

CALIFORNIA COASTAL COMMISSION

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W35b

Prepared May 19, 2017 (for June 7, 2017 Hearing)

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Ryan Moroney, Supervising Coastal Planner

**Subject: City of Santa Cruz LCP Amendment Number LCP-3-STC-17-0016-1-Part E
(Parking in Setbacks)**

Proposed Amendment

The City of Santa Cruz proposes to modify Sections 24.12.240 and 24.12.280 of the LCP's Implementation Plan (IP) to allow parking in the front and exterior side yard setbacks to be counted toward a project's off-street parking requirements. See **Exhibit 1** for the proposed amendment text in strikethrough and underline.

Minor LCP Amendment Determination

Pursuant to Title 14 of California Code of Regulations (CCR) Section 13555, the Executive Director may determine that a proposed LCP amendment is "minor." 14 CCR Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

14 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.

If the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third or more of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if less than one-third of the appointed members of the Commission object to the minor LCP amendment determination, then the amendment is deemed approved and it becomes a certified part of the LCP immediately (in this case, on June 7, 2017).

The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is minor.

The IP currently does not allow parking spaces in the front and exterior side yard setbacks to be counted toward a project's off-street parking requirements. This means that driveways, while frequently used for parking, may not be counted toward meeting a project's off-street parking requirements. The proposed amendments would allow parking in these driveway areas to count toward onsite parking requirements, while limiting the amount of parking within the front yard

setback to no more than 40% of the front area. Importantly, this amendment would not affect the number of residential parking spaces required by the LCP but would instead simply allow for some flexibility as to where and how parking is provided on the site. Thus, the proposed amendments are consistent with the City's certified Land Use Plan, and do not change the kind, location, intensity, or density of use of land. Thus, the proposed LCP amendment qualifies under the regulatory definition of a minor LCP amendment. (14 CCR § 13554(a).)

California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. (*See* 14 CCR § 15251(f).) The City has determined that the project is exempt from further review under CEQA, pursuant to 14 CCR Section 15061(b)(3), and a Notice of Exemption has been prepared. Specifically, the City found that the proposed amendments will not have a significant effect on the environment. As such, the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Coastal Commission Concurrence

The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its June 7, 2017 meeting in Arcata. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Ryan Moroney at the Central Coast District Office in Santa Cruz.

Procedural Note - LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on April 28, 2017. It amends the IP only and the 60-day action deadline is June 27, 2017. (*See* Pub. Res. Code §§ 30513, 30514(b).) Thus, unless the Commission extends the action deadline (it may be extended by up to one year per Pub. Res. Code § 30517), the Commission has until June 27, 2017 to take a final action on this LCP amendment.

Exhibit:

Exhibit 1: Proposed Amendment Text (redline)