

 California Coastal Commission

LOCATION MAP

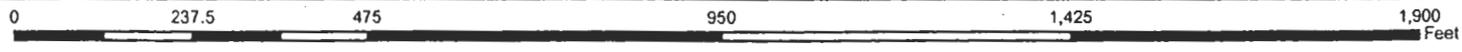
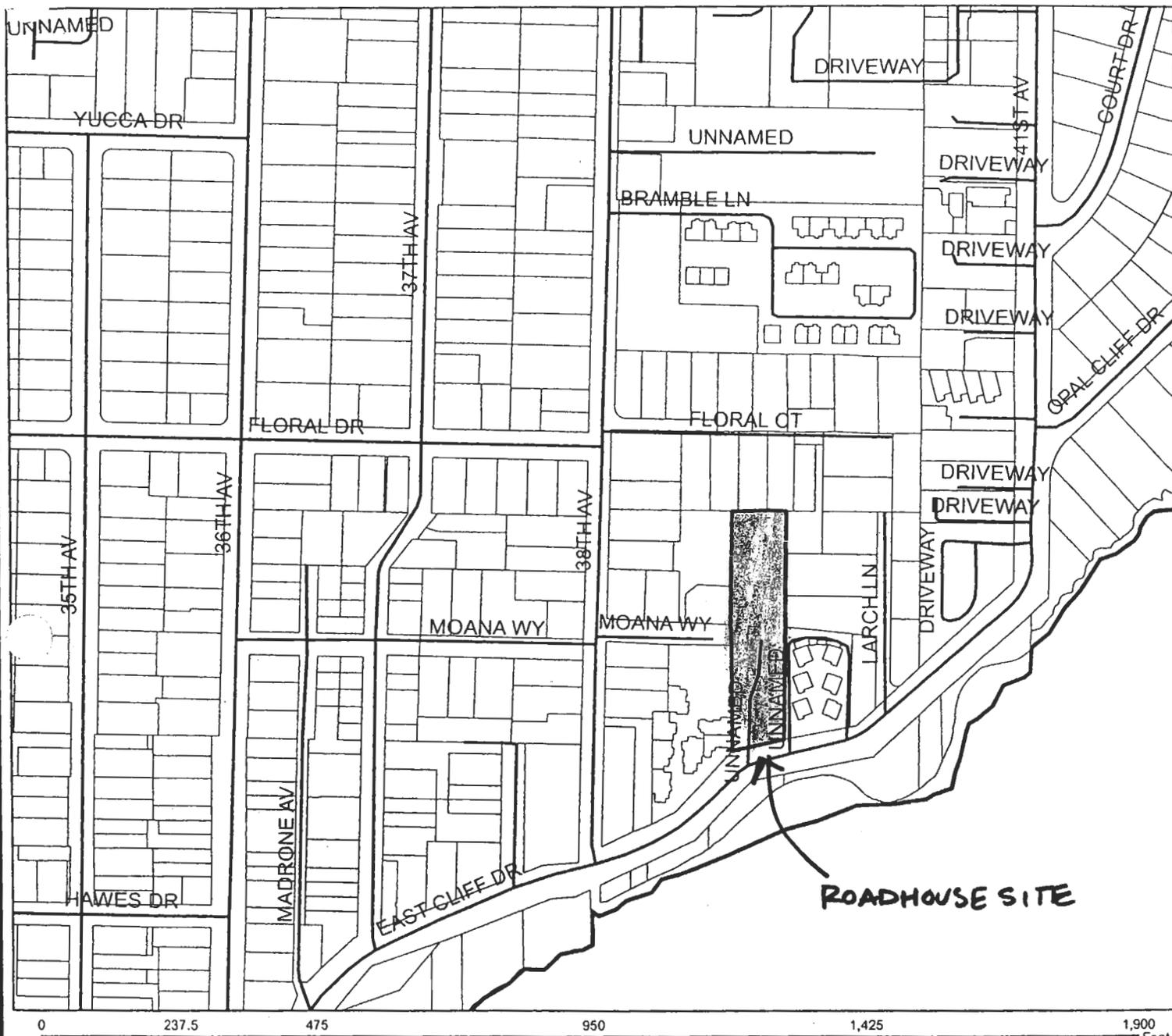


