration, and public access improvements

along the San Lorenzo River and Jessie Street Marsh from 1989 through the late 1990s. In 1999, the Santa Cruz City Council requested that the plans for the San Lorenzo River be updated due to: the initiation of the U.S. Army Corps of Engineers flood control improvement project; the listing of the steelhead trout and coho salmon as federally threatened species; and federal designation of the San Lorenzo River as critical habitat for these species. The City Council appointed a citizen task force, the San Lorenzo Urban River Plan Task Force, to complete the plan update emphasizing community involvement as the foundation for plan development. The City Council requested that the San Lorenzo Urban River Plan Task Force update restoration and design plans for the River as well as address Branciforte Creek in the planning update process.

The San Lorenzo Urban River Plan articulates a community vision for the corridor encompassing the lower San Lorenzo River, Branciforte Creek and Jessie Street Marsh as both a wildlife area, as well as a community recreation, transportation and public open space amenity. It contains recommendations for habitat enhancement, public access and trail improvements, public art, and community programs. It seeks to guide the City of Santa Cruz in re-establishing and improving its management of and relationship to this major, recently expanded landscape feature over the next 20 years.

The Urban River Plan includes conceptual plans for areas adjacent to the River. These conceptual plans are provided only to stimulate potential design ideas and are not required for particular properties in development applications. In general, the Urban River Plan promotes river-oriented development to promote the River as an amenity to downtown Santa Cruz and encourages appropriate uses, scale and orientation in adjacent areas.

Plan Goals

Acknowledging the validity of previous efforts to improve the San Lorenzo River, while recognizing the nature of those efforts as on-going, the San Lorenzo Urban River Task Force re-adopted the goals from the 1987 and 1989 plans to guide their work. First and foremost was the Task Force's interest in restoring the River as a functional riverine ecosystem. The Lower San Lorenzo River and Lagoon Management Plan comprises the biological restoration plan for the River and Lagoon and is included in the Urban River Plan as Appendix A. This restoration plan lays the foundation from which the remaining goals for the River were developed.

Relationship to Existing City Plans

The San Lorenzo Urban River Plan is the City's guide for restoring, managing, and maintaining natural resources, riverfront development, as well as recreation and public access improvements for the lower San Lorenzo River, Jessie Street Marsh and Branciforte Creek. It contains conceptual ideas, as well as site-specific recommendations, for accomplishing the goals that guided the Plan's development. Refinements to the concepts, and specific strategies for implementing the recommendations, will need to come from the community, the City Council and staff.

At present, several other adopted plans of the City of Santa Cruz also address the planning area for the San Lorenzo Urban River Plan. Described below, they include the 1991 Downtown Recovery Plan and 1998 Jessie Street Marsh Management Plan. The San Lorenzo Urban River Plan reflects the intent of these other plans, and will be incorporated into their updates as appropriate.

The Downtown Recovery Plan is an adopted specific plan providing a framework for public and private actions related to rebuilding the downtown after the 1989 Loma Prieta earthquake. The Plan identifies the River as a major downtown open space, and recognizes its potential "as a naturalistic open space, wildlife habitat, and recreational amenity: a 'garden promenade' that can provide a more contemplative and reflective experience to the hustle and bustle of Pacific Avenue." It recommends riverfront improvement and creation of linkages to downtown as a top priority in rebuilding downtown.

The Jessie Street Marsh Management Plan was adopted in 1998. Its recommendations are incorporated directly into the San Lorenzo Urban River Plan (see Appendix B).

C. SAN LORENZO URBAN RIVER PLAN (SLURP) POLICIES AND PROGRAMS

URBAN RIVER PLAN GOALS

- ☛ URP - Goal 1: Enhance and restore biotic values of the River, creek and marsh as habitat for fish and wildlife.
- ☛ URP - Goal 2: Maintain flood control capacity of the San Lorenzo River and Branciforte Creek.
- ☛ URP - Goal 3: Improve the scenic and recreational value of the Riverfront.
- ☛ URP - Goal 4: Improve public access and pedestrian/bicycle movement to and along the River.
- ☛ URP - Goal 5: Improve the urban and neighborhood interface with the San Lorenzo River, Branciforte Creek and Jessie Street Marsh.
- ☛ URP - Goal 6: Incorporate the San Lorenzo River, Branciforte Creek, and Jessie Street Marsh into the surrounding urban fabric and downtown and neighborhoods.

RESTORATION GOALS AND OBJECTIVES

- ☛ RES - Goal 1: To increase abundance and diversity of native plant species above the baseline (2000) levels.

- Objective #1: Restore and manage native riparian forest to promote species diversity, structural diversity and density along the inner and outer levee banks.
 - Objective #2: Increase width of the riparian corridor consistent with flood protection constraints to provide increased stream shading and instream cover for aquatic organisms.
 - Objective #3: Enhance native populations of riparian species via natural recruitment and an active plating program.
 - Objective #4: Control non-native, invasive species.
 - Objective #5: Emulate reference vegetation structure and function.
- RES – Goal 2: To restore geomorphic and hydrologic form and function to the Lower San Lorenzo River so as to improve channel and habitat conditions that will support and sustain native flora and fauna.
- Objective #1: Manage instream riparian vegetation to encourage geomorphic form and function.
 - Objective #2: Maintain a stable bankfull channel to improve channel substrate conditions.
 - Objective #3: Maintain adequate baseflow through the lower San Lorenzo River and maintain hydrologic connectivity between the estuary and the upper San Lorenzo River.
 - Objective #4: Improve quality of waters entering into the river from stormdrains and nonpoint sources through public education, structural retrofits and pollutant source reduction.
 - Objective #5: Improve and maintain lagoon water quality and quantity at levels consistent with steelhead and coho salmon rearing needs.
 - Objective #6: Reduce water temperatures to optimal levels for aquatic species rearing and reproduction.
 - Objective #7: Restore floodplain function through levee setbacks in areas determined to be feasible.
- RES – Goal 3: To enhance habitat conditions for native and special status wildlife species dependent upon the San Lorenzo River above baseline (2000) levels.

- ☛ Objective #1: Enhance native resident and migratory fish, bird, mammal, reptile, and amphibian species abundance and richness.
- ☛ Objective #2: Enhance habitat for breeding/nesting populations.
- ☛ Objective #3: Sustain and increase population of steelhead trout.
- ☛ Objective #4: Provide functional habitat for Western Pond Turtle to increase potential for occurrence of this species.
- ☛ Objective #5: Create adequate habitat conditions to allow for migration of coho salmon into the upper watershed.

Plan Recommendations and Programs

Restoration and Management

- ☛ RES – 1 Conduct annual vegetation and sediment management for flood control.
- ☛ RES – 2 Develop management strategy for summer lagoon water level.
- ☛ RES – 3 Establish a streamflow standard for inflow into the lagoon and maintenance of a low flow channel.
- ☛ RES – 4 Enhance streambed aquatic cover and substrate.
- ☛ RES – 5 Enhance riverbank shoreline and riparian corridor vegetation.
- ☛ RES – 6 Develop planning for floodplain and marsh restoration in special planning areas.

Trail Connections/Improvements

- T-1 Complete pedestrian/bicycle bridges at Highway One/Felker Street and the confluence of Branciforte Creek and the San Lorenzo River. Secure funding for design and construction of these projects.
- ☛ T-2 Complete the upgrade and widening of the Union Pacific Railroad Trestle at the rivermouth to provide safer pedestrian and bicycle use along this route.
- ☛ T-3 Improve pedestrian/bicycle access between the Riverway and Jessie Street Marsh and Oceanview Park.

- ☛ T-4 Identify and program parking areas for trail system users into current and future transportation planning efforts. Provide signage and facilities such as stairs and ramps leading up to the trail in order to dissuade "shortcuts" through landscaping.
- ☛ T-5 Access and pathways in the Front Street corridor should be designed to draw people out of the downtown to the River.
- ☛ T-6 Access and pathways from the neighborhoods at Ocean Street and Barson Street should be designed to facilitate pedestrian and bicycle use.
- ☛ T-7 Continue to provide disabled access to areas and facilities of the river.
- ☛ T-8 Encourage new development to create a positive relationship with the River. Within the Riverine Reach, the massing of new buildings should generally step down in scale to the River, and buildings shall be set back 40 feet from the levee edge to create a broad space for landscaping along the River edge.
- T-9: Maintain and enhance existing east/west trails between River Street and the riverfront and encourage additional connections where opportunities exist, such as at street ends, between properties, and/or on publicly owned land.

Recreation

- ☛ R-1 Develop a San Lorenzo Riverway trail improvement program that addresses infrastructure improvements (lighting, safety, call boxes), signage, wayfinding, interpretation and trail linkages. Trail lighting should be designed to be non-intrusive to fish and wildlife and energy efficient.
- ☛ R-2 Develop a system of unpaved nature paths on the levee slopes near riparian areas to enhance wildlife viewing activities. Design bird-viewing platforms and observation decks so as not to disturb wildlife. Platforms and observation decks should be constructed so as to avoid conflicts with flood capacity.
- ☛ R-3 Develop a map of the San Lorenzo Riverway including regional trail links (Sanctuary Scenic Trail and California Coastal Trail) and key lateral access areas.
- ☛ R-4 Develop recreational guides for the river and associated activities. Investigate potential for creation of par course along the Riverway.
- ☛ R-5 Review existing City ordinances prohibiting use of the river for kayaking and canoeing; explore opportunities for establishing a seasonal boating program with appropriate launching facilities and public safety measures. The boating

program should be designed so as to avoid conflicts with fish and wildlife and public safety.

Operations and Maintenance

- ☛ OM-1 Establish a "River Coordinator" position to facilitate coordination of maintenance, management, restoration, and monitoring projects for the river. The River Coordinator would seek and procure project grants, coordinate with City staff and community groups, and be the lead staff for plan implementation.
- ☛ OM-2 Provide adequate operations and maintenance staffing levels in the Parks and Recreation and Public Works departments to maintain existing Riverway facilities and recommended improvements of the Urban River Plan.
- ☛ OM-3 Establish a staff-level "River Management and Maintenance Coordinating Group" comprised of staff from Parks and Recreation, Public Works, Water, Planning, Police, Fire, and Redevelopment to coordinate ongoing management and maintenance projects on the levee and in the river.
- ☛ OM-4 The City should devote consistent attention to issues of public safety, maintenance, and enforcement of ordinances to reduce harmful effects of human activity (e.g., camping, illegal activities) that degrades environmental or recreational qualities.
- ☛ OM-5 Develop and implement a litter control program on the San Lorenzo Riverway including monthly large-scale cleanups of areas that present public health hazards.
- ☛ OM-6 Work with code enforcement to continue abatement of illegal dumping along the San Lorenzo Riverway.
- ☛ OM-7 Evaluate conditions of landscaped areas and conditions of native vegetation installed as part of the flood control improvement project. Work with a qualified botanist to develop a replacement plant list should mortality occur in landscape areas and ensure implementation of remediation plans.
- ☛ OM-8 Develop a river management and stewardship training program for City of Santa Cruz staff to inform staff of the river's sensitive resources and unique management requirements.
- ☛ OM-9 Investigate options for volunteer programs and community service programs to assist with maintenance and management responsibilities.
- ☛ OM-10 Conduct annual vegetation and sediment management program for flood

control maintenance.

- OM-11 Retain the Section diagrams in the 1987 San Lorenzo River Design Concept Plan until City Council acceptance of the completion of the U.S. Army Corps of Engineers flood control improvement project.

Outreach and Education

- ☛ E-1 Provide regular updates about the River and creek to the community via the newspaper and media (i.e., Community Television, local radio station, or City-based website).
- ☛ E-2 Develop an "Adopt- A-Riverbank" program for participation by local businesses, schools, community and neighborhood groups. Activities could include litter control, planting, and ecological monitoring.
- ☛ E-3 Conduct annual River tours and priority planning sessions for the City Council.
- ☛ E-4 Develop multi-lingual materials and educational products about the River.
- ☛ E-5 Participate in National River Cleanup Week annually during the second week of May as an awareness raising celebration.
- ☛ E-6 Work with local schools and outdoor education programs to utilize the River as an outdoor classroom.
- ☛ E-7 Develop and implement a docent program for natural history tours in cooperation with the Museum of Natural History or Parks Department Ranger Programs.
- ☛ E-8 Establish a "Friends of the San Lorenzo River" non-governmental organization to partner with the City of Santa Cruz and other agencies and organizations on public outreach programs and Riverway projects.
- ☛ E-9 Establish public festivals celebrating the River such as a "First Day" festival on January 1 and an autumn harvest festival. Utilize riverfront places for these celebrations.

