

# CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
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# W16a

## LCP-3-STC-17-0016-1-PART E (PARKING IN SETBACKS)

JULY 12, 2017

## EXHIBITS

### Table of Contents

**Exhibit 1** – Proposed IP Amendments (in strikethrough/underline)

**Exhibit 2** – Correspondence)

**Proposed Amendments under LCP-3-STC-17-0016-1-Part E**

**24.12.240 NUMBER OF PARKING SPACES REQUIRED.**

...

4. No more than forty percent of the front setback of a residential property shall be utilized or developed for parking.

**24.12.280 DESIGN REQUIREMENTS.**

1. Development and Maintenance.

a. Except as may be otherwise permitted by this part or the Municipal Code, required parking spaces shall not be located in the required front yard or any required exterior side yard.

(1) Two family dwelling or duplex developments may allow for one parking space in a tandem arrangement to be in the required front or exterior side yards.

b.a. Parking facilities hereafter established and which are located adjacent to a required front yard in an adjoining A- or R- District shall be provided with a clear corner triangle or a clear vision area, as defined in this title. Within these areas, no parking spaces shall be established and the areas shall be suitably and permanently landscaped.

eb. Each standard-size parking space shall be not less than 19 feet in length by 8.5 feet in width. Each compact parking space shall be not less than 16 feet in length by 7.5 feet in width.

2. ...

Bernard J. Cordes, M.D.  
P.O. Box 3997  
1417 Broadway  
Santa Cruz, CA 95063 USA  
831) 425-3644  
[cordes@cruzio.com](mailto:cordes@cruzio.com)

05 Jun 2017

California Coastal Commissioners and Staff

RE: Upcoming June 7 meeting Items 35 a – d

Dear Commissioners:

I am writing as a resident of the Seabright neighborhood and a licensed physician to oppose you holding the vote for Items 35 a-d, at your upcoming meeting on 7 June, 2017 in Arcata, CA.

Although your Executive Director and Coastal Commission staffers have characterized the proposed changes as “minor” they would have a major impact on the Seabright neighborhood, located east of the San Lorenzo River.

The removal of setbacks and maximum area standards would allow for increased density in a neighborhood that already is congested and unsafe for walking. The effect on parking and traffic create a danger for citizens, particularly those who are elderly or disabled, when they walk or bicycle to the beach, the Post Office or shops. The proposed changes will adversely impact pedestrian movement, environmental sustainability and quality of life in a single

The proposed changes would increase the density in a single neighborhood while leaving large swaths of Santa Cruz, particularly the west side of the San Lorenzo River, the location of the University of California at Santa Cruz, now mostly zoned as low density residential. My neighbors and I would like the opportunity to present evidence of this inequitable concentration of high density zoning at a meeting of the Coastal Commission. We wish to offer testimony addressing our concerns and feel we are not being provided with the opportunity to engage with the process by you holding your vote on these amendments so far from Santa Cruz.

I request you postpone your vote till there is a Coastal Commission meeting held on the central coast so my neighbors and I can. I am not opposed to zoning changes to increase housing availability in Santa Cruz; however I feel that increased density should be equitable across the city.



Regards, Bernard J. Cordes, MD  
Owner of 1417 Broadway, Santa Cruz, CA 95062

RM/SC

Edward and Debby Bailey  
212 Broadway  
Santa Cruz, CA 95060

June 6, 2017

RECEIVED

JUN - 6 2017

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commissioners and Staff

RE: Upcoming June 7 meeting Items 35 a - d

Dear Commissioners:

I am writing to oppose you holding the upcoming vote for Items 35 a-d, at your upcoming meeting on June 7<sup>th</sup> in Arcata, CA. Although your Executive Director and Coastal Commission staffers have characterized the proposed changes as "minor" they disproportionately effective the Seabright neighborhood, located east of the San Lorenzo River. The removal of setbacks and maximum area standards will open up my neighborhood to densification that will severely affect my ability to safely access the beach. Current traffic and parking levels make it untenable to drive and unsafe to ride or walk to the beach. There are many peer-reviewed studies available that point to unequal densification causing negative impacts to movement, environmental sustainability and quality of life. I would like the opportunity to present this evidence at an upcoming meeting for your consideration and many of my neighbors also have testimony to offer. We feel we are not being provided with the opportunity to engage with the process by you holding your vote on these amendments so far from Santa Cruz.

