

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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**Prepared May 24, 2012 (for June 15, 2012 hearing)**

**To:** Coastal Commissioners and Interested Persons  
**From:** Madeline Cavalieri, District Manager  
John Akeman, Coastal Planner

**Subject: Final Coastal Commission Certification Review for Santa Cruz County Local Coastal Program Amendment Number 1-11 Part 1 (Minor Exceptions and Garage Standards)**

At the April 12, 2012 Coastal Commission meeting in Ventura, the Commission approved, with suggested modifications, Santa Cruz County Local Coastal Program (LCP) Major Amendment Number 1-11 Part 1. The amendment modifies County Code section 13.10 and the County's Implementation Plan (IP) component of its certified LCP to: (1) allow for minor deviations from certain site development standards (for height, setbacks, separation between structures, floor area ratio (FAR), and lot coverage); (2) reduce required side and rear setbacks for garages, allow reduced front/street setbacks if it advances environmental protection or public safety objectives, and eliminate the Planning Commission's discretion to establish modified setbacks; (3) allow height exceptions for certain parapets, flat plate solar collectors, and certain commercial and industrial buildings; and (4) conform LCP variance language to match State variance law.

By actions taken on May 8, 2012, the Santa Cruz County Board of Supervisors adopted the amending LCP text as directed by the Commission's suggested modifications (see Exhibit 1). These actions were taken within the required six-month timeframe.

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., June 15, 2012), and notification of this certification and Commission concurrence will be forwarded to the County.

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by Santa Cruz County to accept the Commission's suggested modifications for LCP Amendment 1-11 Part 1 are legally adequate. I recommend a yes vote.

**Executive Director's Recommendation.** The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of Santa Cruz County's LCP as directed by the Commission's approval with suggested modifications of LCP Amendment 1-11 Part 1; the amended LCP will be certified as of today's date (i.e., June 15, 2012). The motion passes only by affirmative vote of a majority of the Commissioners present.

Exhibits

Exhibit 1: County Acceptance Resolution



California Coastal Commission

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

RESOLUTION NO. 104-2012

On the motion of Supervisor Coonerty  
duly seconded by Supervisor Caput  
the following is adopted:

BOARD OF SUPERVISORS RESOLUTION ACCEPTING COASTAL COMMISSION  
SUGGESTED MODIFICATIONS TO CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE  
REGARDING MINOR EXCEPTIONS AND GARAGE STANDARDS AND TRANSMITTING THE  
ACCEPTANCE TO THE CALIFORNIA COASTAL COMMISSION

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WHEREAS, Santa Cruz County has in recent years enacted a number of amendments to streamline aspects of the planning process while continuing to protect the community and environmental resources, and to encourage flexible designs that are appropriate for the community; and

WHEREAS, on March 22, 2011, the Board of Supervisors held a duly noticed public hearing to consider proposed amendments to Santa Cruz County Code Chapter 13.10, a Coastal Implementing Ordinance, establishing a process for considering minor exceptions to site standards, and providing new garage standards and other specific exceptions; and

WHEREAS, on March 22, 2011 the Board of Supervisors determined that the proposed amendments to Chapter 13.10 would not have a significant impact on the environment and therefore adopted a Negative Declaration; and further determined the proposed amendments to Santa Cruz County Code Chapter 13.10 to be consistent with the Coastal Act; and

WHEREAS, on March 22, 2011, the Board of Supervisors adopted the proposed amendments to Chapter 13.10 establishing a process for considering minor exceptions to site standards, and providing new garage standards, and other specific exceptions, and directed that the adopted amendments be submitted to the California Coastal Commission for review and approval; and

WHEREAS, on April 21, 2012, the California Coastal Commission held a public hearing on the amendments adopted by the Board of Supervisors, determined that the proposed amendments were not expected to have a significant adverse environmental effect, and approved the amendments subject to the Board of Supervisors accepting certain suggested modifications which serve to clarify certain code provisions.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors hereby accepts each of the suggested modifications and incorporates them into the ordinance amendments attached as Exhibit A.

BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors hereby directs that the acceptance of the suggested modifications be submitted to the State of California Coastal Commission for a finding that this acceptance has been properly accomplished.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz,  
State of California, this 8th day of May, 2012 by the following vote:

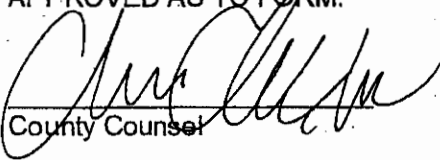
AYES:	SUPERVISORS	Cooper, Caput, Stone and Leopold
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	Pirie
ABSTAIN:	SUPERVISORS	None

JOHN LEOPOLD  
Chairperson of the Board of Supervisors

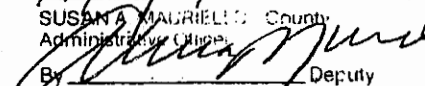
ATTEST:

TESS FITZGERALD  
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

  
County Counsel

DISTRIBUTION: County Counsel  
Planning Department

STATE OF CALIFORNIA	)
COUNTY OF SANTA CRUZ	) ss
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>May 9th</u> 20 <u>12</u>	
SUSAN A. MAURIELLO, County Administrative Officer	
By 	Deputy