

CALIFORNIA COASTAL COMMISSION

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

F9c

Prepared February 24, 2005 (for March 18, 2005 Hearing)

To: Commissioners and Interested Persons

RECORD PACKET COPY

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

Subject: Santa Cruz County LCP Amendment Number 2-04 Part 4 (Two-Story Second Unit Approval Process)

Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) to make minor modifications to a portion of the LCP's second unit requirements relating to second units over one story and/or greater than 17 feet in height within urban areas. Specifically, the County proposes changes to LCP Zoning Code Section 13.10.681(d)(4). The proposed changes would apply only within the urban areas (i.e., within the designated Urban Services Line) of the County. See exhibit A for a map showing the County's location, exhibit B for a map of the LCP's Urban Services Line, and exhibit C for the County's proposed LCP changes.

Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

Existing LCP policies limit second units within urban areas to 17 feet in height and one-story. Applicants wishing to exceed these limits are currently required to apply for a variance from this standard. For applicants interested in pursuing taller second units (i.e., up to the LCP maximum of 28 feet and 2-stories), the County proposes through this amendment to instead review these applications at a level 5 hearing (making action on same appealable to the Commission in such cases because level 5 actions are appealable). This proposed procedural change will not alter the overall maximum amount of development that could occur on these properties (because the underlying LCP maximums would still control), and thus will not change the intensity of allowed development.

CCR Section 13555 provides that the Executive Director can make determinations on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554(a).



California Coastal Commission

March 2005 Meeting in Newport Beach

Staff: D. Carl Approved by: *DC*

SCO LCPA 2-04 Part 4 (Two-Story Second Unit Approval Process) 3.18.2005.doc

Coastal Commission Concurrence

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its March 2005 meeting at the Sutton Place Hotel located at 4500 MacArthur Boulevard in Newport Beach. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Dan Carl in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted in writing by March 11, 2005.

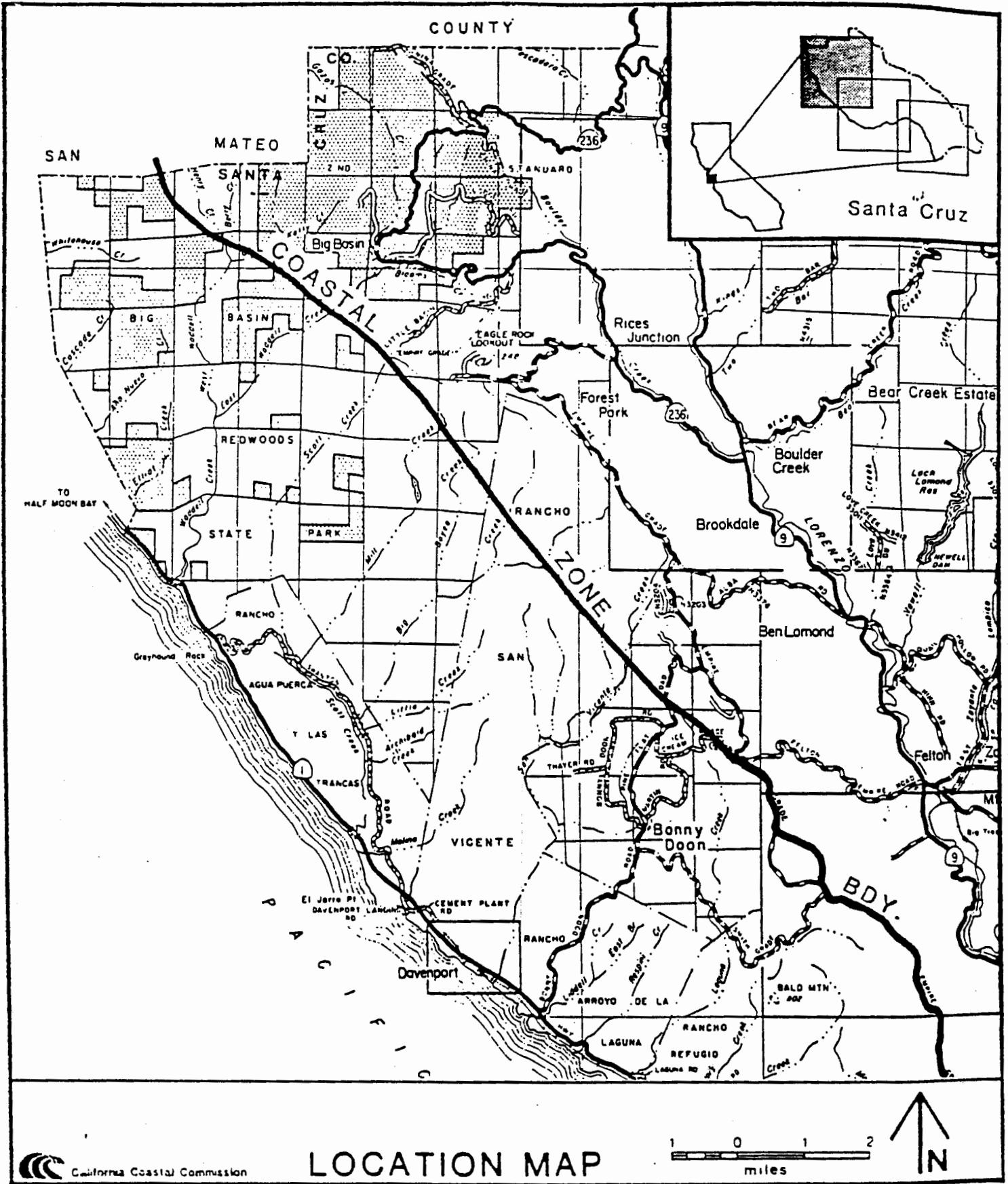
Exhibits:

