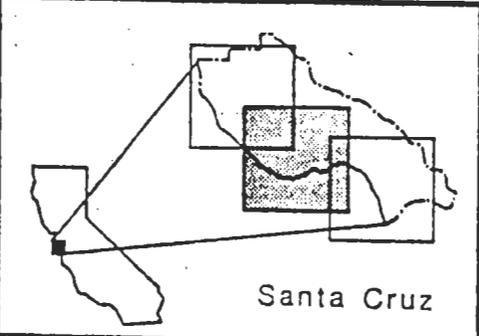


Project Area



Santa Cruz

CCC Exhibit 1
(page 1 of 8 pages)



LOCATION MAP



CCC Exhibit 1
(page 1 of 8 pages)

County of Santa Cruz



Location Map



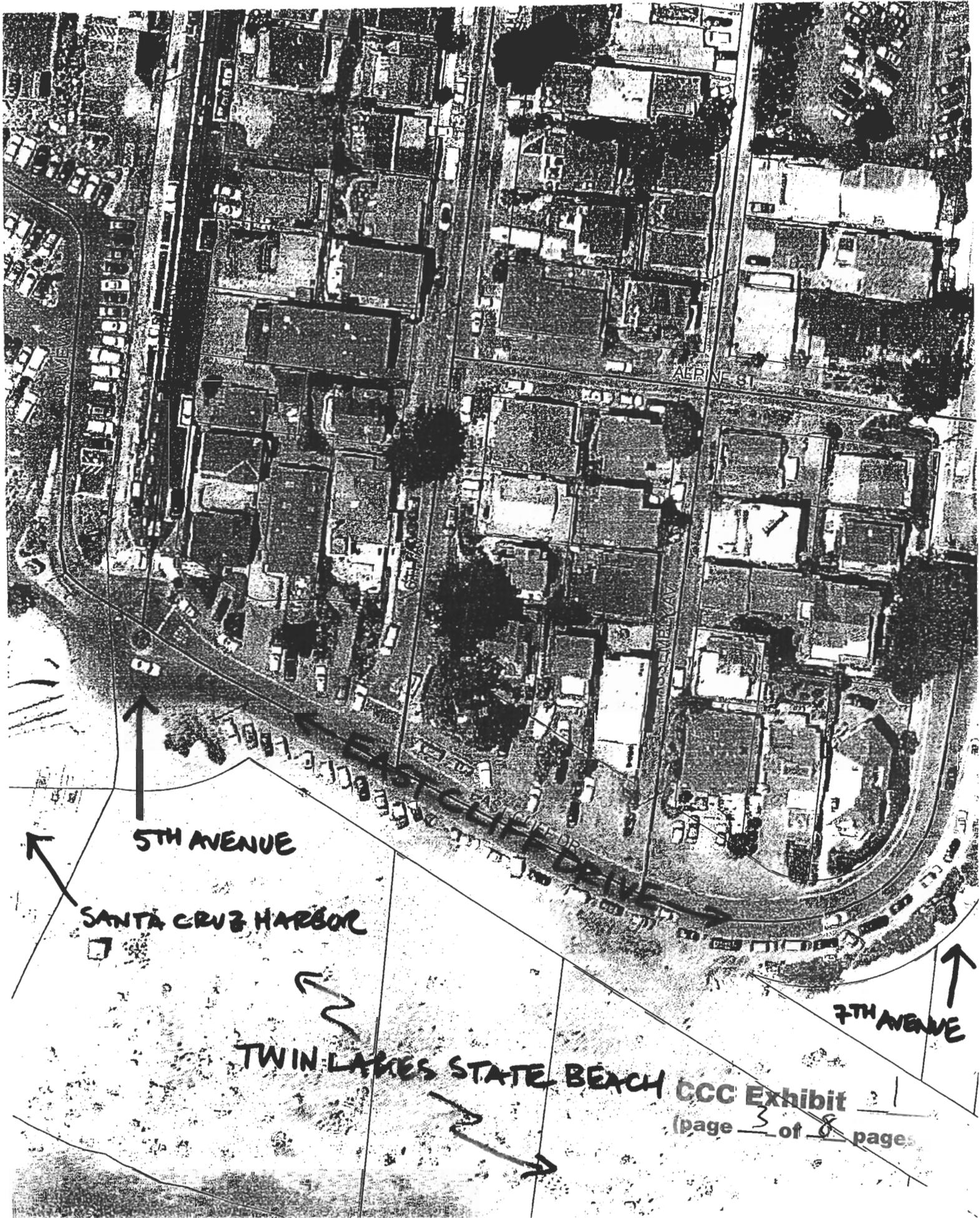
LEGEND

-  parking area
-  Assessors Parcels
-  Streets
-  County Boundary
-  SANTA CRUZ

CCC Exhibit 1
(page 2 of 8 pages)