County of Santa Cruz

Shee 1 of 3
CCC Exhibit
 (page 1 of 2 pages)



Location Map



LEGEND

-  APN: 032-181-08
-  Assessors Parcels
-  Streets
-  County Boundary



CCC Exhibit 1
 (page 2 of 2 pages)
 Map Created by
 County of Santa Cruz
 Planning Department
 March 2008

EXHIBIT 01



Staff Report to the Zoning Administrator

Application Number: **08-0090**

Applicant: Ron Gordon
Owner: Leila Naslund
APN: 032-181-08

Agenda Date: June 13, 2008
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Demolish an existing single-family dwelling and four associated outbuildings.

Location: North side of East Cliff Drive between 38th Avenue and Larch Lane at 2-3905 East Cliff Drive.

Supervisory District: 1st District (District Supervisor: Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0090, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------|
| A. Findings | D. Maps |
| B. Conditions of Approval | E. Reports |
| C. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	Approximately 38,800 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	East Cliff Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	RM-4 (Multi-family Residential – 4000 sq.f.t. minimum site area)
Coastal Zone:	<u>XX</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>XX</u> Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Watsonville Loam, 0-2% slopes
Fire Hazard: Not a mapped constraint
Slopes: Site is level
Env. Sen. Habitat: Mapped for Santa Cruz Tarplant/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Adjacent to East Cliff Drive, a designated county scenic road
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: XX Inside ___ Outside
Water Supply: City Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation
Fire District: Central
Drainage District: Zone 5

History

This property was one of over 40 properties reviewed by the Historic Resources Commission as part of the Live Oak Historic Resources Inventory Update. The Historic Resources Commission recommended to the Board of Supervisors that the property not be designated as historic, but rather be assigned a rating of NR6, signifying that the property had been reviewed and determined not to be historically significant. The intense public interest generated by the potential for designating the property as a historic resource resulted in a peer review of both the County's consultant's report and a report commissioned by the owner (Exhibit E). Ultimately, on February 12, 2008, the Board of Supervisors voted to not designate this property as a historic resource and assigned it a rating of NR6.

Project Setting

The parcel is located in the Live Oak Planning area, in the Pleasure Point neighborhood between 38th Avenue and Larch Lane. The parcel is approximately 91 feet wide and extends north from East Cliff Drive approximately 425 feet. At approximately 38,800 square feet, the property is by far the largest in the neighborhood. All five structures on the site, the main house and four outbuildings, are located on the south half of the property; the rest of the property is undeveloped and supports miscellaneous vegetation. The surrounding area is composed of residential uses ranging from townhouses and condominiums to single family dwellings, most on lots less than one-half the size of the subject lot.

Environmental Review

The proposed demolition is not subject to environmental review under the California Environmental Quality Act (CEQA). Based on all of the relevant information, the proposed demolition qualifies for a categorical exemption under CEQA Guidelines Section 15301(l) as the demolition is in an urbanized area where not more than six dwelling units will be demolished.

The property does not qualify as a historical resource as that term is used in CEQA, for the following reasons:

1. None of the structures on the subject property are listed in, nor have they been determined by the State Historical Resources Commission to be eligible for listing in, the California Register of Historical Resources.
2. None of the structures are included in the County's Inventory of Historic Resources, nor are they recognized by any local ordinance or resolution as being historically significant.
3. None of the structures have been identified as significant in any historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, including the County's Live Oak Historic Resources Inventory Update.
4. Finally, all of the information presented to date indicates that while the history of the site is interesting, the events that took place on the site and the persons involved do not rise to the level of being historically *significant*, and the architecture of the buildings does not represent, in any significant way, any architectural style or historically important architect or builder.