Exhibit A: Santa Cruz County Location Map

Exhibit B: Urban Services Line Map

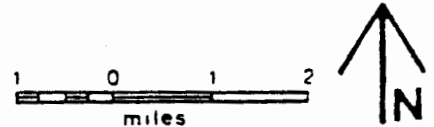
Exhibit C: Proposed LCP Changes

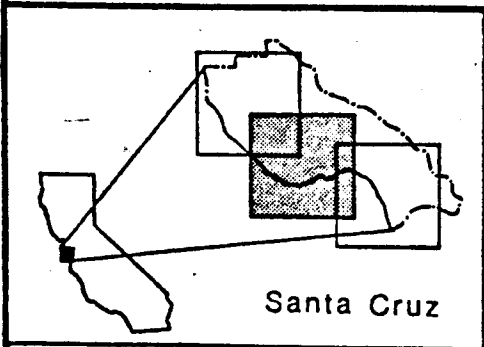
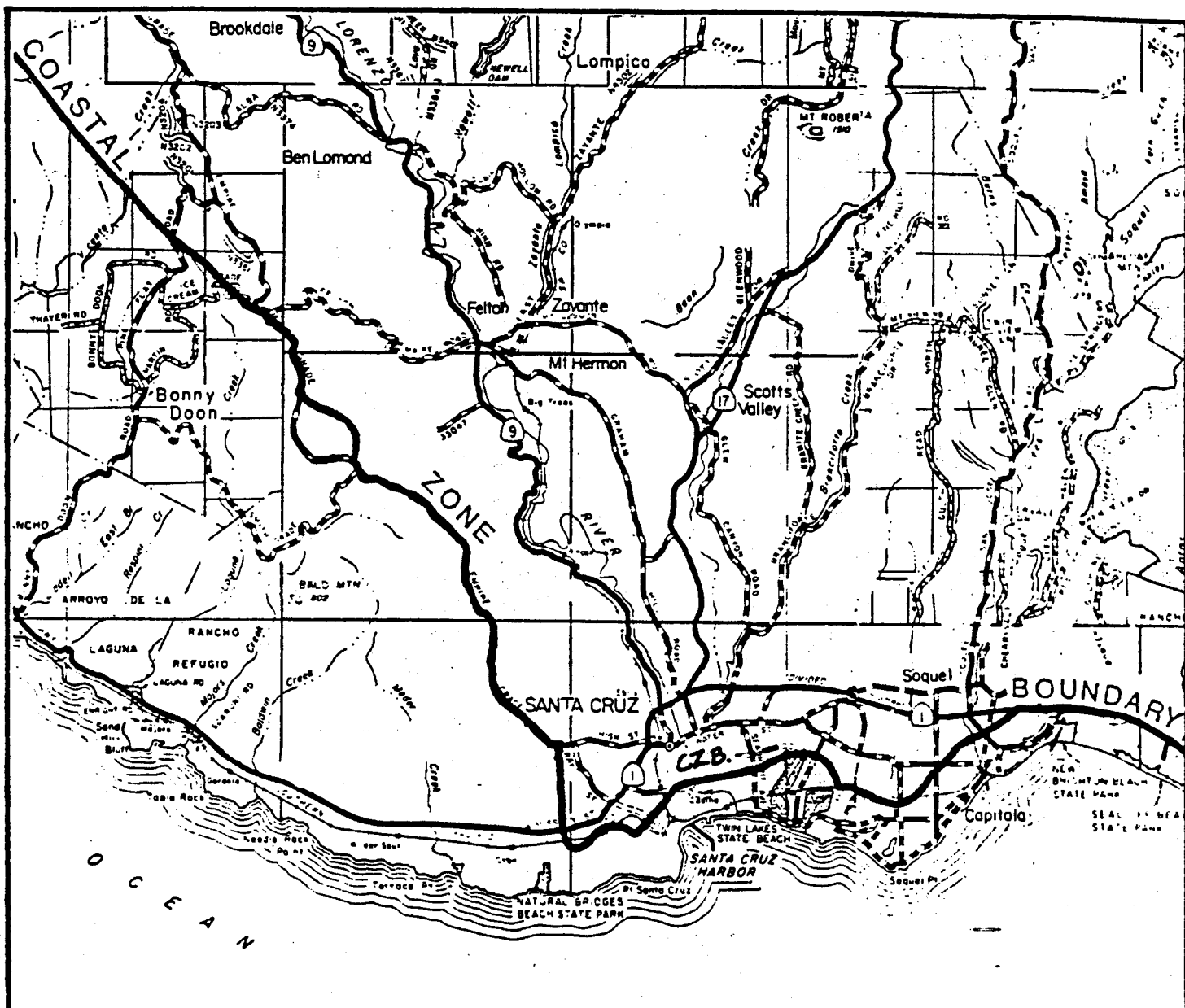