Map Created by
 County of Santa Cruz
 Planning Department
 April 2008



ALPINE ST

ROSEVELT WAY

5TH AVENUE

SANTA CRUZ HARBOR

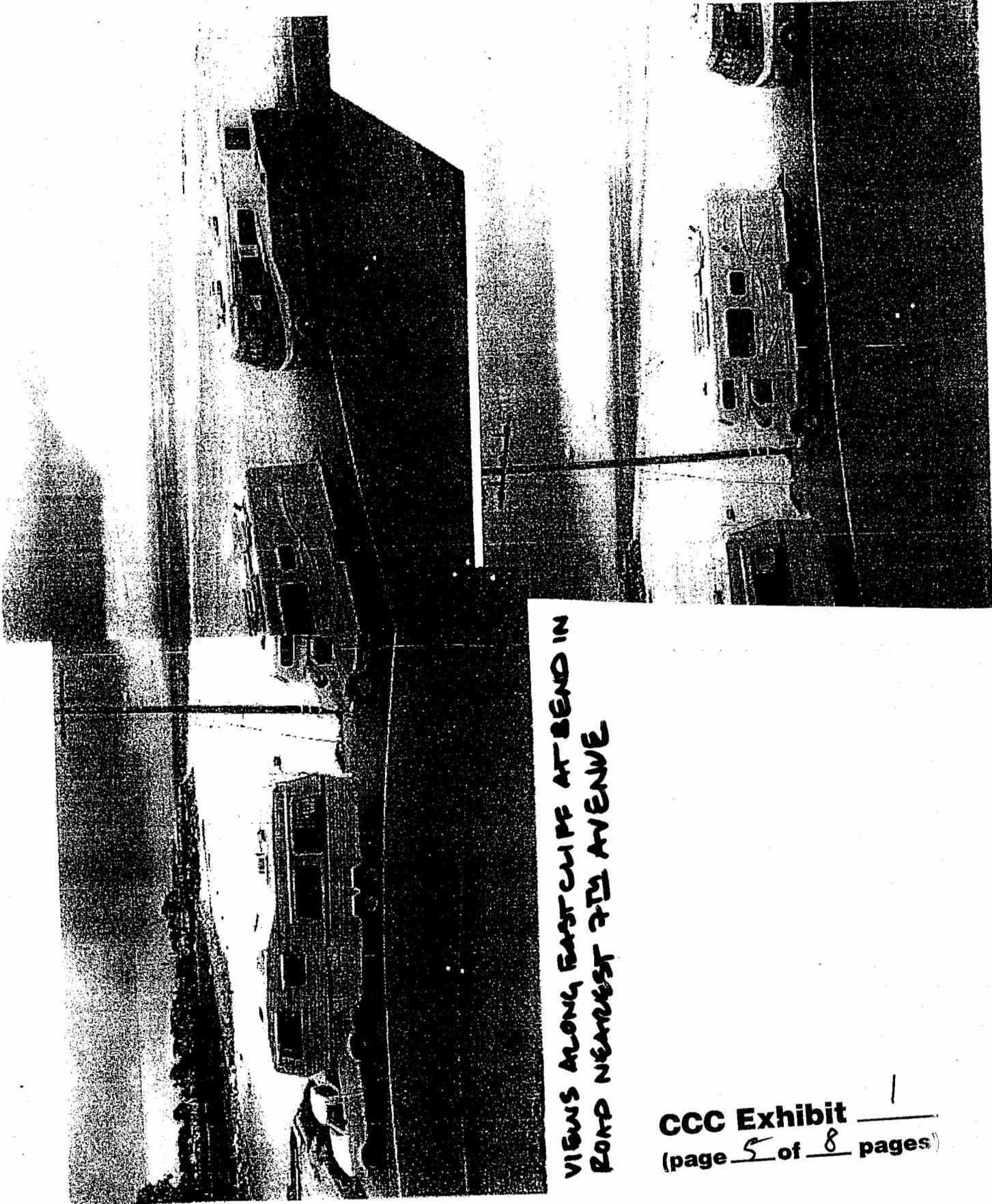
7TH AVENUE

TWIN LAKES STATE BEACH

CCC Exhibit
(page 3 of 8 pages)



VIEW FROM EAST CLIFF DRIVE LOOKING DOWNCOAST (AT BEND IN ROAD NEAREST 7TH AVENUE)



VIEWS ALONG EAST CLIFF AT BEND IN
ROAD NEAREST 7TH AVENUE

CCC Exhibit 1
(page 5 of 8 pages)