Branciforte Creek – General Recommendations

- B-1 Conduct a watershed-wide, sediment source investigation to develop a sediment-control plan for benefiting aquatic life and reducing sediment delivery to the flood control channel. The sediment source investigation should focus on Carbonera Creek and mainstem Branciforte Creek.

- B-2 Continue investigations into providing enhanced habitat for steelhead trout compatible with flood protection and with added emphasis on areas upstream of the flood control channel but within City ownership (i.e., Delaveaga Park).
- B-3 Continue volunteer water quality monitoring program and expand into monitoring stream flow in summer months.
- B-4 In cooperation with federal and state agencies pursue long-term solutions for steelhead passage and habitat enhancement in the flood control channel.
- B-5 Identify opportunities for land acquisition along the creek corridor for increased flood conveyance and storage.

Branciforte Creek – San Lorenzo River to Water Street Bridge – Recommendations

- B-6 Develop and implement a sediment and vegetation maintenance program within this reach consistent with U.S. Army Corps of Engineers flood control maintenance requirements. The program should reflect necessary protections for steelhead passage requirements and water quality. Sediment and vegetation maintenance activities should be restricted to occurring only in September through October to avoid impacts to steelhead.
- B-7 Conduct sediment removal downstream into the zone of confluence with the San Lorenzo River by excavating 1 to 2 feet of sediment from the bed of the existing channel before the onset of winter rains. The sediment deposited in the channel between the confluence and Ocean Street can remain if the depth does not exceed one foot and reduces to zero at Ocean Street.
- B-8 In cases where limited funding is available, maintenance activities can focus on vegetation removal and sediment bars may be left in place. However, periodic removal of sediment will be required to ensure design flood capacity.
- B-9 Improve the storm drain at Ocean Street by providing dry-weather diversion to the sewage treatment plant.
- B-10 Produce an informational door hanger for residents concerning water quality, illegal dumping, and use of native species in landscaping.
- B-11 Investigate the feasibility of constructing a pedestrian bridge linking the east and west access roads south of Water Street.
- B-12 Work with the property owners at 550 Water Street to obtain an easement for

completing the access road to Water Street on the west side.

- B-13 Work with the U.S. Army Corps of Engineers to remove chain link fencing and replace with more aesthetic fencing.
- B-14 Investigate installation of wall treatments for exterior walls of the flood control channel.
- B-15 Implement native riparian planting along creekside areas in City ownership on the east bank consistent with providing necessary access for emergency and maintenance vehicles.
- B-16 Remove non-native trees in areas owned by the City of Santa Cruz and replace with appropriate native tree species.
- B-17 Post signs and enforce City ordinances regarding camping and dumping.
- B-18 Provide and maintain dispensers for dog waste disposal.

Branciforte Creek – Water Street to Natural Channel – Recommendations

- B-19 Conduct sediment and vegetation management as necessary in the flood control channel to maintain design flood capacity.
- B-20 Conduct water quality investigation of storm drain outflows in this area.
- B-21 Improve city-owned areas with native riparian trees and shrubs.
- B-22 Provide a “Welcome to Branciforte Creek” sign at Water and Market Street on west access road. Include a watershed-wide map showing the Creek and San Lorenzo River.
- B-23 Remove non-native trees in areas owned by the City of Santa Cruz and replace with appropriate native tree species.
- B-24 Post signs and enforce city ordinances regarding camping and dumping.
- B-25 Continue use of west access road by pedestrians and bicyclists.
- B-26 Provide and maintain dispensers for dog waste disposal.

Branciforte Creek – Natural Channel to City Limits – Recommendations

- B-27 Riparian buffer setback recommendations from the Citywide Creeks and

Wetlands Management Plan should be observed in this reach of Branciforte Creek.

- B-28 Develop a door hanger or educational brochure for adjacent residents regarding water quality, riparian trees and local ordinances regarding removal, dumping of backyard refuse, stream water diversions and contact information for streambank erosion management.
- B-29 Provide signage along the creek at Delaveaga Park regarding fish and wildlife life cycles and protection needs.
- B-30 Work with the City of Santa Cruz Parks and Recreation on developing restoration plans for areas of the creek within Delaveaga Park and stabilization of upslope areas which may contribute sediment to the creek.
- B-31 Investigate ways to link the downstream areas with trails in Delaveaga Park.
- B-32 Investigate potential acquisition of property at Market and Goss Street for use as undeveloped floodplain.

Significant Riverfront Areas

Front Street

- SRFA - 1 Maintain existing development standards in the Downtown Recovery Plan (DRP) for the Front Street Riverfront Area including principal permitted uses for ground-level and upper-floors, conditional uses, and height and step back requirements. Maintain maximum height restriction to 50 feet with development above 35 feet in height stepping back at least 10 feet at an angle not to exceed 42 degrees. (DRP, p. 47-50)
- SRFA - 2 Maintain the ten-foot setback area between residential and commercial uses adjacent to the levee trail from the western edge of the trail. The setback area should be filled to raise the adjacent ground-level use to the same elevation as the levee trail. This area should also incorporate outdoor public seating or visually accessible garden space for residential development. Trees planted as part of the San Lorenzo Flood Control Improvement Project should be maintained and incorporated into new development. (DRP, p. 51)
- SRFA - 3 Maintain design guidelines for residential and commercial development with the exception of limiting building materials to more natural wood, brick and stone; avoid overuse of concrete and stucco. (DRP, p. 51)
- SRFA - 4 The "river promenade" proposed in the original San Lorenzo Design

Concept Plan between Soquel Drive and Laurel Street should be re-conceptualized as a more natural, less formal looking "trail" with adjacent garden space and native trees to be accommodated in the ten-foot setback area.

- SRFA - 5 Establish a river plaza or park within the Front Street Riverfront Area between Soquel Drive and Laurel Street on the west bank (upstream orientation). Redevelopment of the Metro Station affords an opportunity for connecting a plaza or park with a public area on the east side of Front Street. Other favorable sites are the terminus with Cathcart Street and the terminus with Maple Street (Figures 49 & 50).
- SRFA - 6 Maintain the wooden roof-truss buildings along Front Street as architectural artifacts to demonstrate the "working waterfront" character of the area.
- SRFA - 7 Ensure that any parcel consolidation strategy provides for public access from the Front Street sidewalk to the levee. Maintain the ten-foot step back requirement between buildings included in the Downtown Recovery Plan for any development. Encourage pedestrian traffic through creative inviting design and incorporate water features, gardens, paving, and stairways up the levee as design features.
- SRFA - 8 Encourage redevelopment of the Long's-Zanotto's site to create a true connection to the river from the downtown area. Preserve views to the river from buildings along the west side of Front Street. Concentrate development on the north and south portions of the site to allow for a transition from the public space at Front and Cooper Streets (the Octagon Museum and plaza) and the Museum of Art and History to a river promenade and the pedestrian bridge to San Lorenzo Park. Avoid large expanses of parking in project design, attempt to "green" parking areas by using trees common to the River for a more natural visual impact.
- SRFA - 9 Consider abandonment of River Street South for use as a riverfront promenade and public space for festivals and other outdoor activities once a comprehensive development plan is promoted for the Long's-Zanotto's area.
- SRFA - 10 Maintain views from both taller downtown buildings to the River and from the River trail to distant mountains and ridges, avoiding creation of a development "wall" between the downtown and the River.
- SRFA - 11 Preserve views along the Front Street area to and from Beach Hill, a significant historic feature in this area.

Salz Tannery to Sycamore Grove

- SRFA – 12 Negotiate a public easement along the west bank of the San Lorenzo River north of Highway One to Sycamore Grove to provide for eventual trail connection from the San Lorenzo Riverway trail to Sycamore Grove.
- SRFA – 13 Maintain the native riparian forest north of Highway One.
- SRFA – 14 Protect views of the River from Highway One bridge.
- SRFA – 15 Develop an 8-10' wide trail north of Highway One along the top and edge of the river bank in a meandering pattern with a natural material (e.g. decomposed granite) surface.
- SRFA – 16 Provide connections from a possible park and ride lot (at the existing Central Home Supply location) to the Riverway; provide signs and maps to north and south connecting trails.
- SRFA – 17 Encourage redevelopment of a portion of the Salz Tannery site as a river orientation center; investigate potential partnerships with California State Parks and the State Coastal Conservancy for this use.

Beach Flats

- ☛ SRFA – 18 When land ownership disputes are resolved for the eight-acre Third Street parking lot initiate a community process to facilitate identifying land changes and potential restoration of floodplain in this area.
- ☛ SRFA – 19 Integrate San Lorenzo River recreational and transportation opportunities in redevelopment options for the Beach Flats area. Encourage use of the Riverway trail for alternative transportation access to the beach area.
- ☛ SRFA – 20 Create access points to the levee from key streets including Raymond, Uhden, and Kaye Streets.
- ☛ SRFA – 21 Integrate the San Lorenzo Riverway Trail with the Monterey Bay National Marine Sanctuary Scenic Trail and the California Coastal Trail.
- ☛ SRFA – 22 Provide community programs which encourage participation by neighbors including natural history walks, river clean ups, and planting days. Participate with the Beach Flats Community Center on programs

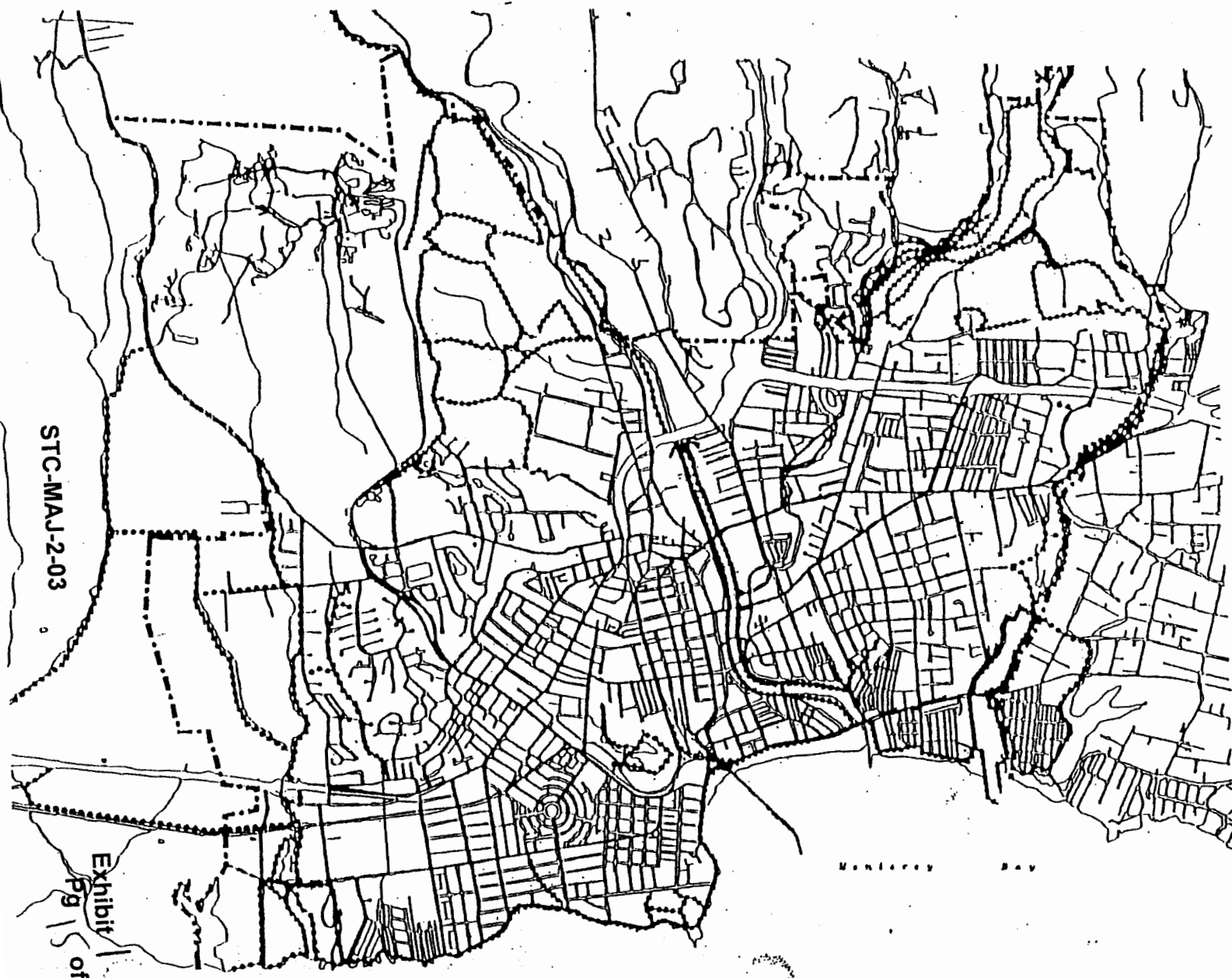
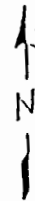
and projects along the River.