California Coastal Commission

LOCATION MAP





 California Coastal Commission

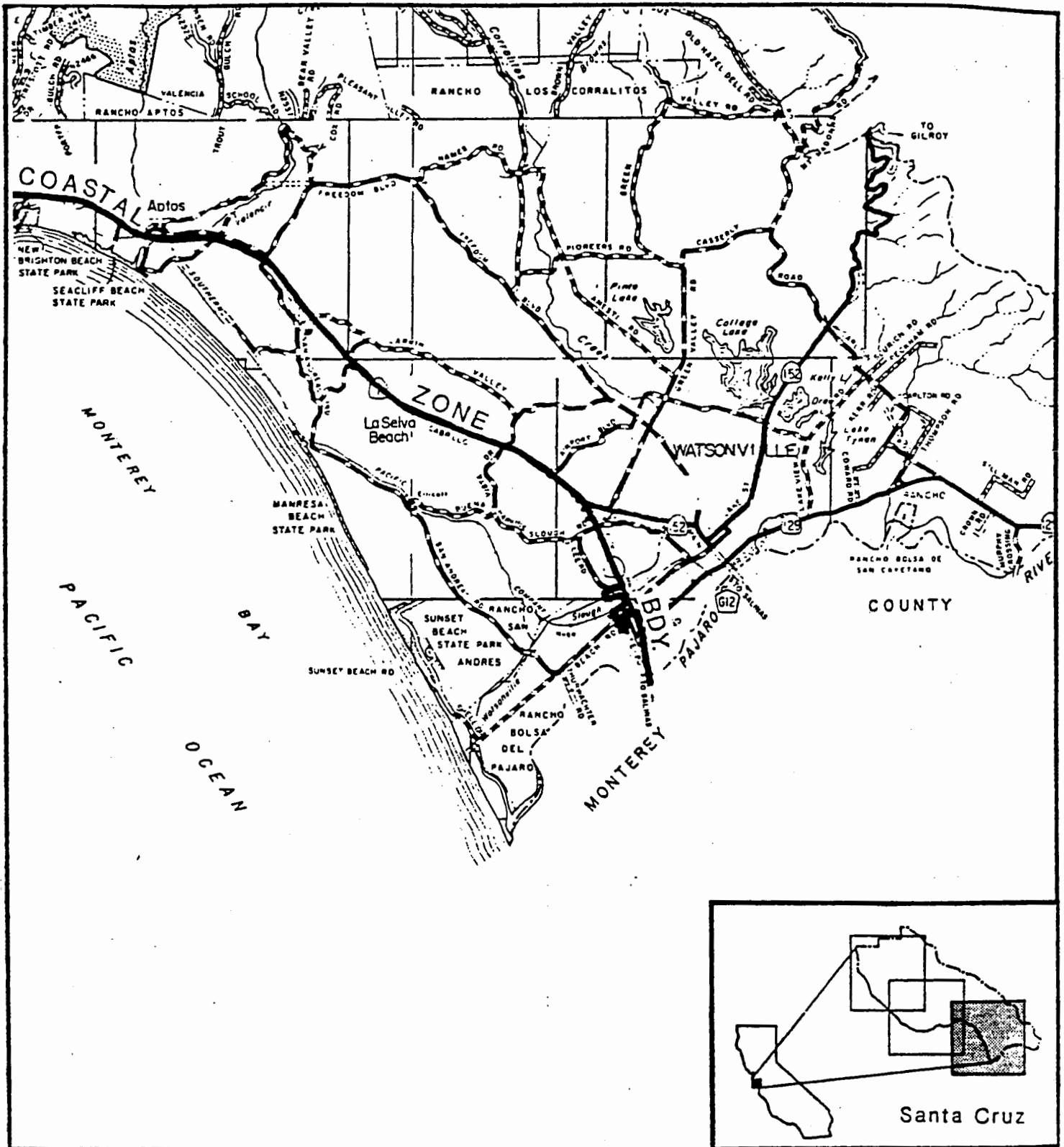
LOCATION MAP




County of Santa Cruz

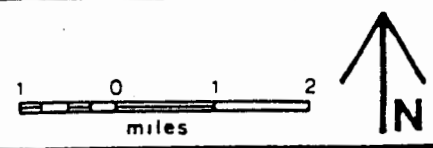
CCC Exhibit A
(page 2 of 3 pages)