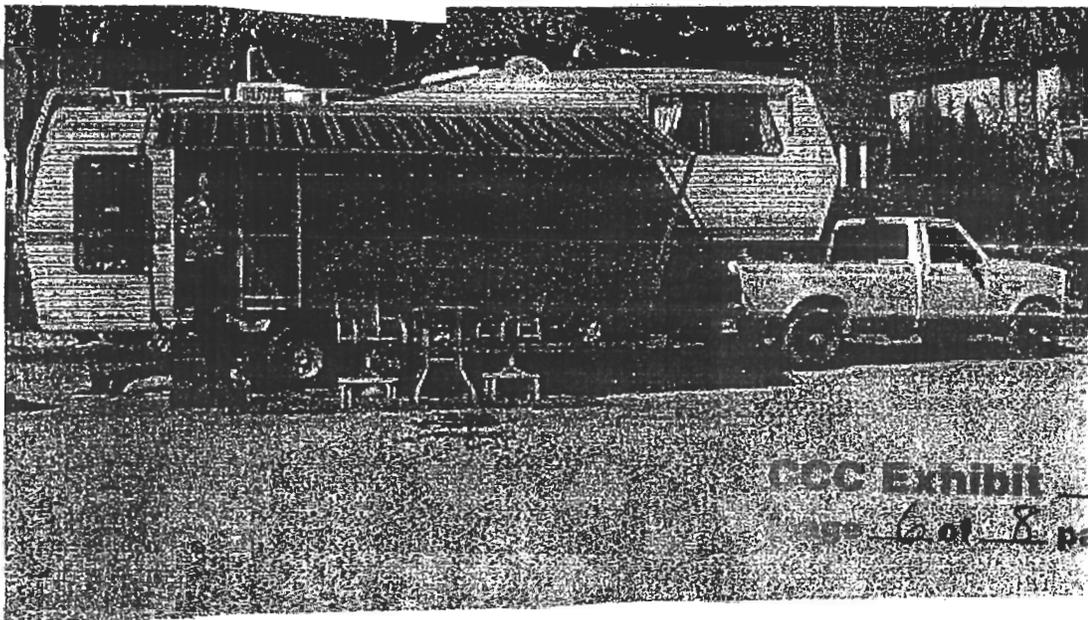


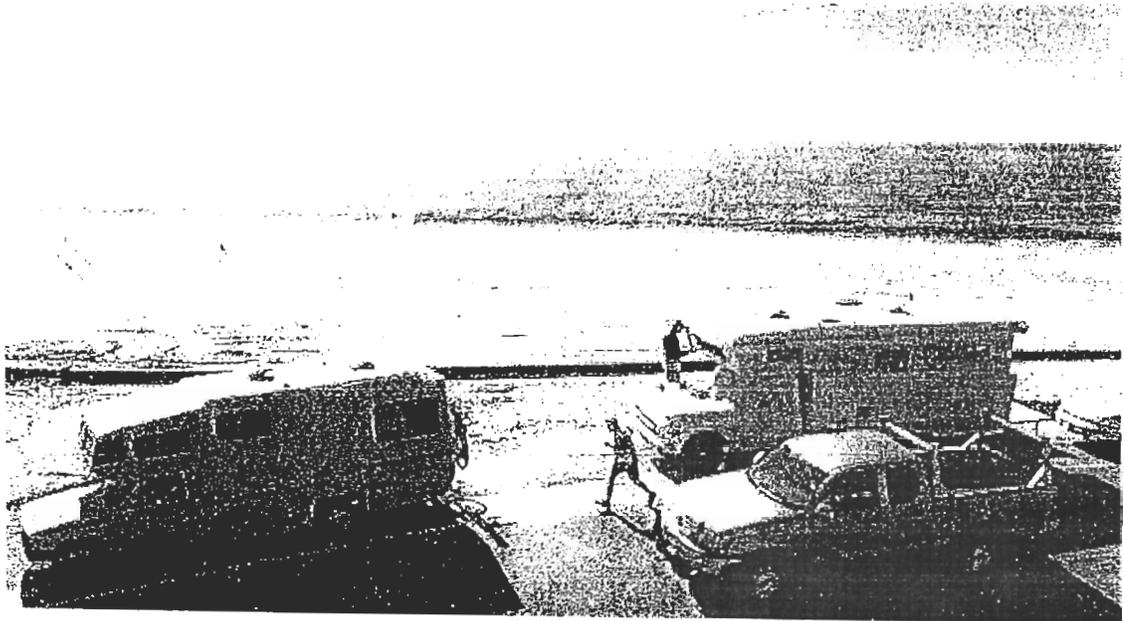
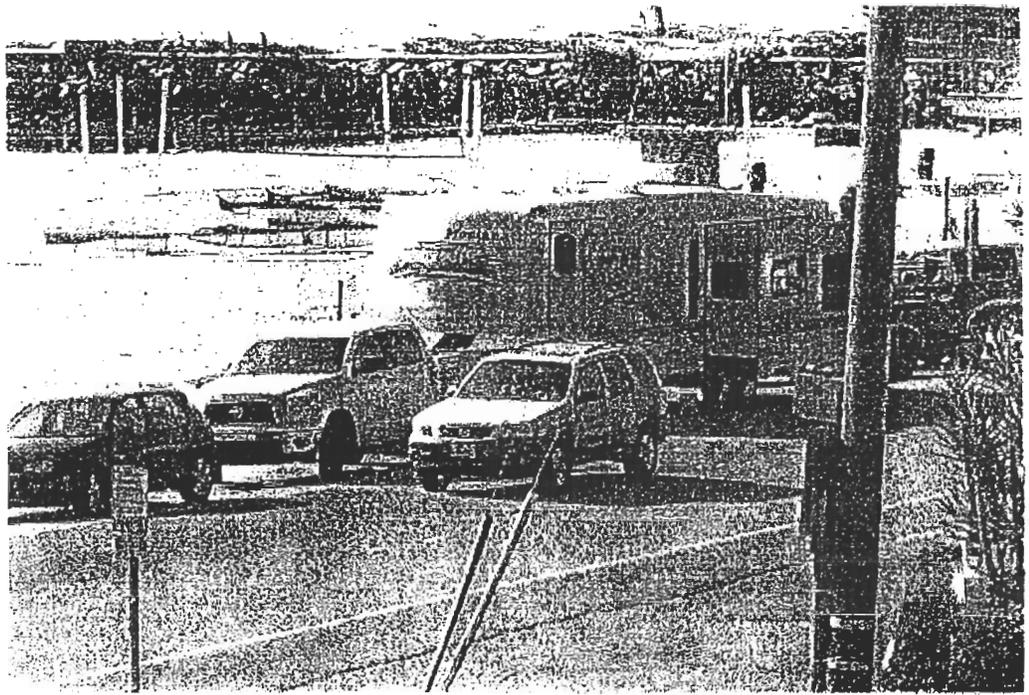
RV/TRAILERS