- SRFA – 23 Educate residents and visitors about the San Lorenzo River and estuary through the use of signage, public art and multi-lingual materials.
- SRFA – 24 Address illegal breaching activities at the rivermouth and provide education and enforcement information for residents and visitors.
- SRFA – 25 Protect river levee plantings through installation and maintenance of fencing along the Boardwalk parking lot to prevent shortcut trails from the parking area to the River and beach.
- SRFA – 26 Work with the Seaside Company on litter abatement program to discourage trash and other debris from entering the River from parking areas.



MAP C-2: PROPOSED PEDESTRIAN WALKWAY SYSTEM

The City of Santa Cruz, California



LEGEND

- CONNECTING SIDEWALKS
- PROPOSED SIDEWALKS
- - - PROPOSED PEDESTRIAN BRIDGES
- — — CONNECTING TRAILS
- PROPOSED TRAILS

Source: City of Santa Cruz Public Works Department, 1992



Monterey Bay

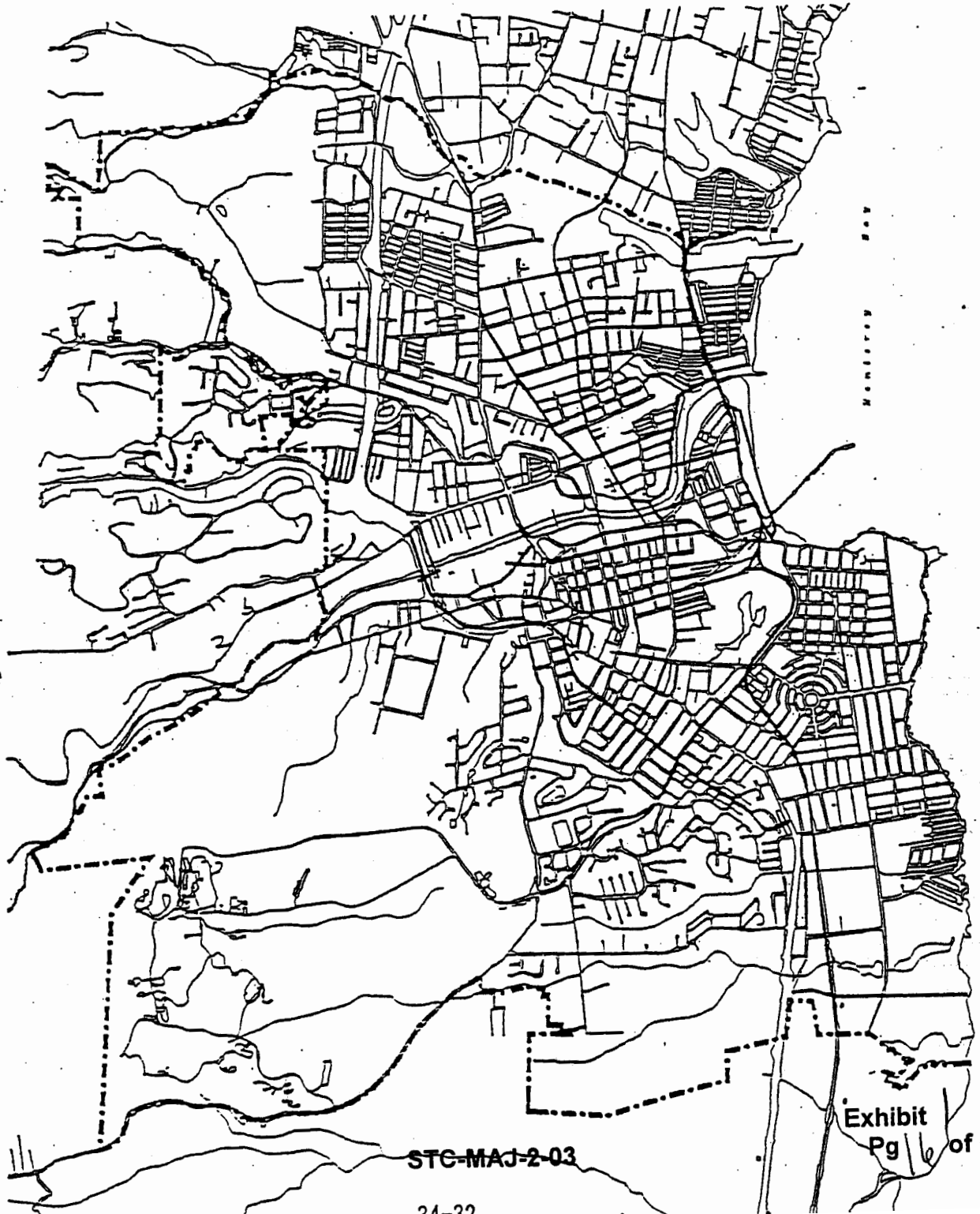
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Exhibit Pg 15 of 18

MAP C-5: PROPOSED BIKEWAY IMPROVEMENTS

The City of Santa Cruz, California



LEGEND

- PROPOSED IMPROVEMENTS (see table C-0)
- - - - CITY LIMITS

Source: City of Santa Cruz
Public Works Department,
1992



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Exhibit
Pg 6 of 18

Attachment 3

City of Santa Cruz General Plan/LCP Table C-3

Proposed Pedestrian Improvements

- Beach Street (Implement Promenade Design Plan)
- Delaware Avenue (Swift Street to Shaffer Road)
- Cathcart Street (Improve linkages between River, Pacific Avenue and Downtown Neighborhoods. See Downtown Recovery Plan)
- Downtown/Beach Hill/Beach (See Downtown Recovery Plan)
- Downtown/San Lorenzo Park (See Downtown Recovery Plan)
- East Cliff Drive (Cliff Drive to Cypress Avenue)
- Escalona Drive (Bay Street to Walnut Avenue)
- Evergreen Street (Coral Street to Walnut Grove)
- Highway 9 (Encinal Street to Golf Club Drive)
- Josephine Felker/San Lorenzo River (Develop a pedestrian/bike bridge as per the San Lorenzo Urban River Design Plan)
- La Fonda Avenue (Oak Way to Prospect Heights)
- Lake Avenue (length of the Harbor)
- LaVeaga Park Road (Coral Avenue to Club House)
- Market Street (Avalon Avenue to Goss Avenue)
- Pacific Avenue (Implement the Streetscape Plan)
- River Street/Highway 1 (Develop a pedestrian/bike connection to the Harvey West Area)
- Roxas Street (Pacheco Avenue to Trevethan)
- San Lorenzo River/Metro Center (Develop a pedestrian/bike bridge and linkages from the Metro Center to Broadway and eastside neighborhoods over the San Lorenzo River. See Downtown Recovery Plan.)
- San Lorenzo River Levee (Implement ~~River Design Plan~~ San Lorenzo Urban River Plan)
- Spring Street (High Street to Meadow Road)
- West Cliff Drive Bridge (Consider opening West Cliff Drive between Washington and Beach Streets up to bicycles and pedestrians only)

City of Santa Cruz General Plan/LCP Table C-6

Proposed Bikeway Improvements

- Bay Street (Escalona Dr. to California St.)
- Beach Street (consider adding contra-flow lanes; develop a two-way coastal bike route along the beach linking West Cliff to East Cliff Dr.; bike route from West Cliff Dr. to the Wharf as per Beach Area Circulation Study; Class I bikeway to railroad bridge as per Beach Area Circulation Study)
- Branciforte Drive (selective shoulder improvements)
- Broadway/Brommer (construct a bicycle/pedestrian pathway only)
- Broadway (Front St. to Frederick St.)
- Brookwood (consider adding contra-flow lanes)
- California Street (Walnut to Laurel)
- Chestnut Street (lower Chestnut to the Beach)
- Coral Street (along the entire length)
- Delaware Avenue (Swift St. to Surfside St.; Woodrow Ave. to Columbia St.)
- Downtown (Reconstruct and complete bike lane network consistent with the Downtown Recovery Plan)
- East Cliff Drive (Stripe bike lane)
- Frederick Street (Broadway to Soquel Ave.; Frederick St./Santa Cruz Harbor Connection)
- Front Street (Class II bikeway from River St. to Transit Center as per Front St. Bikeway Study)
- High Street (consider adding contra-flow bike lanes from Storey and Highland; Potrero St. Connection)
- Highway 1 (protected Class I facility)
- ~~Josephine Felker Street~~/San Lorenzo River (develop a pedestrian/bicycle bridge across the San Lorenzo River as per San Lorenzo Urban River Design Plan)
- King Street (Mission to Bay St, remove one lane of parking.)
- Laurel Street Ext. (consider adding a two-way bike path connection from levee to Third as per San Lorenzo River Design Plan and Beach Area Circulation Study)
- Laurel Street (close bike lane gaps between Pacific and Front; King St. to California St.)
- Market Street (along the entire length)
- Mission Street (Chestnut St. to King St.)
- Morrissey Boulevard (add median cut for northbound to Pacheco)
- Murray Street (add harbor bike path connection; Class I bikeway Brook Avenue to Fairview Place)
- North Pacific Avenue (consider adding bike lane or contra-flow lanes)
- Ocean Street (Soquel to East Cliff)
- Rail Right-Of-Way (develop bike path along right-of-way (while ensuring the ability to develop transit))
- River Street/Highway 1 (develop a bike/pedestrian connection to Harvey West area)
- River Street (close gaps in bike lane)
- Riverside Avenue (consider adding contra-flow bike lanes from Beach to Third)
- San Lorenzo Railroad Bridge (widen for bike travel as per San Lorenzo River Design Plan)
- San Lorenzo River Levee (improve Class I along the west bank from Riverside to Broadway and Highway 1 to Sycamore Grove and east bank from Soquel Ave. to San Lorenzo Park as per the San Lorenzo River Design Plan)
- Shaffer Lane
- Seabright Avenue (Murray St. to Water St.)
- Soquel Avenue (Ocean St. to City limits)
- South Branciforte Avenue (Buena Vista Connection)
- West Cliff Drive Bridge (consider opening to Washington and Beach Street, bike/pedestrian use only)
- West Cliff Drive/Downtown (provide a continuous bicycle/roller skate/skateboard path from West Cliff to Downtown via Beach Street and the San Lorenzo River levee)

Table ASP-17

Flood Control Maintenance Guidelines — San Lorenzo River

1. Channel Bed

- a. The channel bed should be maintained at the elevations measured in June 1980. Annual channel cross section surveys should be conducted as part of the monitoring plan. Any sediment accumulation found in excess of 1.0 foot above those levels should be removed. Most of the excess sediment requiring removal will occur in the reach between Highway 1 and Water Street. The dredging activity should be coordinated with wildlife agencies to avoid periods when wildlife may be sensitive to disruption, such as birds nesting on the river bed or fish passing in the low-flow channel. The dredging should avoid impacting the low-flow channel and a five-foot-wide vegetation buffer strip along its edges. The dredge activity should not affect the vegetation growing at the toe of the interior levee slope.
- b. Each year, before flows have declined to a level where fish passage is a concern, a fisheries biologist should develop a plan to enhance or establish the low-flow channel in consultation with the California Department of Fish and Game. The initial efforts should focus on use of flow deflectors such as rocks or logs to concentrate flow and deepen the channel. If dredging is deemed necessary, it should first be accomplished by hand if possible before resorting to machinery. Any use of machinery should avoid disrupting sensitive wildlife such as birds nesting on the channel bed, or fish passing in the low-flow channel. Dredging of the low-flow channel should leave a buffer strip of river bed vegetation, and any rocks or woody debris that provide fish cover.
- c. Woody riparian vegetation on the channel bed should be limited to a five-foot buffer strip on either side of the low-flow channel. The removal process should ensure that the root systems are broken up so that they do not bind the channel bed sediments together and restrict scouring. Removing the bed vegetation should not impact the vegetation growing at the toe of the interior levee bank. All willows in excess of one inch in diameter at breast height (dbh) should be removed from the riverbed.