Sheet 2 of 3



 California Coastal Commission

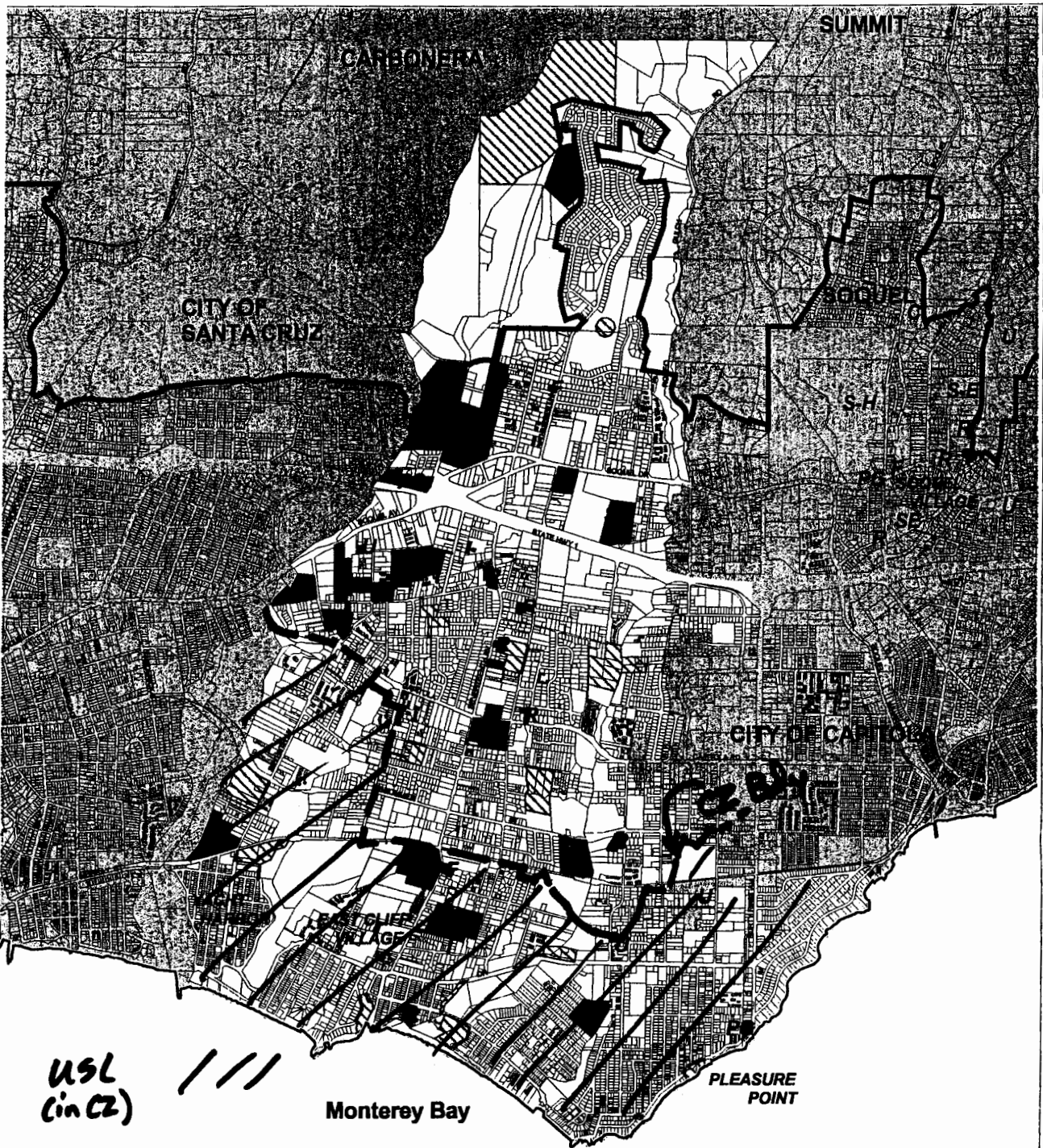
LOCATION MAP



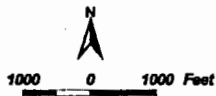
County of Santa Cruz

CCC Exhibit A
(page 3 of 3 pages)

Sheet 3 of 3



PART 2 of 2



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

PUBLIC FACILITY LEGEND