**VIEW ALONG
EASTCLIFF
TOWARD SANTA
CRUZ HARBOR**

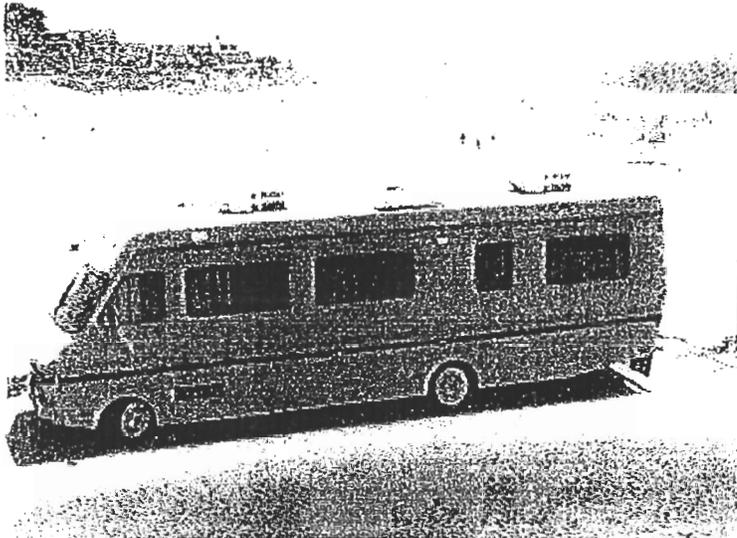


**RV/TRAILER
SET UP**

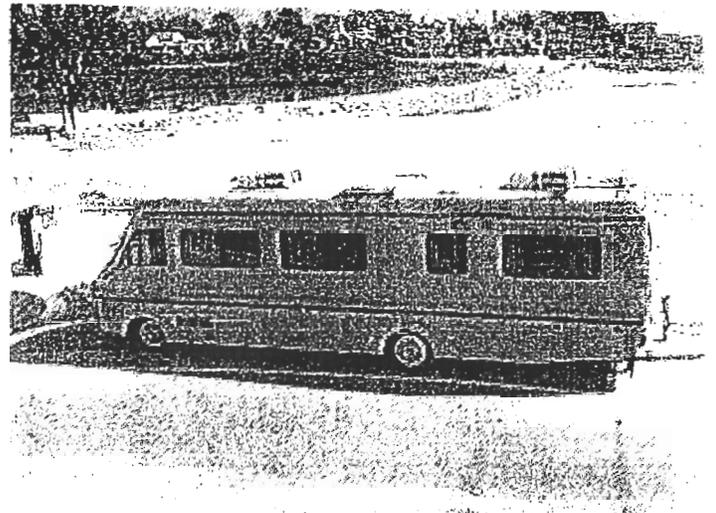




VIEWS OF RV'S PARKED ALONG EAST CLIFF



EARLY SUMMER, 2007



OCTOBER, 2007



NOTICE OF FINAL LOCAL ACTION ON COASTAL PERMIT

County of Santa Cruz

Date of Notice: 7/28/08

Notice Sent to (via certified mail):
 California Coastal Commission
 Central Coast Area Office
 725 Front Street, Ste. 300
 Santa Cruz, CA 95060

FINAL LOCAL ACTION NOTICE

 REFERENCE # 3-500-08-217
 APPEAL PERIOD 7/31-8/3/08

RECEIVED

JUL 30 2008

CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA

Please note the following **Final Santa Cruz County Action** on a coastal permit, coastal permit amendment or coastal permit extension application (all local appeals have been exhausted for this matter):

Project Information

Application No.: 08-0147
 Project Applicant: County of Santa Cruz, Public Works Department, attn: Jack Sohriakoff
 Applicant's Rep: Jack Sohriakoff, Public Works Department, Joyce Wrenn 2655 East Cliff Drive, Santa Cruz, CA 95062
 Project Location: East Cliff public right-of-way between 5th and 7th Avenue
 Project Description: Proposal to restrict the parking of recreational vehicles at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. This requires a Coastal Development Permit. The right-of-way is located between 5th and 7th Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes State Beach

Final Action Information

Final Local Action: XX Approved with Conditions

Final Action Body:

- Zoning Administrator
- Planning Commission
- Board of Supervisors

Required Materials Supporting the Final Action	Enclosed	Previously sent (date)
Staff Report	x	
Adopted Findings	x	
Adopted Conditions	x	
Site Plans	X (in Report)	
Elevations	N/A	

Additional Materials Supporting the Final Action	Enclosed	Previously sent (date)
CEQA Document	X (in Report)	
Geotechnical Reports	N/A	
Biotic Reports	N/A	
Other:	Neighbor photos	
Other:	Correspondence	

Coastal Commission Appeal Information

CCC Exhibit 2
 (page 1 of 19 pages)

This Final Action is:

- NOT appealable** to the California Coastal Commission. The Final County of Santa Cruz Action is now Effective.
- Appealable** to the California Coastal Commission. The Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this Final Action. The Final Action is not effective until after the Coastal Commission's appeal period has expired and no appeal has been

filed. Any such appeal must be made directly to the California Coastal Commission Central Coast Area Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Central Coast Area Office at the address listed above, or by phone at (831) 427-4863.

Copies of this notice have also been sent via first-class mail to:

- Applicant
- Interested parties who requested mailing of notice

CCC Exhibit 2
(page 2 of 19 pages)



Staff Report to the Zoning Administrator

Application Number: **08-0147**

Applicant: Public Works Department, Jack
Sohriakoff

Agenda Date: July 11, 2008

Owner: County Of Santa Cruz

Agenda Item #: 2

APN: N/A, Public Right-of-Way

Time: After 10:00 a.m.