Therefore, an exemption from further review under CEQA is appropriate.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0090**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

Application #: 08-0090
APN: 032-181-08
Owner: Leila Naslund

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Steven Guiney
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3172
E-mail: pln950@co.santa-cruz.ca.us

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RM-4 (Multi-family Residential – 4000 sq.f.t. minimum site area), a designation that allows residential uses. The proposed demolition of the existing structures will allow for future residential development, consistent with the site's (R-UM (Urban Medium Residential)) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding is not applicable because the proposal is to demolish the existing buildings, not to construct new buildings.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the demolition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding is not applicable.

Conditions of Approval

- I. This permit authorizes the demolition of the main building and four outbuildings. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Contact Mr. Mike Sheehan at the Monterey Bay Unified Air Pollution Control District Compliance Division at (831) 647-9411 to discuss project details and the requirements of the District regarding compliance with Air District Rule 439 and the District's asbestos rule. Provide the Planning Department with a copy of any District permits or approvals.
 - C. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - D. The applicant shall comply with all requirements of the County Sanitation District or the County Environmental Health Services Division regarding abandonment of the existing sewer connection or septic system, whichever is applicable. *(Added at the Zoning Administrator hearing of June 13, 2008.)*

- II. Operational Conditions
 - A. The applicant shall ensure that vehicular and pedestrian traffic along East Cliff Drive is not obstructed without the approval of the Department of Public Works. The applicant shall coordinate equipment activity along East Cliff Drive with the Department of Public Works and damage to public improvements that is attributable to the project shall be repaired/replaced in kind before the demolition permit is finalized.
 - B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- III. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: June 13, 2008

Effective Date: June 28, 2008

Expiration Date: June 13, 2010

CCC Exhibit 2
(page 7 of 9)

Don Bussey
Don Bussey
Deputy Zoning Administrator

Steve Guiney
Steve Guiney
Project Planner

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the proposed demolition of the existing buildings is located in an area designated for residential uses and is not encumbered by physical constraints to development. Any future construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed demolition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the site will be opened up such that there will be more access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed demolition will be consistent with all pertinent County ordinances and will provide for future residential development of the site, consistent with the purpose of the RM-4 (Multi-family Residential – 4000 sq.f.t. minimum site area) zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed demolition is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed demolition will not create an on-going increase in traffic or the use of any utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding is not applicable in that the proposal is to demolish existing buildings.

Application #: 08-0090
APN:032-181-08
Owner: Naslund

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding is not applicable in that the proposal is to demolish existing buildings.

CCC Exhibit 2
(page 9 **of** 9 **pages)**

EXHIBIT A

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: CHARLES PAUIDEN
Mailing Address: 415 PALISADES
City: SANTA CRUZ, CA Zip Code: 95062 Phone:

SECTION II. Decision Being Appealed

- 1. Name of local/port government: SANTA CRUZ County
2. Brief description of development being appealed: Demolition of 100+yr old LANDMARK along the COSTA Trail, RECOMMENDED BY PLEASURE PT. PLAN for Community Center Affects Neighborhood Compatibility and Visual Resource, among other
3. Development's location (street address, assessor's parcel no., cross street, etc.): 2-3905 EAST CHIL. DR. SANTA CRUZ, CA APN: 0312-181-008
4. Description of decision being appealed (check one.):
[] Approval; no special conditions
[] Approval with special conditions:
[] Denial

RECEIVED
JUL 10 2008
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:
APPEAL NO: A-3-SCD-08-036
DATE FILED: July 17, 2008
DISTRICT: Central

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
 City Council/Board of Supervisors
 Planning Commission
 Other