2. Interior Channel Slopes

- a. From the pedestrian bridge upstream to Highway 1, a 10-foot-wide strip of willow and alder trees along the toe of the levee should be maintained. The willows should be allowed to grow up to three-inch dbh, and alders up to six-inch dbh. The lower limbs of the alder trees should be trimmed. The willows should be thinned to favor those providing overhanging cover to the low-flow channel.
- b. Upstream of Highway 1, the mature riparian forest along the east embankment should be left intact, except for a 50-foot-long reach upstream of the Highway 1 bridge which should be clear of large trees. Willow vegetation overhanging the low-flow channel should be left to provide shade and cover.
- c. On the west embankment upstream of Highway 1, the riparian trees on the bank and at the top of the bank should be selectively cut to establish a sparse forest of large trees that shade most of the bank. This will help curb dense growth of willow thicket which can impede flow and catch debris. A strip of willow or alder at the toe of the bank should be retained to provide shade and cover for the channel bed.
- d. Along the toe of the embankment and levee banks from the pedestrian bridge downstream to the Riverside Avenue Bridge, a 10-foot-wide strip of woody riparian vegetation and tules and cattails should be maintained.
- e. From Riverside Avenue to the ocean, a five-foot-wide strip of willow, cattail and tule should be maintained at the levee toe. The willow should have stem diameter no greater than 0.5 inches and be trimmed to a maximum of five-feet wide by three-feet tall prior to the winter flood season.
- f. Large riparian trees, cottonwood and sycamore, are allowed on embankments in San Lorenzo Park, and on the east embankment on the proposed river bend terrace between Laurel Street and Riverside Avenue. The density and distribution of trees should not exceed the levels shown on the Vegetation Plan.
- g. Maintain shrub and grassy vegetation on levees to densities described in the Vegetation Plan. Do not allow woody shrubs to invade grassy areas.

Table 5: Recommended Vegetation Thinning Prescriptions by Reach

Reach	Vegetation Management Prescription	Frequency
Bankfull Channel Area Instream Channel Bed	Remove riparian vegetation that exceeds accepted Corps Manning's "n" roughness coefficient for the flood control channel. A 5-foot edge of stream buffer area should be maintained on either side of the wetted edge.	Annually
Riverine Reach	Allow 10-foot wide strip of willow and alder along toe of levee. Willows allowed to grow to 3" dbh. Alders allowed to grow to 6" dbh. The lower limbs of the alder trees should be trimmed. The willows should be thinned to favor providing overhanging cover to the low flow channel. Maintain a 5-foot buffer along wetted edges of channel, but thin groves and limb up trees. Remove any trees in 5-foot buffer area that are greater than 6" dbh.	Annually
Transitional Reach	A 10-foot wide strip of woody riparian vegetation and tules and cattails should be maintained on the west bank. The east bank should be maintained to keep trees overhanging water. Trees or branches that fall in the water should be assessed for cutting into smaller pieces and may be removed entirely if they cause an immediate safety hazard. Sandbars should be maintained to allow volunteer groves to establish but remove all trees greater than 6" dbh.	Annually
Estuarine Reach	A 5-foot wide strip of willow, cattail and tule should be maintained at the levee toe. Willows should have stem diameter of no greater than 0.5 inches and be limbed up and periodically thinned to create defined groves.	Annually

Table 6: Recommended Sediment Management Prescriptions by Reach

Reach	Sediment Management Prescription	Frequency
Riverine Reach	Instream bars should be disked annually to loosen root materials and promote scour. Existing cross-channel scour areas should be encouraged through disking and manipulation of discarded root wads/vegetation material. Sediment removal areas should be defined by cross section and HEC-6 analysis and should avoid important salmonid habitat areas including riffles, pools, and runs.	Annually
Transitional Reach	Disking on the west bank should occur east of levee toe up until outside edge of 5-foot vegetation buffer. Existing cross-channel scour areas should be encouraged through disking and manipulation of discarded root wads/vegetation material.	As determined by cross-section monitoring
Estuarine Reach	Sediment management or removal is not necessary in this reach.	NA

Figure 12
San Lorenzo River
 Reach Delineations
 City of Santa Cruz, California



Highway 1

Water Street

Soquel Ave

Laurel Street

Branchfork Creek
 Flood Control Channel

riverine reach

transitional reach

estuarine reach



LEGEND

Scale 1:7,200 or 1 inch = 600 feet
 Aerial photo base: Fall 1999

500 0 500 1000 1500 Feet

Seaman Hydrology & Geomorphology 115 East Eden Street Santa Cruz, CA 95060

STC-MAJ-2-03

Revised
Strikethru

ORDINANCE NO. 2003-17**

(**Changes adopted as part of 2002-25 and 2003-16 are compiled into this strikethrough; portions of the ordinance that are not part of the Local Coastal Program have been omitted.)

AN ORDINANCE OF THE CITY OF SANTA CRUZ REPEALING CHAPTER 24.16, PART 2: ACCESSORY DWELLING UNITS, OF THE SANTA CRUZ MUNICIPAL CODE AND ADDING NEW CHAPTER 24.16 PART 2: ACCESSORY DWELLING UNITS TO THE SANTA CRUZ MUNICIPAL CODE; ADDS USE OF ACCESSORY DWELLING UNIT TO THE VARIOUS RESIDENTIAL ZONING DISTRICTS. AMENDS ADMINISTRATIVE SECTIONS 24.04.090, 24.04.130 AND 24.08.220 RELATING TO THE PROCESSING OF COASTAL PERMITS TO REMOVE THE REQUIREMENT FOR A PUBLIC HEARING. DELETES A PORTION OF THE DEFINITION OF SECTION 24.22.012 ACCESSORY DWELLING UNIT WHICH LIMITS ACCESSORY DWELLING UNIT SIZE TO 500 SQUARE FEET.

BE IT ORDAINED by the City Council of the City of Santa Cruz as follows:

Section 2. (Of Ordinance 2002-25) Chapter 24.12 Part 3 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

Part 3: OFF-STREET PARKING AND LOADING FACILITIES*

*Editor's Note: This part was originally adopted as a part of the underlying zoning ordinance, Ord. 85-05. It was revised in its entirety by Ord. 85-46, adopted 5-25-85, effective as of 6-27-85.

24.12.200 Purpose.

The purpose of the regulations contained herein is to reduce street congestion and traffic hazards and to add to the safety and convenience of citizens, by providing adequate, attractively designed, and functional facilities for off-street parking and loading as an integral part of every use of land in the city. A further purpose is to promote non-auto transportation and transportation/parking management. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

(Ord. 94-33 § 59, 1994; Ord. 85-46 § 1 (part), 1985).

24.12.210 General Provisions.

At the time any building or structure is constructed, erected or modified, or a use established, there shall be provided on the same site, for the use of the occupants, guests, clients, customers or visitors thereof, off-street parking spaces for vehicles in accordance with the requirements herein. Alternatives in lieu of or in addition to parking may be required.

(Ord. 85-46 § 1 (part), 1985).

24.12.220 Exceptions.

Off-street parking and loading requirements set forth in this part shall not apply to agricultural uses.

(Ord. 85-46 § 1 (part), 1985).

24.12.230 General Requirements.

ORDINANCE NO. 2003-17

A design permit is required for a new facility or an existing facility proposed for modification, containing five or more spaces.
(Ord. 85-46 § 1 (part), 1985).

24.12.240 Number of Parking Spaces Required.

Where the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require one full parking space.

Use		Spaces Required
a.	Automobile or machinery sales and service garages	1 for each 400 square feet floor area
b.	Banks without automatic teller machines	1 for each 400 square feet floor area
c.	Banks with automatic teller machines	1 for each 400 square feet floor area; plus 1.5 for each machine
d.	Business and professional offices, excluding medical and dental offices	1 for each 300 square feet floor area
e.	Billiard parlors	1.5 for each table.
f.	Boarding homes for the aged	1 for each 5 beds, plus 1 for each employee
g.	Children's homes	1 for each 5 beds, plus 1 for each employee
h.	Houses of worship	1 for each 3.5 seats in the sanctuary
i.	Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditoriums	1 for each 3 persons of design occupancy load
j.	Family daycare and foster family homes	1 for every 5 guests, plus 1 for the resident owner or manager
k.	Funeral homes, mortuaries	1 for each 5 seats of the aggregate number of seats provided in all assembly rooms
l.	Furniture and appliance stores, household equipment	1 for each 800 square feet of sales floor area
m.	Community care residential facilities	1 for each 5 guests, plus 1 for the manager, plus 1 for each employee on the shift with the maximum number of personnel
n.	Hospitals	1 for each bed, plus 1 for each employee on the shift with the maximum number of personnel
o.	Hotels, motels	1 for each unit intended for separate occupancy, plus 1 for the resident owner or manager
p.	Institutions for the aged	1 for every 5 guests, plus 1 for each employee on the shift with the maximum number of personnel
q.	Manufacturing plants, bottling plants, processing plants, packaging plants, furniture repair	1 for each 500 square feet of floor area
r.	Medical and dental clinics and offices	1 for each 200 square feet of floor area

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s.	Medical (or convalescent) hospitals	1 for each 5 beds, plus 1 for each employee on the shift with the maximum number of personnel				
t.	Nursing homes	1 for every 5 guests, plus 1 for the resident manager, plus 1 for each employee on the shift with the maximum number of personnel				
Uses		Spaces Required				
u.	Physical fitness facilities					
	Multi-program: Single-program: <ul style="list-style-type: none"> • Aerobics: • basketball; volleyball • lap pool: • weightlifting Physical fitness facilities with more than 15,000 square feet of floor area shall provide an additional 10 percent of the total number of required parking spaces	1 space for each 100 square feet of floor area 1 space for each 50 square feet of floor area 1 space for each 3 persons of occupancy 2 spaces per lane plus 1 space for each 300 square feet of non-pool floor area 1 space for each 250 feet of floor area				
v.	Physical therapy	1 space per 200 square feet of floor area. In addition, 1 space per 50 square feet of pool (water) area				
w.	Residential Uses					
Number of Bedrooms						
Type		Efficiency	1	2	3	4 or more
Single-family *(including townhouses)		1.0	1.0	2.0	2.0	3 + 1 for ea. addl. Bedroom
Houseboat, duplex, triplex, multiple mobilehome.		1.0	1.5	2.0	2.0	3 + .5 for ea. addl. Bedroom
Lodging, rooming houses and bed-and-breakfast inns			2 spaces, plus 1 for each bedroom			
Residence halls, dormitories			.75 space for each guest or occupant			
Senior housing development			1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space, which could be converted to parking should the retirement center change to a multifamily residential use.			
Single-room occupancy dwelling unit, less than 300 square feet.**			.75 for each dwelling unit			
Single-room occupancy dwelling unit, 300 square feet			1 for each dwelling unit.			

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or more.**		
Accessory dwelling unit ***		1 parking space, covered or uncovered shall be provided on site for each bedroom in addition to the required parking for the primary residence.
Community housing projects.		In addition to meeting above residential parking requirements, 1 additional parking space for each 4 dwelling units shall be provided.
<p>Covered Parking. At least 1 of the required parking spaces for each dwelling unit shall be covered, within a carport or a garage. Each standard-size parking space required to be located in a garage or carport for a residential unit shall be not less than nineteen feet in length by eight and one-half feet in width (19 ft. x 8½ ft.) <u>If a parcel has a permitted accessory dwelling unit with a recorded deed restriction, then no covered parking is required for the primary dwelling nor the accessory dwelling unit on said parcel.</u></p>		
<p>Covered Parking Exception. Exceptions to parking requirements may be granted to publicly subsidized units where such requirements are in conflict with state or federal regulations or funding policies.</p>		
<p>* Tandem parking may be utilized for the required uncovered parking spaces pursuant to Section 24.12.280, subsection (4).</p>		
<p>** (1) SRO Parking requirements may be reduced by .25 spaces for each dwelling unit at the discretion of the approving authority if the project is either located:</p> <ul style="list-style-type: none"> a) within one quarter (1/4) mile or 1320 feet of an alternative parking facility and spaces are available and can be committed to residents; or b) within one quarter (1/4) mile or 1320 feet of access to public transportation such as a bus stop and a grocery store. <p>(2) Parking requirements may be further reduced by .25 spaces if the project allows only senior residents.</p> <p>(3) Parking requirements for mixed use developments in the I-G District, as permitted under Section 24.10.1510.2.1(3), may be reduced by a maximum of .4 spaces for each dwelling unit at the discretion of the approving authority as a part of an on-site shared parking plan.</p>		
<p>*** <u>Accessory Dwelling Units Only</u> Refer to Section 24.16.180 b, c, d</p>		
Use		Spaces Required
x.	Restaurants and other establishments selling food and beverages on the premises (including bars and nightclubs without live entertainment)	1 for each 120 square feet of floor area
y.	Restaurants with counter and/or take-out service or drive-in facilities	1 for each 120 square feet of floor area, plus 1 for each 50 square feet of floor area devoted to counter/take-out service
z.	Research and development facilities	1 for each 325 square feet of floor area, or 1 for every 2 employees (maximum shift), whichever is greater

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	Use	Spaces Required
aa.	Retail stores, shops, service establishments, including shopping centers other than furniture and appliance stores	1 for each 250 square feet of floor area
ab.	Schools: <ul style="list-style-type: none"> • Elementary and junior high • High schools 	1 for each employee 1 for each employee, plus 1 for each 10 students
ac.	Colleges (business, beauty, etc.) and universities	1 for each employee, plus 1 for each 3 students
ad.	Self-service laundry and dry cleaning establishments	1 for each 200 square feet of floor area
ae.	Service stations	3 for each lubrication or service bay, plus 1 for each employee on the day shift
af.	Sports arenas, auditoriums, assembly halls, and meeting rooms	1 for each 3.5 seats of maximum seating capacity
ag.	Theaters	1 for each 3.5 seats for the first 350 seats; plus 1 for each 5 additional seats
ah.	Wholesale establishments, warehouses, service and maintenance center, communications equipment buildings	1 for each 1,000 square feet of floor area
ai.	Recycling collection facilities <ul style="list-style-type: none"> • Independent • In conjunction with other uses that provide required parking 	2 spaces 0 spaces
aj.	Unspecified uses of buildings structures, or premises	Where the parking requirement for a particular use is not specifically established in this section, the parking requirements for each use shall be determined by the zoning administrator, and such determination shall be based upon the requirements for similar uses. Public uses not specifically established in this section shall meet the parking requirement as established by the zoning board. The board shall take into account the proposed use and parking availability in the vicinity of the use.