Project Description: Proposal to restrict the parking of recreational vehicles at any time on both sides of the East Cliff Drive public Right-of-Way between 5th Avenue and 7th Avenue. This requires a Coastal Development Permit.

Location: East Cliff Drive Between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes Beach.

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

Permits Required: Coastal Zone Approval

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0147, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | G. Applicant's Petition |
| B. Findings | H. County Code Section 9.70.600 |
| C. Conditions | I. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | J. Health and Safety Code Section 18010 and 18009.3 (Recreational Vehicle Definition) |
| E. Location Map/Aerial Map | |
| F. Zoning/General Plan Map | |

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JUL 30 2008

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Parcel Information

Parcel Size:	N/A
Existing Land Use - Parcel:	Public Right-of-Way
Existing Land Use - Surrounding:	Public Street

Project Access: East Cliff Drive Right-of-Way
Planning Area: Live Oak
Land Use Designation: N/A
Zone District: PR
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: N/A
Soils: N/A
Fire Hazard: N/A
Slopes: N/A
Env. Sen. Habitat: N/A
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Yes, Twin Lakes Beach visual resource area
Drainage: N/A
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: N/A
Drainage District: N/A

Recreational Vehicle Parking Restriction Process

Ordinance Section 9.7.600 (Exhibit H) of the Santa Cruz County Code allows the Public Works Department to restrict Recreation Vehicles (RV) from parking within the public right-of-way provided that the residents on the street submit a petition requesting such a restriction pursuant to the adopted process enumerated in the Code.

This procedure requires that at least 50 percent of the residents occupying the residential units on the street, or segment of the street, submit a petition requesting the Public Works Director to designate the street as unlawful for recreational vehicle parking. In addition to a petition, a neighborhood meeting is required to be held with the Director of Public Works in attendance, after which the Director of Public Works may approve the parking restriction provided that the designated streets have been posted with signs prohibiting RV parking.

Since this particular public right-of-way is located within the Coastal Zone, a Coastal Zone Approval is required prior to implementation of the proposed parking restriction.

CCC Exhibit 2
(page 4 of 19 pages)

Recreational Vehicle Definition

County Code Section 9.70.600 defines "recreational vehicle" as that defined by the California Health and Safety Code Section 18010 and 18009 (attached as Exhibit J). This section of code defines recreational vehicles as *"a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:*

- 1) *It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.*
- 2) *It contains 400 square feet or less of gross area measured at maximum horizontal projections.*
- 3) *It is built on a single chassis.*
- 4) *It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.*
- 5) *A park trailer, as defined in Section 18009."*

The proposed restriction, if approved, will apply to these types of vehicles.

Project Setting

The segment of public right-of-way is located on East Cliff Drive between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor. Both sides of the right-of-way are included in this request. This right of way is comprised of two travel lanes with a mostly unimproved shoulder. Public Parking is currently allowed along the unimproved edge of the right-of-way adjacent to the improved travel lane. Public parking is permitted during the day between 6 a.m. and 10 p.m. and is prohibited between 10 p.m. and 6 a.m. RV parking is generally limited to the south side or ocean side of the street due to the location of driveways on the north side of the street that prevent enough space for parking recreational vehicles on that side.

Proposed Application

A Coastal Zone Development Permit application was submitted on April 17, 2008 by the Public Works Department following submittal of a petition and request by property owners of East Cliff Drive. All residents (10 total), and the only residents on the street, all of which are located on the north side of the East Cliff Drive public right-of-way between 5th Avenue and 7th Avenue, have signed a petition requesting that RV parking be prohibited in this segment (attached as Exhibit G). Furthermore, a neighborhood meeting was held on March 13, 2008 with Jack Sohriakoff acting as the representative of the Public Works Director. Please see Exhibit I (Comments and Correspondence) for all correspondence related to this process.

Project plans (Exhibit A) identify the location of the affected area, proposed RV parking restriction area, and the proposed sign locations throughout the street segment. The affected road segment is that area within East Cliff Drive public right-of-way between 5th Avenue and 7th Avenue. Seven (7) parking signs are proposed for the affected portion of the street. These signs are designed to comply with the Public Works signage standard (See Exhibit A).

works department is coordinating the signage plan and, if approved, will place these parking signs on existing signs posts in the right-of-way.

Zoning & General Plan Consistency

Title 9 of the County Code allows the regulation and restriction of vehicles within the public right-of-way. Thus, a restriction on parking of recreational vehicles within the right-of-way is an allowed use within the public right-of-way pursuant to the County Code, and is consistent with the General Plan. The proposed RV parking restriction is consistent with the requirements of the General Plan and Zoning Ordinance as specified by County Code Section 9.70.600 (Exhibit H) in that all procedural steps enumerated in the Code have been taken to meet the requirements for placement of the signage to restrict recreational vehicle parking within this segment of right-of-way.

Local Coastal Program Consistency

Development proposed within the Coastal Zone is regulated by County Code Section 13.20.130 (Design Criteria for coastal zone development) and the Local Coastal Program (LCP). The issues of this proposed project relate to public shoreline access and visual resource protection policies of the local coastal program and related Coastal Zone Development Criteria.

Visual Resource Protection

The subject property is located within a Visual Resource Protection area known as Twin Lakes State Beach. These resources include views of the beach, coastal bluffs and ocean waves. The visual resource protection policies require that development have minimal impacts on these resources.

County Code Section 13.20.130 requires development to meet the design criteria including, but not limited to, development that is compatible with the character of the area and that maintains the integrity of open beaches, and that minimizes site disturbance and visual intrusion into the beach view shed. Signage is also required to minimize disruption of the scenic qualities of the view shed as well.