6. Date of local government's decision:

June 13, 2008

7. Local government's file number (if any):

08-0090

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

LEILA HASLUND
19301 BEAR CREEK ROAD
LOS GATOS, CALIF 95030

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) ROSS GIBSON
1168 WEST CLIFF DR
SANTA CRUZ, 95060
- (2) JAN BEAUTZ
701 OCEAN ST, 5TH floor
SANTA CRUZ, CA
- (3) PLEASURE POINT BUSINESS ASSOCIATION
3963 PORTOLA DR
SANTA CRUZ, CA 95062
- (4) PPNF
PO BOX 3413
SANTA CRUZ, CA
95063
- (5) SURF RIDER FOUNDATION
2222 EAST CLIFF DR. #234
SANTA CRUZ, CA. 95062
- (6) SIERRA CLUB
S.C. CO. GROUP
P.O. BOX 604, S.C., CA 95061

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SEE Attached

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Charles Pauld
Signature of Appellant(s) or Authorized Agent

Date: July 4, 2008

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

We oppose

5. 08-0090 (**)
032-181-08

23905 EAST CLIFF DRIVE, SANTA CRUZ

APN(S):

The proposed demolition permit was not properly noticed.

The notice is on the building behind a chain link and bared wire fence and is not legible to the public at the distance from the fence.

This application needs to be rescheduled after this is rectified, in order to have a fair public process.

13.03.070 Public notice.

3. If specific parcels are affected by the proposed amendment, notices shall be posted in prominent locations on and in the area of the subject property;

13.20.130 Design criteria for coastal zone developments.

(a) General

1. Applicability. The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

2. Conformance with Development Standards and Design Criteria of Basic Zones. All required project Design Criteria and use standards and conditions of Chapters 13.10, 13.11 and Section 13.20.140 et seq. shall be met in addition to the criteria of this section. (Ord. 4346, 12/13/94)

3. Exceptions. Exceptions to the Coastal Zone Design Criteria may be allowed in conjunction with granting of a Coastal Zone Approval (Level V or higher) when the following findings can be made:

(i) The project meets the general intent of the Coastal Zone Design Criteria.

(ii) The exception will result in a project design quality equivalent to that produced by adherence to the required Design Criteria and will be equally protective of the natural and visual environments.

(iii) The project will be consistent with the Visual Resource Policies of the General Plan and Local Coastal Program Land Use Plan. (Ord. 4346, 12/13/94)

(b) Entire Coastal Zone. The following Design Criteria shall apply to projects sited anywhere in the coastal zone:

1. Visual Compatibility. All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas.

General Plan Objective 5.10a Protection of Visual Resources,

LCP calls for identification, protection and restoration of esthetic values of visual resources
Policies 5.10.1 Designation of Visual Resources (LCP) calls for the protection of Regional Public Importance.

Policies 5.10.2 Development within Visual Resource Areas (LCP) states that Visual Resources possess diverse characteristics and are not limited in their criteria and projects are required to be evaluated in context to their unique environment.

Policies 5.10.3 Protection of Public Vistas (LCP) calls for the minimizing disruption of esthetic character.

This project is on a Scenic Road.

The Local Coastal Plan protects visual resources.

The proposed demolition will remove a 100 year old landmark that sets the Community Character for Pleasure Point.

100's of people have petitioned for the preservation of this landmark and the preservation of this scenic resource.

Demolition will be counter to the Local Coastal Plan.

The demolition will remove information need for Police 8.4.5 Neighborhood Character Inventories and interfere with the Counties work on the Pleasure Point Plan.

The demolition of these buildings will remove the buildings suggested for the Pleasure Point Community Center and is counter to Objective 8.8 Villages, Towns and Special Communities.

The Coastal Commission has called Pleasure Point a Special Coastal Community in its review of the Sea Wall and Parkway along the Scenic Road of East Cliff Dr.

The LCP calls for the Preservation of Unique Characteristics in these areas.

The owners removed residents from this property that was used as housing for over 100yrs and for many decades rented by the current owner.

All applicable areas of County Code need to be followed, including the inspection of the property for Determination of Habitability.