(Ord. 2002-02 § 2 (part), 2002; Ord. 91-14 § 5, 1991; Ord. 90-38 § 1, 1990; Ord. 89-38 § 1, 1989; Ord. 87-22 § 10, 1987; Ord. 85-46 § 1 (part), 1985).

Section Three. Section 24.10.210 of Part 3: R-S Residential Suburban District of Chapter 24.10 is hereby amended to read as follows:

24.10.210 Principal Permitted Uses.

1. Single-family dwelling.
2. Community care facilities including daycare and foster home (six or fewer persons).
3. Crop and tree farming and grazing lands.
4. Family daycare facilities in single-family dwelling or duplex.
5. Community garden.
6. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.

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b. Room and board for not more than two paying guests per dwelling unit, when located within principal building.

c. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings and Section 24.10.230.

d. Living quarters for persons regularly employed on the premises, when located within principal building.

7. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.

(Ord. 96-39 § 3, 1996; Ord. 93-19 § 1, 1993; Ord. 85-05 § 1 (part), 1985).

24.10.230 Use Permit Requirement.

1. The following uses are subject to approval of an administrative use permit and a design permit:

a. Family animal farm.

b. Temporary structures and uses.

c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.

d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.

2. The following uses are subject to approval of a special use permit and a design permit:

a. Bed-and-breakfast inns, subject to requirements contained in Part 9, Chapter 24.12.

b. Community care facility including daycare and retirement homes (seven or more persons).

c. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.

d. Plant nurseries and greenhouses.

e. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

f. Educational, religious, cultural, or public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.

g. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

(Ord. 93-19 § 3, 1993; Ord. 88-60 § 3, 1988; Ord. 88-25 § 1, 1988; Ord. 85-66 § 2, 1985; Ord. 85-05 § 1 (part), 1985).

Section Four. Section 24.10.330 of Part 4, R-1 Single Family Residential District of Chapter 24.10 is hereby amended to read as follows:

24.10.310 Principal Permitted Uses.

1. Single-family dwelling.

2. Community care facilities including daycare and foster homes (six or fewer persons).

3. Family daycare in single-family dwelling or duplex.

4. Community garden.

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5. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.

a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.

b. Room and board for not more than two paying guests per dwelling unit, when located within principal building.

c. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings, and Section 24.10.330.

6. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.
(Ord. 96-39 § 4, 1996: Ord. 93-19 § 5, 1993: Ord. 85-05 § 1 (part), 1985).

24.10.330 Use Permit Requirement.

1. The following uses are subject to approval of an administrative use permit and a design permit:

a. Family animal farm.

b. Temporary structures and uses.

c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.

d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.

2. The following uses are subject to approval of a special use permit and a design permit:

a. Bed and breakfast inns, subject to requirements contained in Part 9, Chapter 24.12.

b. Community care facilities including nursing homes, retirement homes, daycare and foster homes (seven or more persons).

c. Health facilities for inpatient and outpatient psychiatric care and treatment.

d. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site they are intended to serve.

e. Plant nurseries and greenhouses.

f. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

g. Educational, religious, cultural, or public utility or public service uses and buildings; but not including corporation yards, storage or repair yards, and warehouses.

h. Two-family dwellings (duplexes) on corner lots having an area of seven thousand five hundred square feet or more, and subject to the following limitations:

(1) The area is characterized by mixed residential uses;

(2) Such uses shall be permitted in entirely new structures only;

(3) Duplexes will not be approved on properties within five hundred feet of existing duplexes or approved duplex locations;

(4) Such duplexes shall maintain at least two thousand square feet of usable open space, one thousand square feet of which shall be directly accessible to each unit within the duplex;

(5) The units shall be designed so that each faces on one of the streets forming the intersection;

(6) Setbacks from the street shall be the same as for a single-family dwelling, i.e., the setback from one street shall be considered a front yard setback and the setback from the other street shall be considered an exterior side yard setback; however, garages or carports shall be arranged so that at least one faces each of the intersecting streets, and in all cases shall be set back at least twenty feet from the property line.

(7) There shall be a differential of at least twenty percent in the total floor area of the individual units.

i. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

(Ord. 93-19 § 7, 1993; Ord. 88-60 § 5, 1988; Ord. 88-25 § 2, 1988; Ord. 85-66 § 4, 1986; Ord. 85-05 § 1 (part), 1985).

Section Five. Section 24.10.430 of Part 5 of R-L Multiple Residential – Low Density District of Chapter 24.10 is hereby amended to read as follows:

24.10.410 Principal Permitted Uses.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and State guidelines:

1. Multifamily dwellings, townhouses, row houses, and apartment projects in one or more structure(s).

2. Community care facilities including daycare, retirement homes and foster homes (six or fewer).

3. Small family daycare.

4. Large family daycare facilities in single-family dwelling or duplex.

5. Two-family dwellings.

6. Community garden.

7. Single-family dwellings.

8. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.

a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.

b. Park and recreational facilities.

c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.

d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings and Section 24.10.430.

9. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except Accessory Dwelling Units are not subject to approval of a Design Permit.

(Ord. 96-39 § 5, 1996; Ord. 93-19 § 9, 1993; Ord. 85-05 § 1 (part), 1985).

24.10.430 Use Permit Requirement.

1. The following uses are subject to approval of an administrative use permit and a design permit:

a. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

b. Temporary structures and uses.

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2. The following uses are subject to approval of a special use permit and a design permit:

- a. Bed-and-breakfast inns, subject to requirements in Part 9, Chapter 24.12.
- b. Community care facilities including daycare, retirement home, foster home, and nursing home (seven or more persons).
- c. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.
- e-d. Dormitories, fraternity/sorority residence halls, boardinghouses.
- d-e. Health facilities for inpatient and outpatient psychiatric care and treatment.
- e-f. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.
- f-g. Noncommercial recreation areas, buildings, and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
- g-h. Educational, religious, cultural, public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.
- h-i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

(Ord. 93-19 § 9, 1993; Ord. 88-60 § 7, 1988; Ord. 88-25 § 3, 1988; Ord. 85-66 § 6, 1985; Ord. 85-05 § 1 (part), 1985).

Section Six. Section 24.10.603 of Part 7A: R-T(A) Subdistrict A – Medium Density Residential of Chapter 24-10 is hereby amended to read as follows:

24.10.603 Principal Permitted Uses.

1. The following uses are subject to approval of a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Duplexes; (810)
- b. Small family day care facility in single-family home or duplex (510a);
- c. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings.

2. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except Accessory Dwelling Units are not subject to approval of a Design Permit.
(Ord. 2000-18 § 4 (part), 2000).

24.10.604 Use Permit Requirement.

1. The following uses are subject to approval of an Administrative Use Permit and a Design Permit and other requirements of the Municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.):

- a. Single-family dwellings; (810)
- b. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
- c. Multiple dwellings, townhouses, and condominiums (4-9 units); (830)

d. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.

2. The following uses are subject to approval of a Special Use Permit and a Design Permit and other requirements of the Municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.):

a. Bed-and-breakfast inns, subject to the requirements contained in Part 9, Chapter 24.12; (300c)

b. Large community care facilities; (850e)

c. Large family daycare facilities; (510a)

d. Group care homes; (850e)

e. Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, ten units or more; (840)

f. Public and private commercial parking;

g. Public and private noncommercial recreation areas, buildings and facilities such as parks; (710)

h. Public and quasi-public buildings and uses including recreational, educational, religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses; (500, 510, 530, 540, 570)

i. Retirement homes or centers. (850b)

(Ord. 2000-18 § 4 (part), 2000: Ord. 96-39 § 7, 1996: Ord. 88-60 § 10, 1988; Ord. 88-25 § 5, 1988; Ord. 85-66 § 9, 1985: Ord. 85-05 § 1 (part), 1985).

Section Seven. Section 24.10.611 of Part 7B: R-T(B) Subdistrict B – Motel Residential of Chapter 24.10 is hereby added to read as follows:

24.10.611 Principal Permitted Uses.

1. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.

24.10.612 Use Permit Requirements.

1. The following uses are subject to approval of an Administrative Use Permit and a Design Permit and other requirements of the Municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, nine units or fewer (830).

b. Single-family and duplex dwellings (800, 810).

c. Storage and equipment structures.

e. Temporary structures and uses.

f. The providing of board and room for not more than two paying guests per dwelling unit, when located within principal building.

g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

h. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.

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2. The following uses are subject to approval of a Special Use Permit and a Design Permit and other requirements of the Municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Coffee shops. (280g)
- b. Large community care facilities. (850e)
- c. Large family daycare facilities. (510a)
- d. Motel, hotel and bed-and-breakfast inn uses subject to annual business license review. (300)
- e. Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, ten units or more. (840)
- f. Public and private commercial parking. (940, 950)
- g. Public and private noncommercial recreation areas, buildings and facilities such as parks. (710)
- h. Public and quasi-public buildings and uses of an administrative, recreational religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses. (500, 510, 530, 540, 570)
- i. Retirement homes or centers. (850b)

(Ord. 2002-02 § 1 (part), 2002: Ord. 2000-18 § 5 (part), 2000: Ord. 96-39 § 8, 1996: Ord. 93-21 § 1, 1993; Ord. 88-60 § 11, 1988; Ord. 88-25 § 6, 1988; Ord. 85-66 § 10, 1985: Ord. 85-05 § 1 (part), 1985).

Section Eight. Section 24.10.627 of Part 7D: R-T(D) Subdistrict D – Beach Residential of Chapter 24.10 is hereby amended to read as follows:

24.10.627 Principal Permitted Uses.

1. The following uses are permitted, subject to a Design Permit, Conservation Overlay District (Section 24.10.4000) and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Single Family and Duplexes; (800, 810)
- b. Storage and equipment structures, if ancillary to principal residential use;
- c. Small family day care facility in single-family home or duplex (510a);
- d. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings.
- e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except Accessory Dwelling Units are not subject to approval of a Design Permit.

(Ord. 2000-18 § 1 (part), 2000).

24.10.628 Use Permit Requirement.

1. The following uses are subject to approval of an Administrative Use Permit and a Design Permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.):

- a. Small community care residential facilities.

- b. Temporary structures and uses.
- c. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
- d. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a Design Permit.

2. The following uses are subject to approval of a Special Use Permit and a Design Permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Bed-and-breakfast inns, subject to the requirements contained in Part 9, Chapter 24.12. (300c)
 - b. Community care facilities. (850e)
 - c. Large family daycare facilities. (510a)
 - d. Multiple family dwellings, townhouses, and condominiums, three units or more. (840)
 - e. Public and private noncommercial recreation areas, buildings and facilities such as parks. (710)
 - f. Public and quasi-public buildings and uses including administrative, recreational, educational, religious, cultural, public utility or public service uses; but not including yards, storage or repair yards, and warehouses. (500, 510, 530, 540, 570)
 - g. Retirement homes or centers. (850b)
- (Ord. 2000-18 § 1 (part), 2000: Ord. 85-05 § 1 (part), 1985).