The project is consistent with the design criteria and special use standards and conditions of this chapter in that the proposed recreational vehicle parking restriction in East Cliff Drive will improve the visual character of the beach area by reducing the massing of non-permanent vehicles along the roadway, which block the view shed. This would result in an improvement to the overall beach view shed from those properties adjoining the East Cliff Drive the right-of-way, from vehicles driving along the right-of-way, and from pedestrians and bicyclist traveling along this roadway.

The proposed signs will be small in size and will be affixed to existing parking sign posts. This should minimize disruption of the view shed by the signs.

Public Shoreline Access and Public Safety

Twin Lakes State Beach is designated for primary public beach access by the Local Coastal Program (LCP), which is located adjacent to the portion of East Cliff Drive under discussion. The policies of the LCP encourage the provision of public access that adequately provide for the public access needs of the community while also providing safety for the community at large. In addition, these policies also protect visual access to open beaches and vistas. Policy 7.7.13 encourages the development of access points where the access point can provide automobile parking or an acceptable alternative, and when all impacts and use conflicts can be mitigated. Policy 7.7.16 encourages the improvements at Primary Access Points to include a variety of improvements including path improvements, automobile parking, recycling and garbage collection, bicycle parking, transit service, safety signs, etc.

The East Cliff Drive right-of-way between 5th and 12th Avenue provides two travel lanes and an unimproved shoulder for vehicle parking. This area is actively used for beach access, vehicle parking, pedestrians and bicycles access, though roadway improvements do not provide adequate space or improvements for all these uses. This is a significant safety issue for residents and visitors alike. This is supported by the applicant's photo package, which shows a pedestrian jogging within the travel lane adjacent to a travel trailer while a truck passes the jogger, partially in the opposing lane. Staff visited the site and observed similar traffic safety issues. It was observed that the width of the shoulder is insufficient for parking because vehicles have to straddle over the paved and beach area, and in some cases over rocky ledges. The wider space and longer vehicle length needs of RV's can further compromise the safety of pedestrians, bicycles and traffic circulation of the current road system.

Elimination of RV parking available along the roadway segment between 5th Avenue and 7th Avenue would improve safety overall. However, elimination of RV parking alone will not resolve the safety issues in this traffic corridor.

The County Redevelopment Agency has indicated that they are actively working on road, traffic, parking and pedestrian improvements in this area, which may result in changes to this proposed RV parking restriction in the future. These improvements should address the public access needs of the community while also addressing the safety issues there.

The Redevelopment Agency currently has a Coastal Development Permit application under review by the Planning Department for the segment of East Cliff Drive between 9th and 12th Avenue. The section of East Cliff between 5th and 9th is scheduled for improvements within a few years. The Board of Supervisors will also formally consider a roadway design concept between 5th and 9th Avenue in August of 2008. This proposed RV parking restriction is recommended as an interim measure until the design concept and final design improvements are completed by the Redevelopment Agency, at which time this permit would become null and void.

While approval of this project would restrict RV access at this location, four other facilities exist within Santa Cruz County that are available and specifically designed to provide RV parking meeting the larger dimensions and hookup needs of these vehicles while a few considerations can be met. These facilities are located at New Brighton State Beach, Sunset State Beach, and

CCC Exhibit 2
(page 7 of 19 page

Seacliff State Beach. Additionally, the Yacht Harbor also provides RV parking and RV camping directly adjacent to the beach at this location. Thus, elimination of RV parking at this location will not result in a significant reduction in public access for RV vehicles overall and will be consistent with the public access policies of the LCP.

Furthermore, due to the larger dimensions of RV's, elimination of this type of parking will increase the available space for parking additional cars along the available right-of-way and actually increase the public access and recreation opportunities to the general public.

Design Review

The proposed parking restriction is not subject to design review, as enumerated in County Code Chapter 13.11.

Environmental Review

The project has been determined to be exempt from further Environmental Review under the California Environmental Quality Act (CEQA) in that the project is categorically exempt pursuant to Section 15301, Class 1 of CEQA.