The Historian hired by the Owners has factual errors that have been pointed out by the local historical community.

Among them the misidentification of the Architectural Style.

This is a unique example of the Arts and Crafts Style and not the more derivative Craftsmen Style.

As Kirk pointed out, this Arts and Crafts main house is Trapezoidal rather than rectangular and is raised to take advantage of its natural setting.

This reinforces its uniqueness.

The Barn is the last in this area and has not been surveyed.

The property can be seen as a district in itself, and within a district setting the site qualifies for NR-5.

Both CIRCA and ARG have called for this Property to be part of an Historic District.

As this is the oldest and most unique landmark in this area, the demolition will be contrary to the Sates and Counties stated goals of Historic Preservation.

The State never reviewed this property for Eligibility for listing and this needs to be done before demolition destroys a Cultural Resource

A Cultural Resource is what the Community Values.

Many people see this as a visual and Cultural Resource and want it preserved. (3)

As there is no project proposed at this time, and because it was not posted in a way that the Public could read the notice, and because the Pleasure Point Planning process has called for its use as a Park and Community Center, we call for the denial of this application for demolition of this Visual and Cultural Resource at this time.

Charles Paulden

People for the Preservation of Pleasure Point

The basic goals of the Coastal Act, as stated in Public Resources Code Section 30001.5 are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Objective 8.8 Villages, Towns and Special Communities

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

Program

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

Objective 7.3 Community Parks and Recreation Facilities

(LCP) To provide community recreation facilities as a standard of 2-3 net usable acres per 1,000 population, including parks, cultural centers, and community complexes, in central locations in the urban areas which will serve as focuses for community social, organizational, cultural and/or recreational activities.

7.3.3 Community Park Siting Criteria

(LCP) Select community park sites based on the following criteria: accessibility, land availability, geographic relationship to the particular community, attractive natural features on the site, ease of development, and association with existing or proposed roads or trails and other city or state parks, and/or open space and beaches.

5.9.2 Protecting Significant Resources Through Easements and Land Dedications

(LCP)

purchase as necessary. (Responsibility: Planning Department, Board of Supervisors)

SCENIC ROADS

Policies

5.10.10 Designation of Scenic Roads

(LCP) The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.
East Cliff Drive – from 33rd Avenue to 41st Avenue

5.10.2 Development Within Visual Resource Areas

(LCP) Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment

5.10.3 Protection of Public Vistas

(LCP) Protect significant public vistas as described in policy 5.10.2 from all publicly used roads and vista points by minimizing disruption of landform and aesthetic character

Objective 2.22 Coastal Dependent Development

(LCP) To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

Policies

2.22.1 Priority of Uses within the Coastal Zone

(LCP) Maintain a hierarchy of land use priorities within the Coastal Zone:

First Priority: Agriculture and coastal-dependent industry

Second Priority: Recreation, including public

Objective 2.16 Visitor Accommodations Designation (C-V)