Section Nine. Section 24.09.090 Public hearing Requirement, of Chapter 24.04 is hereby amended to read as follows:

24.04.090 Public Hearing Requirement.

A public hearing shall be required for the following:

- 1. Appeals;
- 2. Coastal permit except for an Accessory Dwelling Unit;
- 3. Conditional fence permit;
- 4. Design permit:
 - a. When accompanying another permit requiring a public hearing or upon a zoning administrator determination that a public hearing is required,
 - b. For new two-story structures and/or second-story additions on substandard residential lots,
 - c. For large homes in R-1 Districts per Section 24.08.450;
- 5. Demolitions: residential and historical buildings;
- 6. Historic building survey: building designation, deletion;
- 7. Historic landmark alteration permit;
- 8. Historic landmark designation;
- 9. Mobile home park conversion;
- 10. Planned development permit;
- 11. Relocation of structures;
- 12. Revocation of permits;
- 13. Sign permit - public art exception;
- 14. Use permits:

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a. Administrative use permit, except when the proposed use is temporary, as defined in this title,

b. Special use permit (including historic district/historic landmark use permit);

15. Variance;

16. Project modifications, pursuant to Section 24.04.160, subsection (4) (c);

17. Zoning Ordinance and General Plan Text and Map amendments.

(Ord. 94-34 § 1, 1994; Ord. 89-19 § 1, 1989; Ord. 85-05 § 1 (part), 1985).

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Section Ten. Section 24.04.150 Multiple Permit Processing and Action (Table) of Chapter 24.04 is hereby amended to read as follows:

Permits/Actions****	Public Hearing Requirement and Decisionmaking Body Which Can Approve an Application			Appeal Bodies (in order)
	No Public Hearing	Public Hearing		
	Action	Recommendation	Action	
Coastal Permit	<u>ZA (ADU)</u>		ZA*	ZB/CC/CC C*
Administrative Use Permit			ZA	ZB/CC
Conditional Fence Permit	ZA		ZA	ZB/CC
Slope Regulations Modifications (Variance)			ZB	CC
Slope Regulations Modifications (Design Permit)	ZA			ZB/CC
Design Permit – Substandard lots: new two-story structures and second-story additions Large homes per Section 24.08.450 Signs Over 30 Sq. Ft New structures or improvements to existing structures in the WCD Overlay which are Exempt or Excluded from Coastal Permit requirements New structures or improvements to existing structures in the WCD Overlay which require a Coastal Permit	ZA ZA ZA		 ZA ZA ZA	ZB/CC ZB/CC ZB/CC ZB/CC ZB/CC ZB/CC
Demolition Permit – 1. Single-family residential 2. Multifamily residential 3. Historic demolition permit	ZA		 ZB HPC	ZB/CC CC CC
General Plan Text and Map Amendments		CPC	CC/CCC***	
Historic Alteration Permit			HPC	CC
Administrative Historic Alteration Permit	ZA			HPC/CC
Historic Building Survey: Building designation, deletion		HPC	CC	
Historic District Designation		HPC/CPC	CC	
Historic Landmark Designation		HPC	CC	

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Mobile Homes (Certificate of Compatibility)	ZA			ZB/CC
Mobile Home Park Conversion			ZB	CC
Planned Development Permit		ZB	CC	
Project (Major) Modification	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Project (Minor) Modification	ZA			ZB/CC
Relocation of Structures Permit	ZA			ZB/CC
Revocation Permit	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Special Use Permit			ZB	CC
Variance			ZA	ZB/CC
Zoning Ordinance Text and Map Amendments				
Amendments recommended by CPC		CPC	CC/CCC***	
Amendments not recommended by CPC		CPC		CC/CCC** *
<p>CCC = California Coastal Commission CC = City Council ZB = Zoning Board CPC = City Planning Commission HPC = Historic Preservation Commission ZA = Zoning Administrator</p> <p>* For projects seaward of the mean high tide line, and in the case of appealable actions, the California Coastal Commission shall be the decision-making body which can finally approve an application. *** California Coastal Commission in case of CLUP policy, CLIP elements. **** At a regularly scheduled meeting, a majority of the council may take an action to direct any project or amendment to be called from a lower hearing body prior to a final action or during an appeal period in accordance with Section 24.04.175.2.</p>				

Section Eleven: Section 24.08.220 of Part 3 of Chapter 24.08 is hereby amended to read as follows:

24.08.220 Permit Procedures.

An application for a coastal permit shall be reviewed in conjunction with whatever other permits are required for the project in the underlying zone. Uses requiring only a coastal permit shall be acted upon by the zoning administrator. Where a coastal permit is combined with another permit, the approving body for the coastal permit shall be the same as that for the permit required for the underlying zoning district. A public hearing shall be held in all cases, except for Accessory Dwelling Units.

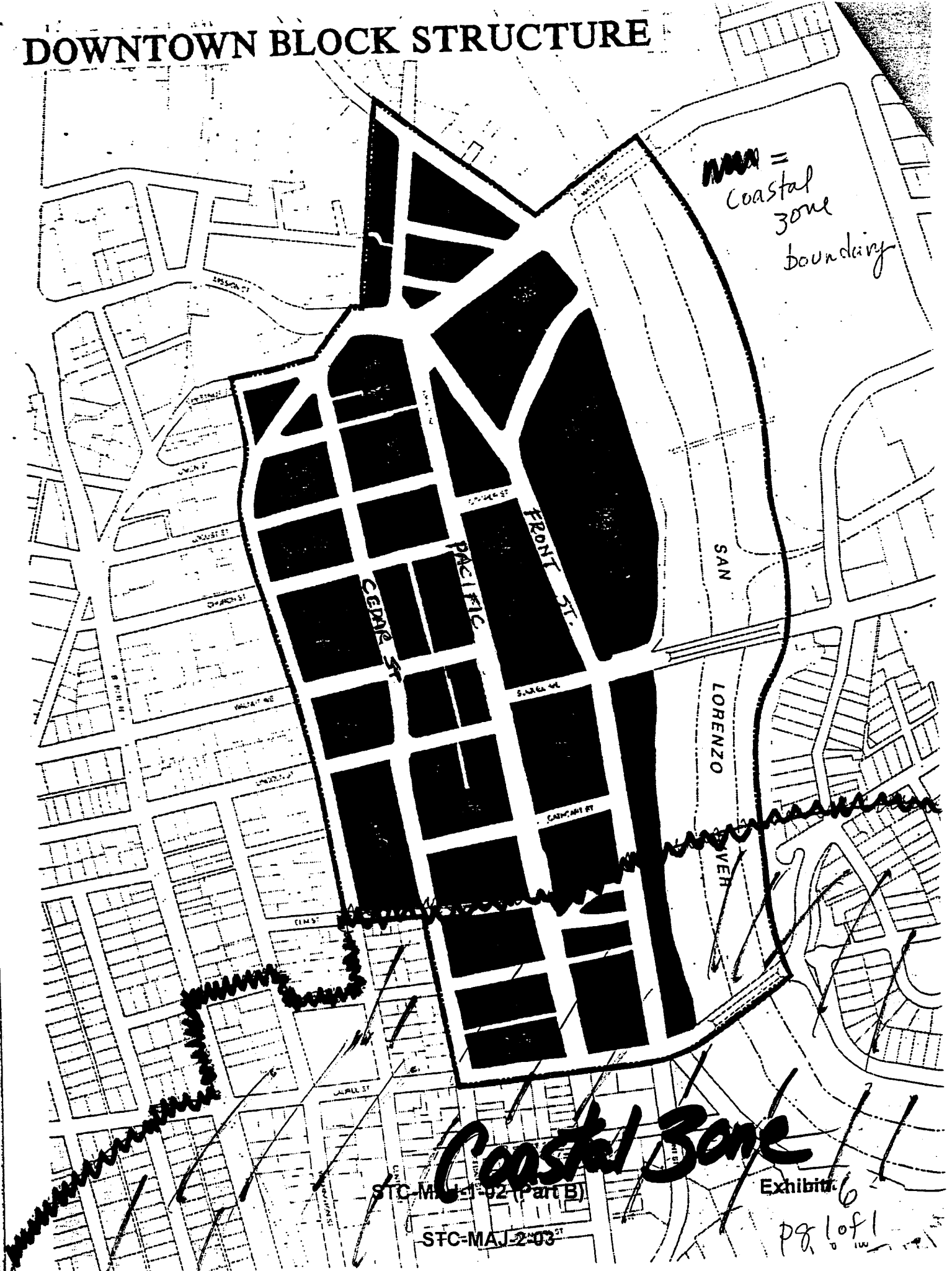
(Ord. 85-05 § 1 (part), 1985).

Section Twelve: 24.22.012 Accessory Dwelling Unit.

A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of Chapter 24.16, Part 2 of this title. ~~An accessory dwelling unit is limited to five hundred square feet.~~

DOWNTOWN BLOCK STRUCTURE

mm =
Coastal
zone
boundary



Coastal Zone

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a. Retail uses, including stores, shops, general retail establishments, department stores and specialty shops, not including thrift stores or pawn shops;

b. Eating establishments; service of alcoholic beverages must be clearly ancillary to food service and must meet the provisions of Part 12 of the Zoning Ordinance (for High Risk or Low Risk Alcohol Outlets). When applicable, all fast food and/or beverage establishments (defined in Section 24.22.661 of the Zoning Ordinance) shall be conducted in accordance with the following "good neighbor" operating procedures:

(i) Sufficient trash and recycling receptacles shall be provided and shall be regularly maintained;

(ii) all debris boxes shall be screened and kept in designated or approved locations on the premises;

(iii) the operator shall be responsible for cleaning the sidewalk within fifty (50) feet horizontal distance from the premises during the hours of operation to maintain the sidewalk free of paper, spillage or other litter; and

(iv) noise, glare and odors shall be contained within the premises so as not to be a nuisance to neighbors. Under no circumstance shall the ventilation outlets or motors cause emission of objectionable odors or noise directed toward neighbors;

c. Art galleries or museums that are oriented and open to the public;

d. Theaters and cinemas.

Any of the above uses in space greater than 16,000 gross square feet per single-tenant/establishment requires Special Use Permit authorization by the City Council.

Entry lobbies to upper-level uses shall be permitted, but should be situated to the maximum extent practicable on the east-west streets; if situated on Pacific Avenue, frontage devoted to such use shall not exceed 15 feet in width; if situated on a side street, frontage shall be permitted to 25 feet in width.

2. Ground-Level Administrative Uses
(Pacific Avenue and East-West Streets)

The following ground level uses require an Administrative Use Permit and will be allowed on a conditional basis, if the applicant can sufficiently demonstrate that they will generate people-oriented activity and streetside interest compatible with the desired pedestrian environment for Pacific Avenue, and if they are in compliance with the criteria listed below. Ground floor space greater than 16,000 gross square feet per single-tenant/establishment requires Special Use Permit authorization by the City Council.

a. Personal service enterprises such as barber shops, laundry and clothes cleaning establishments; administrative, executive and financial services; telecommunications computer-related offices; professional, editorial, insurance and other general business

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offices including space for non-profit organizations of less than 16,000 gross square feet per application; medical and dental offices; and medical, optical and dental clinics will be considered for the ground level, if it can be demonstrated that:

i. Such establishments are not located along Pacific Avenue frontage or along east-west street frontage from Water Street to the northside of Cathcart Street and are, therefore, *limited to the interior ground floor space*; or

ii. Such establishments are located along east-west street frontage from the *south side* of Cathcart Street to Laurel Street; and

iii. Such establishments are compatible with existing and planned ground-level and upper-level permitted uses; and

iv. Such establishments are in compliance with the storefront and building façade guidelines and standards described below, and capable of being transformed into retail use in the future.

b. Banks will be considered for the ground level of this district if ~~(1) they meet the above criteria, (2)~~ (1) they meet the design standards and guidelines of the DRP, and ~~(3)~~ (2) if there is no other existing bank within the same contiguous block.

c. Nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service will be considered for the ground level of this district, subject to the following operating conditions:

i. acoustical studies indicating that such uses can achieve the City's existing noise abatement standards;

ii. the provisions Part 12 of the Zoning Ordinance (for High Risk or Low Risk Alcohol Outlets) are met;

iii. the establishments shall be conducted in accordance with the following "good neighbor operating procedures":

(a) Sufficient trash and recycling receptacles shall be provided and shall be regularly maintained;

(b) all debris boxes shall be screened and kept on the premises in a designated or approved location;

(c) the operator shall be responsible for cleaning the sidewalk within fifty (50) feet horizontal distance from the premises during the hours of operation to maintain the sidewalk free of paper, spillage or other litter; and

(d) noise, glare and odors shall be contained within the premises so as not to be a nuisance to neighbors and under no circumstance shall the ventilation outlets or motors cause emission of objectionable odors or noise directed toward neighbors;

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L. Cedar Street Village Corridor Development Standards

1. Ground-Level Principally Permitted Uses

Principal permitted uses for the ground level of development within the Cedar Street area (including side streets and the east side of Center Street) shall include the following:

a. All ground-level principal permitted uses allowed in the Front Street Riverfront Corridor as described above; and

b. Residential uses along the east-west streets and Center Street only.