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

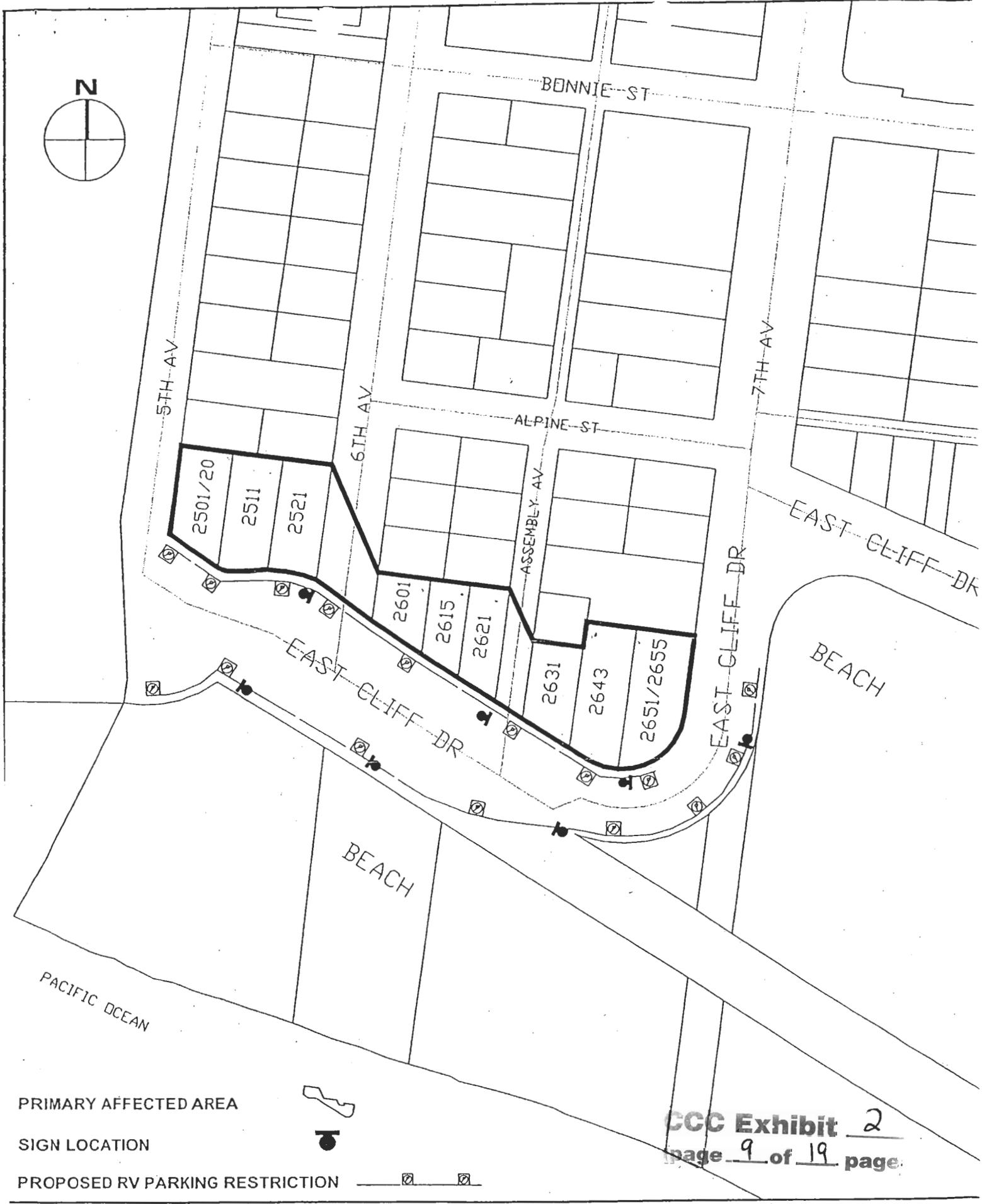
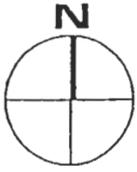
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 08-0147, based on the attached findings and conditions.

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.

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: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

CCC Exhibit 2
(page 8 of 19 page)



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East Cliff Drive - 5th Ave. to 7th Ave. Recreational Vehicle affected area

NO

**PARKING
RECREATIONAL
VEHICLES
ANY TIME**

PER SANTA CRUZ COUNTY CODE SECTION 9.70.600

CCC Exhibit 2
(page 10 of 19 pages)

Recording requested by:

COUNTY OF SANTA CRUZ

When recorded, return to:

Planning Department
Attn: Sheila McDaniel
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RECEIVED

JUL 30 2008

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Conditions of Approval

Development Permit No. 08-0147
Property Owner: County Of Santa Cruz
Assessor's Parcel No.: N/A

Exhibit A: Recreational Vehicle Affected Area and Sign Detail

- I. This permit authorizes the restriction of recreational vehicle parking at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. 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.
- II. Operational Conditions
- A. 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.
- B. This permit authorizes a restriction on recreational vehicle parking between 5th Avenue and 7th Avenue as an interim measure until the Redevelopment Agency completes the roadway improvement project between 5th Avenue and 9th Avenue, with is expected to address travel lanes, bicycle lanes, public parking and access, and pedestrian design issues present in this road segment. This permit will become null and void when the Redevelopment Agency 5th Avenue to 9th Avenue roadway improvement project is implemented *and completed* (added by the Zoning Administrator 7/11/08).

- 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.

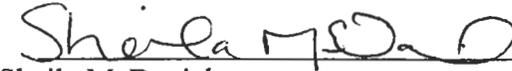
Minor variations to this permit, which do not affect the overall concept or density, may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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.

CCC Exhibit 2
page 12 of 19 page

Approval Date: 7/11/08
Effective Date: 7/28/08
Expiration Date: 7/28/10


Don Bussey
Deputy Zoning Administrator


Sheila McDaniel
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CCC Exhibit 2
[page 13 of 19 page

By signing below, the owner agrees to accept the terms and conditions of approval of Application 08-0147 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application 08-0147 is null and void in the absence of the owner's signature below.

Executed on _____,
(date)

Property Owner(s) signatures:

(Signature) (Print Name)

(Signature) (Print Name)

(Signature) (Print Name)

**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ} ss

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
(Signature of Notary Public)

This form must be reviewed and approved by a County Planning Department staff person after notarization and prior to recordation.

Dated: _____

COUNTY OF SANTA CRUZ

By: _____
Planning Department Staff

CCC Exhibit 2
page 14 of 19 page

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 restricting RV parking within the public right-of-way and the signage to restrict the parking authorized by the Public Works Director is an allowed use within the right-of-way, shown as zoned PR, consistent with County code Section 13.10.700 and consistent with the General Plan and Local Coastal Program. Uses within the public road system are subject to Title 9 (Roads, Vehicles, and Traffic), Chapter 9.7.0 Streets and Roads regulations of the County Code.