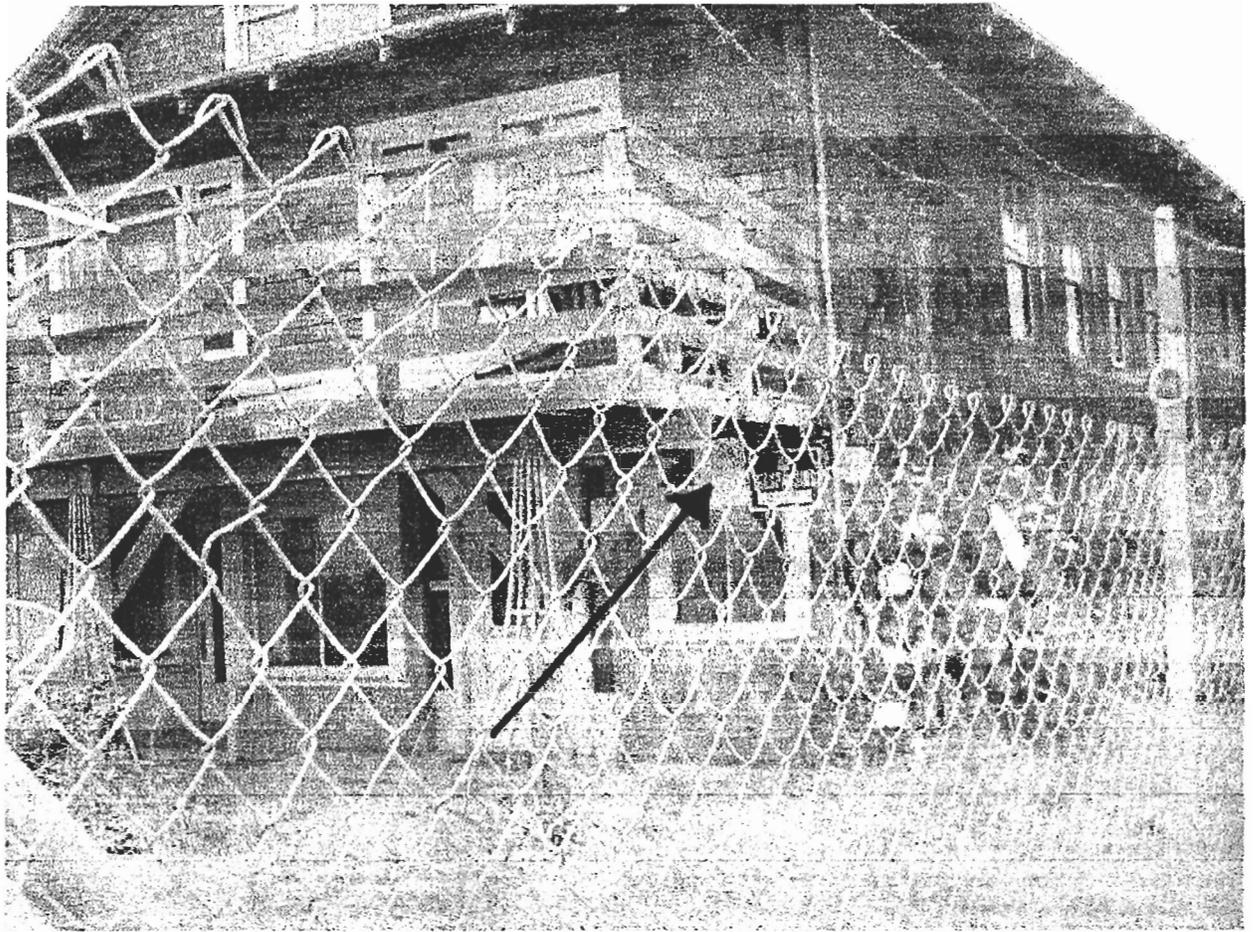
(LCP) To provide for a variety of temporary residential uses in both urban and rural areas which provide for visitor needs while preserving the unique environmental settings that attract visitors to the County and protecting residential communities in the County.

(1).12.06.010 Purpose.

In order to insure, to the maximum extent feasible, that parcels currently used for residential use be continued as residential when feasible, that habitable residential structures be relocated when feasible, and that replacement residential units be provided when demolitions or conversions of such structures takes place. This section is in part designated to meet the requirements of Section 65590 to the Government Code. (Ord. 3322, 11/23/82; 3427, 8/23/83)

12.06.020 Amendment.

Any revision to this chapter which applies to the Coastal Zone shall be reviewed by the Executive Director of the California Coastal Commission to determine whether it constitutes an amendment to the Local Coastal Program. When an ordinance revision constitutes an amendment to the Local Coastal Program, such revision shall be processed pursuant to the hearing and notification provisions of Chapter 13.03 of the County Code and shall be subject to approval by the California Coastal Commission. (Ord. 3322, 11/23/82; 3427, 8/23/83)



NOTICE NOT legable Behind FENCE