2. Ground Level Administrative Uses.

The following uses require an Administrative Use Permit:

Conditional uses for the ground level of development within the Cedar Street Corridor:

a. Nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service, provided the space is less than 16,000 square feet per application, will be considered for the ground level of this district, subject to acoustical studies indicating that such uses can achieve the City's existing noise abatement standards, and if the storefront adjacent to the street is designed to include active people-oriented activities of visual interest to the pedestrian (e.g., restaurant seating or retail frontage).

b. Government facilities: local, state and federal; Libraries; Educational Facilities (public/ private); Public Utilities; Recreational Facilities, publicly owned; Churches; Communication and Information Services.

3. Ground Level Special Uses.

The following uses shall require a Special Use Permit:

a. For any ground-level permitted or conditional use (except for ground level administrative uses listed in subsection b. above) exceeding sixteen thousand (16,000) gross square feet per single-tenant space, the Special Use Permit (SUP) provided for in this subsection shall be issued or denied by the City Council after review and recommendation by the Zoning Board. In addition to the findings for SUP issuance required under Section 24.08.050, a SUP required by this subsection shall not issue unless the following additional criteria, findings and conditions are made by the City Council. The Proposed Application would provide a public benefit by demonstrating how it would:

i. Add a desired, "targeted" business to the Downtown which would serve to diversify the Downtown Recovery Plan (DRP)'s ground-level business base;

ii. The application shall provide a public benefit by demonstrating how it would contribute to an appropriate balance of local or non-local businesses. For the purposes of this finding, it shall be presumed that local businesses serve to sustain the

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- 5. Procedure; New Construction in Historic Districts (Section 24.12.450).
 - 6. Historic Alteration Permit (Part 10, Chapter 24.08).
 - 7. Historic Demolition Permit (Part 11, Chapter 24.08).
 - 8. Historic Overlay District (Part 22, Chapter 24.10).
- (Ord. 86-13 § 6, 1986; Ord. 85-05 § 1 (part), 1985).

24.12.420 Historic Landmark Designation/Deletion.

- 1. Purpose. The purpose of this procedure is to provide for the designation/deletion of an individual structure or other feature, or group of structures on a single lot or site, or a site having special aesthetic, cultural, architectural, or engineering interest or value of an historical nature as a "landmark."
- 2. Procedure.
 - a. Designation/deletion of landmarks may be proposed by the City Council, Historic Preservation Commission, the secretary to the Historic Preservation Commission (Planning Director), or on application of the owners, or their authorized agents, of the property for which designation is requested.
 - b. Each proposal shall be considered by the Historic Preservation Commission at a public hearing, allowing time for notice to the owner or owners of the property and to the public pursuant to the provisions of Chapter 24.04. The Commission shall encourage public participation in the hearing and the presentation of testimony about the property under consideration. The staff may prepare a summary of information about the property prior to the hearing. When recommending the approval of a designation or a deletion, the Commission shall prepare a report setting forth the factual basis for the required findings.
 - c. After receiving a recommendation from the historic preservation commission, the city council shall hold a public hearing at the earliest possible date of a regular meeting, allowing time for public notice.
- 3. Findings Required. Prior to the Historic Preservation Commission recommending approval of landmark designation or deletion to the City Council and prior to the City Council approving the application, each shall find as appropriate:
 - a. That the proposed landmark, or group of structures, or features thereof has or no longer has significant aesthetic, cultural, architectural, or engineering interest or value of an historical nature.
 - b. That approval or modified approval of the application to designate or delete a landmark is consistent with the purposes and criteria of the City's historic preservation policies set forth in Section 24.12.400 herein, and the Cultural Resources Element of the General Plan.

(Ord. 94-33 § 61, 1994; Ord. 86-13 § 6, 1986; Ord. 85-05 § 1 (part), 1985).

24.12.430 Protection of Archaeological Resources.

- 1. Policy and Purpose. Existing in Santa Cruz are certain deposits and sites of cultural significance believed to have been left by Native Americans and other early inhabitants. These deposits and sites are unique and irreplaceable phenomena of significance in the history of the City and the understanding of the cultural heritage

notify the property owner of such determination and shall authorize the resumption of work.

6. Discovery an Archaeological/Cultural Resource. Upon determining that the discovery is of an archaeological/cultural resource, the planning director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other measures have been approved by the director the protection of the site.
7. Mitigation Plan. The property owner or his/her agent shall prepare any required mitigation plan. The mitigation plan shall include conditions necessary or appropriate for the protection of the resource including, but not limited to, conditions on the resumption of work, redesign of the project, or other conditions deemed appropriate by the planning director. The director shall review the mitigation plan and may consult with Native Americans, archaeologists, or other interested persons, to insure proper protection of the resource. When the director is satisfied that the mitigation plan is adequate, the director shall authorize the resumption of work in conformance with the mitigation plan.
8. Referral to Historic Preservation Commission. The planning director may refer to the historic preservation commission the decision whether the discovery is of an archaeological/cultural resource and the decision whether the mitigation plan is adequate to protect the resource. If the director refers the matter to the historic preservation commission, a public hearing shall be held in conformity with the requirements of this title relating to public, hearings.
9. Development on Known Archaeological Sites. No building permit for any earth-disturbing activity shall be issued on parcels identified by resolution of the city council as containing known cultural or archaeological resources, without the owner first obtaining an administrative use permit. The administrative use permit shall be conditioned with appropriate archaeological survey and mitigation procedures such as those prescribed in the Historic Preservation Element and the Local Coastal Land Use Plan.
10. Archaeological Reconnaissance. The city may conduct archaeological reconnaissance on any parcel in the city of Santa Cruz, at the request of or with the consent of the property owner. The city may also as a condition of any permit issued pursuant to this title or as a condition of any building permit issued pursuant to the Santa Cruz Municipal Code, require that an archaeological reconnaissance be conducted on any parcel in the city of Santa Cruz, whenever such requirement is in furtherance of the purposes of this chapter. A fee for such reconnaissance shall be charged to the applicant or property owner as established by resolution of the city council.

(Ord. 86-13 § 6, 1986; Ord. 85-05 § 1 (part), 1985).

24.12.440 Santa Cruz Historic Building Survey.

1. Background - Availability. The Santa Cruz Historic Building Survey, Volume I - prepared for the city of Santa Cruz by Charles Hall Page and Associates Inc., and published in 1976, and Volume II - prepared by John Chase, Daryl Allen and Jeanne Gordon, and published is 1989, is hereby adopted, as amended, as the Santa Cruz Historic Building Survey, and is incorporated herein by reference. Three copies of

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said building survey are, and shall be, maintained on file in the office of the city clerk, city of Santa Cruz, for the use of, and examination by, the public. See Chapter 24.08 for permits and requirements relating to Historic Building Survey buildings.

2. Procedure for Amending Historic Building Survey.
 - a. The city council may amend the Historic Building Survey by resolution by adding buildings or property to the survey or deleting buildings or property from the survey. This shall be done following a recommendation by the historic preservation commission. The historic preservation commission shall report to the city council on changes to buildings or property listed on the survey, and the commission shall recommend initiation of a new survey when there is a need to update the Historic Building Survey.
 - b. A public hearing shall be held by both the city historic preservation commission and the city council, allowing time for notice to the owner or owners of the property and to the public pursuant to the provisions of Chapter 24.04. Actions by both bodies shall be based on criteria enumerated in the Historic Building Survey.
 - c. Actions by both bodies shall be based on the following criteria:
The property is either a building, site, or object that is:
 1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
 2. Associated with a significant local, state, or national event; and/or
 3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
 4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
 5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
 6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
 7. Retains sufficient integrity to accurately convey its significance.The district is:
 8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
 9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.
 - e-d. Upon the initiation of an amendment to the Historic Building Survey to add a building or buildings, no zoning or building or demolition permit shall be issued for a period of sixty days or until final action by the city council, whichever occurs first. An exception may be made where public health and safety require it. A public hearing shall be held upon any initiation of an amendment to the Historic Building Survey.

(Ord. 86-13 § 6, 1986; Ord. 85-05 § 1 (part), 1985).

24.12.445 Variations to Regulations for Historic Building Survey buildings.

1. Modification to District Regulations. District regulations for height, stories, lot coverage, and yards may be modified to the extent that an existing structure, or proposed addition of 100 square feet or less, does not conform to such regulations. A use permitted in the district in which it is located may be established in additional floors and otherwise nonconforming floor area so long as the additional use allowed as a result of this modification occurs entirely within the building and does not materially alter the appearance of the building. Prior to modifying the requirement, the approving body shall find that the modification is necessary in order to allow appropriate findings, per Section 24.08.930, Findings required for historic alteration permit.
2. Reduction of Parking Requirement. The normal parking requirement (number and covered parking requirements) may be modified in order to maintain the value of the property. Prior to modifying the requirement, the approving body shall find that the modification is necessary in order to allow appropriate findings, per Section 24.08.930, Findings required for historic alteration permit, and that such modification will not significantly adversely affect traffic and parking on adjacent and nearby streets and properties.

24.12.450 Procedure - New Construction in Historic Districts.

- ~~1. Any application for new construction in an Historic District shall be reviewed by the historic preservation commission for recommendation to the zoning board. The historic preservation commission, in reviewing the application, shall consider, among other things, the purposes of the city's historic preservation policies and the relationship of the proposed development to existing development in the Historic District.~~
- ~~2. In reviewing the application, the zoning board shall take into consideration the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping, and the relationship of other buildings within an Historic District, and the position of such building or structure in relation to the street or public way and no other buildings and structures.~~

(Ord. 86-13 § 6, 1986; Ord. 85-05 § 1 (part), 1985).

* Editor's Note: Text was deleted in 2003.

BE IT ORDAINED, by the City of Santa Cruz as follows:

Section 2. Chapter 24.08, Part 10 of the Santa Cruz Municipal Code is hereby amended as follows:

Part 10: HISTORIC ALTERATION PERMIT

24.08.900 Purpose.

The purpose of this permit is to ensure that new construction and alterations are allowed in a manner which retains the integrity of the City's historic landmarks, buildings, sites and

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districts over time. Administrative Historic Alteration Permits may be approved by the Zoning Administrator, without a public hearing, for minor alteration projects and accessory structures. Historic Alteration Permits may be approved by the City Historic Preservation Commission, after a public hearing, for non-minor alteration projects. Such a permit is required before any person shall carry out or cause to be carried out, on the site of a designated landmark, or on the site of a building listed in the City of Santa Cruz Historic Building Survey, or on the site of a structure in an historic overlay district, any material change in exterior appearance of any such site or structure through alteration, construction or relocation without approval of an historic alteration permit by the historic preservation commission. For minor historic alteration projects, approval of an administrative historic alteration permit by the zoning administrator shall be required. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

(Ord. 99-17 § 3, 1999; Ord. 94-33 § 21, 1994; Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.910 General Provisions.

The planning department shall maintain a current record of designated landmarks, historic districts and buildings listed on the city's Historic Building Survey. When an application involving such landmark, district or building indicates a possible material change to the exterior appearance of a building, structure, site or portion thereof, an historic alteration permit shall be required. Approval of an Administrative historic alteration permit shall be required for the addition of, or modification to non-historic structures on parcels which include a designated landmark, or a building or a site listed in the City of Santa Cruz Historic Building Survey, or on a structure in an historic overlay district, or for minor historic alteration projects.~~approval of an administrative historic alteration permit shall be required.~~

(Ord. 99-17 § 4, 1999; Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.915 Review of Applications

1. The applicant shall provide, where applicable, scaled drawings of both existing conditions and proposed work which clearly identifies both existing and new construction, and the extent of demolition, photographs of the property at the time of the application, photographs of adjacent property, and detailed information about the building materials to be used. The Commission and the staff may require additional information from the applicant in order to evaluate the application. An application shall not be considered complete and ready for approval or disapproval until all required data have been submitted.
2. When an application involves construction of a new building or of an addition to a building, the applicant may present plans to receive comments from the Commission before the preparation of detailed drawings for the project. The comments at that time will be intended to give direction to the applicant, although the comments will not be binding on the Commission.