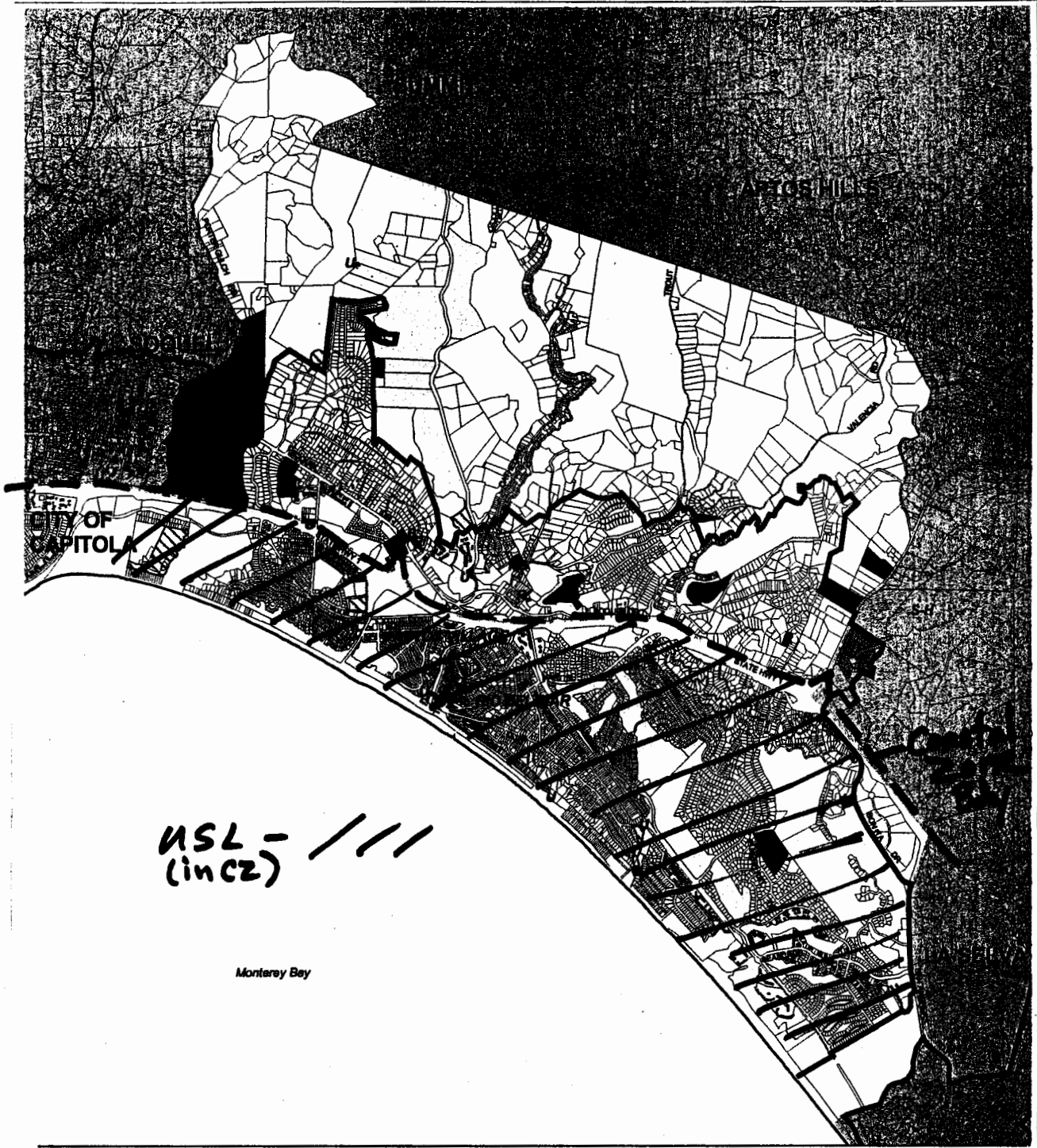
- C = CEMETARY
- F = FIRE STATION
- H = HOSPITAL
- L = LANDFILL
- LB = LIBRARY
- PG = PARKING FACILITY
- PO = POST OFFICE
- R = RELIGIOUS INST.
- S-C = COLLEGE UNIVERSITY
- S-H = HIGH SCHOOL
- S-J = JR. HIGH SCHOOL
- S-E = ELEMENTARY SCHOOL
- U = PUBLIC UTILITY