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 right-of-way.

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.

County Code Section 13.20.130 requires development to meet the design criteria including, but not limited to, development that is compatible with the character of the area and that maintains the integrity of open beaches, and that minimizes site disturbance and visual intrusion into the beach view shed. Signage is also required to minimize disruption of the scenic qualities of the view shed.

The project is consistent with the design criteria and special use standards and conditions of this chapter in that the proposed recreational vehicle parking restriction in East Cliff Drive will positively affect the overall character of the coastal zone and improve the visual character of the beach area by reducing the massing of ~~non-permanent~~ (amended by ZA) vehicles along the roadway. This would result in an improvement to the overall beach view shed for ~~properties adjoining East Cliff Drive~~ (amended by ZA) and for vehicles driving along the right-of-way, and pedestrians walking along this roadway.

Seven (7) parking signs are proposed for the affected portion of the street. These signs are designed to comply with the Public Works signage standard. These signs will be small in size and will be affixed to existing parking sign posts where available and should minimize disruption of the view shed. Whatever visual clutter does result from an additional sign on the sign posts in the right-of-way will be offset by the increase in the view shed from elimination of RV's.

Furthermore, this is an interim situation until the Redevelopment Agency finalizes an overall plan for this stretch of road, which will improve the coastal access in the area in a unified way.

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 while a recreational vehicle (RV) parking restriction will eliminate parking available to RV's between the shoreline and the first public road in this particular road segment, four other facilities exist within Santa Cruz County that are available and specifically designed to provide RV parking to meet the larger dimensions and hookup needs of these vehicles. These facilities are located at New Brighton State Beach, Sunset State Beach, and Seacliff State Beach. Additionally, the Yacht Harbor also provides RV parking and RV camping ~~directly adjacent to the beach at this location~~ (amended by the ZA). Thus, elimination of RV parking at this location will not result in a significant reduction in public access for RV vehicles overall.

Furthermore, as illustrated by the applicant's photo package, the shoulder of this road is unimproved and does not provide adequate space for a travel lane, bicycle traffic, pedestrians, and vehicle traffic without creating hazards for one or all along this stretch. The wider space needs of RV's can and do compromise the safety of pedestrians, bicycles and traffic circulation of the current road system.

Due to the larger dimensions of RV's, elimination of this type of parking will increase the available space for parking additional cars along this right-of-way and actually improve public access and recreation opportunities to the general public. Additionally, the proposed parking signs will not interfere with public access to the beach and ocean.

The County Redevelopment Agency has indicated that they are actively working on road, traffic, parking and pedestrian improvements in this area, which may result in changes to this proposed RV parking restriction. The Board of Supervisors will formally consider a roadway design concept between 5th and 9th Avenue in August of 2008. The proposed project is conditioned to be an interim measure until the design concept and final design improvements are completed by the Redevelopment Agency. Should the final improvements proposed by the Redevelopment Agency include RV parking, this permit shall become null and void.

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 can be made, in that the Title 9 of the County Code allows the regulation and restriction of vehicles within the public right-of-way and is thus an allowed use within the public right-of-way pursuant to the County Code, and is consistent with the General Plan and Local Coastal Program land use designation. A prohibition of recreation vehicle (RV) parking will not prevent public access or recreational opportunities along the coast for RV's as other facilities exist within the County along the shoreline that are specifically designed to meet the parking space requirements that cannot be adequately met presently. Furthermore, the elimination of RV

Application #: 08-0147
APN: N/A
Owner: County Of Santa Cruz

parking will improve the overall visual character of the beach view shed due to the large dimensions of these vehicles, which block views to the beach from the right-of-way. A RV restriction would also improve pedestrian, bicycle, and traffic safety in this corridor as well. The policies of the Local Coastal Program encourage development of public access that adequately provides for the access needs of the community while also providing safety for the community at large. Signage associated with the proposed parking restriction will not significantly affect the views along this roadway segment.

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EXHIBIT B

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 project is located in an area designated for public uses and are is not encumbered by physical constraints on placing the signs. The signs and post will comply with prevailing technology, the Uniform Building Code, if applicable, to insure the optimum in safety. The proposed parking signs will not deprive adjacent properties or the neighborhood of light, air, or open space, and the new limits on RV's will increase 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 location of the parking signs and the conditions under which they will be maintained will be consistent with all pertinent County ordinances, the purpose of the right-of-way and zone district in that the primary use will continue to be public right-of-way and parking for access to the beach and lake.

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 parking restriction and signage is consistent with the use specified for the public right-of-way land use designation in the County General Plan.

The proposed parking signs will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the right-of-way in that the parking signs will not adversely shade adjacent properties, and will meet current standards regarding sign placement within the public right-of-way, and will increase access to light, air, and open space in the neighborhood. Access to the beach will be increased by allowing more standard size vehicle parking and increase the safety for pedestrians and bicyclists.

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 parking signs are to be constructed in an existing right-of-way. The proposed project will not generate additional traffic.

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 can be made, in that the proposed signage will be located within the public right-of-way on existing signposts where available. While the proposed signs will increase the overall number of signs in the public right-of-way, these signs will be affixed to existing sign posts in the right-of-way. Whatever impact these signs may have on visual clutter should be offset by the reduction in the large vehicles blocking views of the beach.

There will be no impact on land use intensity or dwelling unit density.

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 can be made, in that the proposed parking signs will be of an appropriate scale and type of design meeting the parking sign requirements of the County Code and will not detract from the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.