24.08.920 Procedure.

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A public hearing shall be held by the historic preservation commission, prior to final action on any historic alteration permit application except minor historic alteration projects, as defined in Section 24.22.438. , ~~except for~~ Administrative historic alteration permits may be approved for minor historic alteration projects by the Zoning Administrator without a public hearing. Notice of the hearing shall be given to the applicant and to the public pursuant to the provisions of Chapter 24.04. The commission and zoning administrator shall take action on each application after the receipt of a completed application, and the commission's/zoning administrator's procedures may include discussions with the applicant on modifications to the proposal. The commission and zoning administrator may approve, approve with modifications, or deny an application, and it shall set forth the factual basis for its required findings. (Ord. 99-17 § 5, 1999; Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.930 Findings Required

Prior to approval or modified approval, the historic preservation commission or zoning administrator shall find that:

1. The action proposed is consistent with the purposes of historic preservation as set forth in Section 24.12.400 of this title and in the Cultural Resources Element of the General Plan; and one of the following three findings:
2. ~~The action proposed retains the historic and/or architectural value and significance of the landmark, Historic Building Survey building or historic district and retains the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historic district; and~~
2. The project complies with Standards for Rehabilitation approved by the United States Secretary of the Interior; and that the project's:
 1. architectural design;
 2. height and bulk of buildings and structures;
 3. lot coverage and orientation of buildings;
 4. color and texture of surface materials;
 5. grading and site development;
 6. landscaping;
 7. changes to natural features;
 8. antennas, satellite dishes and solar collectors;
 9. off-street parking, signs;
 10. light fixtures and street furniture;
 11. steps, walls, doors, windows, screens and security grills;
 12. yards and setbacks

protect and preserve the historic and architectural qualities and the physical characteristics which make the building, structure, or property a contributing feature of the landmark, historic building survey building or historic district; or

3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 24.08.940; or

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4. The applicant has demonstrated that denial of the application will result in immediate and substantial economic hardship that denies the applicant the ability to make reasonable beneficial use of the property or the ability to obtain a reasonable return from the property.

(Ord. 99-17 § 6, 1999; Ord. 99-06 § 2, 1999; Ord. 94-33 § 22, 1994; Ord. 91-13 § 1, 1991; Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.940 Unsafe or Dangerous Conditions.

None of the provisions of this part shall be construed to prevent construction, alteration, removal or relocation necessary to correct the unsafe or dangerous conditions of any structure, other feature, or part thereof, when such condition has been declared unsafe or dangerous by the building official or the fire chief, and where the proposed measures have been declared necessary by such official to correct the said condition. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed. In the event any structure or other feature is damaged by fire or other calamity the building official may specify, prior to the commission's review, the amount of repair necessary to correct an unsafe condition.

(Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

BE IT ORDAINED, by the City of Santa Cruz as follows:

Section 3. Chapter 24.08, Part 11 of the Santa Cruz Municipal Code is hereby amended as follows:

Part 11: HISTORIC DEMOLITION PERMIT

24.08.1000 Purpose.

The purpose of this permit is to ensure that no person shall demolish or cause to be demolished any building listed on the Santa Cruz Historic Building Survey, any designated historic landmark or any building in an historic overlay district without approval of an historic demolition permit.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1010 Demolition of Buildings Listed in the Historic Building Survey.

* Editor's Note: See Sections 24.08.1012 and 24.08.014.

24.08.1011 Information about the Building Proposed for Demolition

1. The commission may ask the applicant for an historic demolition permit to provide additional information to help in reaching a decision. The applicant may explain to the commission any problems in supplying information about the property, and the commission may withdraw the request for this information from the applicant.

24.08.1012 Demolition of Buildings Listed in the Historic Building Survey - Procedure.

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1. Any person desiring to demolish a building listed on the Santa Cruz Historic Building Survey shall first file an application for a historic demolition permit with the planning department. Demolition of any such building may be approved only in connection with an approval of a replacement project. In case of a residential use, Part 14 of this chapter (Residential Demolition/Conversion) shall also apply.
Exceptions: Single-story detached garages, sheds, or other accessory buildings with no identified historic, cultural, or architectural value, as determined by the Zoning Administrator shall be exempt from this requirement.
2. After giving notice to the applicant and to the public pursuant to the provisions of Chapter 24.04, the historic preservation commission shall hold a public hearing and shall take one of the following actions:
 - a. Approve Permit. The historic preservation commission may approve the historic demolition permit in conformance with the provisions of Part 14 of this chapter.
 - b. Approve Permit, Subject to a Waiting Period of Up to One Hundred Twenty Days to Consider Relocation/Documentation.
 - (1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city of Santa Cruz, at, least twice during the first, thirty days following the action by the historic preservation commission. Such advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation, and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the zoning administrator prior to issuance of a demolition permit.
 - (2) During the waiting period, the historic preservation commission may investigate preservation alternatives such as photographing the building and gathering related historical data.
 - c. Continue for Up to One Hundred Eighty Days to Consider Designation as Landmark, or Other Alternatives to Demolition.
 - (1) During the continuance period, the historic preservation commission may investigate relocation of the building on site or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.
 - (2) During the continuance period, the historic preservation commission may initiate an application for a landmark designation for the building and/or site.
 - (3) If the city council fails to designate the structure as an historic landmark within the one hundred eighty days, the demolition permit shall be issued.
 - (4) This continuance may be appealed.
 - d. Deny Permit.

(Ord. 91-12 § 1, 1991; Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1014 Demolition of buildings Listed in the Historic Building Survey - Findings.

1. Prior to approval or modified approval, the historic preservation commission shall find that:
 - a. The action proposed is consistent with the purposes of historic preservation as set forth in Section 24.12.400 of this title and in the Cultural Resources Element of the General Plan; or
 - b. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 24.08.1040; or
 - c. The applicant has demonstrated the denial of the application will result in immediate and substantial economic hardship; or
 - d. There are no reasonable alternatives to the demolition as of the time of the hearing.
2. Prior to denial, the historic preservation commission shall find that:
 - a. There are reasonable alternatives to the demolition as of the time of the hearing as demonstrated by specific facts in the record.

(Ord. 94-33 § 23, 1994; Ord. 91-12 § 2, 1991; Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

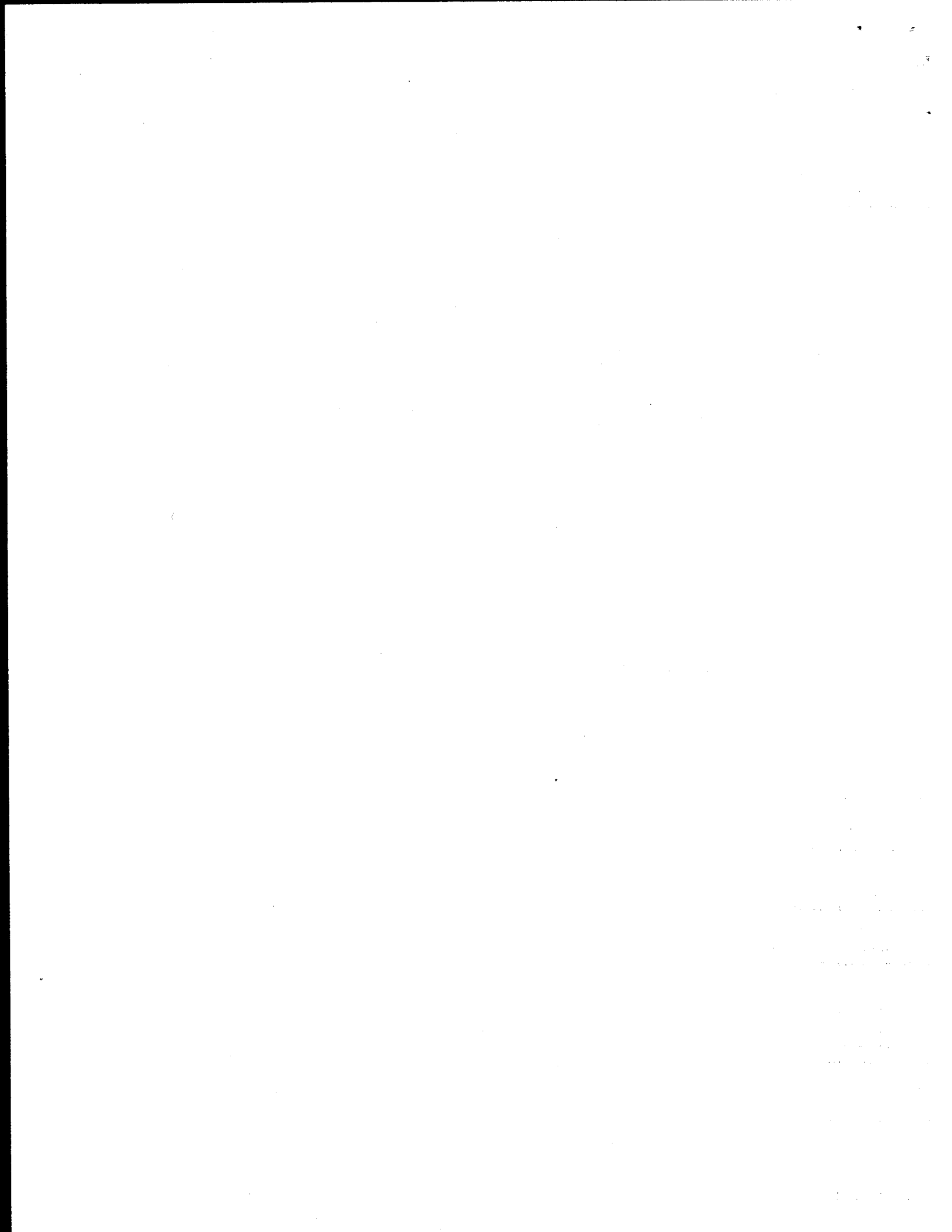
24.08.1020 Demolition of Designated Historic Landmarks.

* Editor's Note: See Sections 24.08.1022 and 24.08.1024.

24.08.1022 Demolition of Designated Historic Landmarks - Procedure.

1. Any person desiring to demolish a designated historic landmark shall first file an application for a historic demolition permit with the planning department. Demolition of any such building may be approved only in connection with an approval of a replacement, project. In case of residential use, Part 14 of this chapter (Residential Demolition/Conversion) shall also apply.
2. After giving notice to the applicant and to the public pursuant to the provisions of Chapter 24.04, the historic preservation commission shall hold a public hearing and shall take one of the following actions:
 - a. Approve Permit. The historic preservation commission may approve the historic demolition permit in conformance with the provisions of Part 14 of this chapter.
 - b. Approve Permit, Subject to a Waiting Period of Up to One Hundred Twenty Days to Consider Relocation/Documentation.
 - (1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city of Santa Cruz, at least twice during the first thirty days following the action by the historic preservation commission. Such advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the zoning administrator prior to issuance of a demolition permit.
 - (2) During the waiting period, the historic preservation commission may investigate preservation alternatives such as photographing the building and gathering related historical data.

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c. Continue for Up to One Hundred Eighty Days to Consider Other Alternatives to Demolition.

(1) During the continuance period, the historic preservation commission may investigate relocation of the building on site or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.

(2) This continuance may be appealed.

d. Deny Permit.

(Ord. 91-12 § 3, 1991; Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1024 Demolition of Designated Historic Landmarks - Findings Required.

Same as those set forth in Section 24.08.1014 of this part.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1030 Demolition of buildings or Structures in the Historic Overlay District.

When demolition is proposed for a building or structure that is neither a designated landmark nor a Historic Building Survey building but is in an historic district, the following procedure applies. An historic demolition permit for a building in an historic district shall be approved only in connection with an historic alteration permit for a replacement project.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1032 Demolition of buildings or Structures in the Historic Overlay District - Procedure.

After giving notice to the applicant and to the public pursuant to the provisions of Chapter 24.04, a public hearing shall be held by the historic preservation commission.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1036 Demolition of buildings or Structures in the Historic Overlay District - Findings Required.

Same as those set forth in Section 24.08.1014 of this part.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

24.08.1040 Unsafe or Dangerous Conditions.

None of the provisions of this part shall be construed to prevent any demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the building official or the fire chief and where the proposed measures have been declared necessary by such official to correct said condition. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed. In the event any structure or other feature shall be damaged by fire or other calamity, the building official may specify, prior to the commission's review, the amount of repair necessary to correct an unsafe condition.

(Ord. 86-13 § 3 (part), 1986; Ord. 85-05 § 1 (part), 1985).

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