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

**LIVE OAK
PLANNING AREA**

Adopted by the Santa Cruz County Board of Supervisors 5/24/94. Effective 12/19/94.
PLEASE NOTE: Due to the small scale of this map, it is intended for GENERAL REFERENCE only.
Large scale maps and parcel specific information are available for review at the Santa Cruz County Planning Dept.

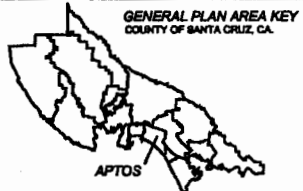


PART 2 of 2



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

- PUBLIC FACILITY LEGEND**
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COUNTY OF SANTA CRUZ, CA.
1994 GENERAL PLAN and
LOCAL COASTAL PROGRAM

**APTOS
PLANNING AREA**

Adopted by the Santa Cruz County Board of Supervisors 5/24/84. Effective 12/19/84.
PLEASE NOTE: Due to the small scale of this map, it is intended for GENERAL REFERENCE only.
Large scale maps and parcel specific information are available for review at the Santa Cruz County Planning Dept.

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

ORDINANCE NO. _____

0543

AN ORDINANCE AMENDING SUBSECTION (d) (4) OF SECTION 13.10.681 OF THE SANTA CRUZ COUNTY CODE RELATING TO SECOND UNITS

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

SECTION I

Subsection (d) (4) of Section 13.10.681 of the Santa Cruz County Code is hereby amended to read as follows:

(4) Site Standards: All site standards of the zoning district in which the second unit is proposed shall be met. Within the Urban Services Line, second units exceeding 17-feet in height or 1-story may be constructed if a Level V Development Permit is obtained, pursuant to Chapter 18.10. Outside the Coastal Zone, on land zoned or designated agricultural, all setbacks of the agricultural zone districts shall be met and all second units must meet the buffering requirements of County Code Section 16.50.095(f), as determined by the Agricultural Policy Advisory Commission, if applicable.

SECTION II

This ordinance shall become effective on the 31st day following adoption or upon certification by the California Coastal Commission Zone, whichever is latest.

PASSED AND ADOPTED this _____ of _____ 2004, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Chairperson of the Board of Supervisors

Attest: _____
Clerk of the Board

APPROVED AS TO FORM:
[Signature]
Chief Assistant County Counsel

CCC Exhibit C
(page 1 of 1 pages)