I request you postpone your vote till there is a Coastal Commission meeting held on the central coast so my neighbors and I can provide testimony. The proposed changes are an effort to unevenly concentrate density in a single neighborhood while leaving large swaths of Santa Cruz, like the west side of the San Lorenzo River, where the University of Santa Cruz is and there is the highest median home prices are located, zoned as low density residential. It is a struggle to access our local beach at current density levels, opening the door to over two story multi-level dwellings only in the Seabright neighborhood is not the answer. We want affordable housing in Santa Cruz, but the densification needed to achieve that needs to spread equitable across the city so we all can maintain the quality of life we moved to Santa Cruz for including being able to safely access to our coastal resources.

sincerely, Edward and Debby Bailey

June 5, 2017

824 Hanover St.  
Santa Cruz, CA 95062

To: California Coastal Commissioners and Staff

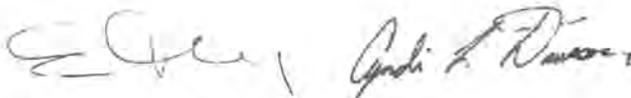
RE: Upcoming June 7 meeting Item 35 b

Dear Commissioners:

I am writing to oppose you holding the vote for Items 35 b<sup>1</sup>, at your upcoming meeting on June 7<sup>th</sup> in Arcata, CA. Although your Executive Director and Coastal Commission staffers have characterized the proposed changes as "minor" they disproportionately affect the Seabright neighborhood, located east of the San Lorenzo River. The removal of setbacks standards will open up my neighborhood to densification that will severely affect my ability to safely access the beach. Current traffic and parking levels make it untenable to drive and unsafe to ride or walk to the beach. There are many peer-reviewed studies available that point to unequal densification causing negative impacts to movement, environmental sustainability and quality of life. I would like the opportunity to present this evidence and how it relates to removing parking setbacks at an upcoming meeting for your consideration and many of my neighbors also have testimony to offer. We feel we are not being provided with the opportunity to engage with the process by you holding your vote on these amendments so far from Santa Cruz.

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Regards,



Erin Twomey and Cyndi Dawson  
Owners 824 Hanover St., Santa Cruz, CA 95062  
[etwomey@sbcglobal.net](mailto:etwomey@sbcglobal.net) and [cdawson@sbcglobal.net](mailto:cdawson@sbcglobal.net)  
831-295-1439 831-325-4802

<sup>1</sup> <https://www.coastal.ca.gov/meetings/agenda/#/2017/6>

June 5, 2017

824 Hanover St.  
Santa Cruz, CA 95062

To: California Coastal Commissioners and Staff

RE: Upcoming June 7 meeting Items 35 a – d

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Regards,



Erin Twomey and Cyndi Dawson  
Owners 824 Hanover St., Santa Cruz, CA 95062  
[etwomey@sbcglobal.net](mailto:etwomey@sbcglobal.net) and [cdawson@sbcglobal.net](mailto:cdawson@sbcglobal.net)  
831-295-1439 831-325-4802

6/5/16

City of Santa Cruz LCP Amendment No. LCP-3 STC-17-0016-1-Part C W35a

City of Santa Cruz LCP Amendment No. LCP-3 STC-17-0016-1-Part E W35b

Dear Coastal Commissioners,

As a resident of the Seabright neighborhood, which will be strongly effected by these proposed changes, I am asking to delay a vote on the LCP Amendment requested by the City of Santa Cruz. The LCP amendments are deemed 'minor' by the Costal Commission Executive Director, Staff & City of Santa Cruz.

The City of Santa Cruz nor the Costal Commission have provided statistics/studies or evidence how these changes will not impact coastal access in the neighborhood, located east of the San Lorenzo River, that is already greatly impacted by coastal visitors, attempting to gain coastal access.

These amendments need to be re-visited & evaluated on hand of examining the facts that the streets in these Seabright neighborhoods are narrow, have inadequate parking as is & are not appropriate for suggested amendments.

Thank you very much

jane mio

215 Mtn View Ave.

Santa Cruz, Ca. 95062

Michael A. & Isabelle B. Scott  
418 Sumner St.  
Santa Cruz, CA 95062

W 35a  
W 35b  
3 35c

RECEIVED

June 2, 2017

JUN - 2 2017

California Coastal Commission  
Central Coast District Office  
725 Front Street #300, Santa Cruz, CA 95060

COASTAL COMMISSION  
CENTRAL COAST AREA

Re: June 7, 2017 Agenda Items Number 35 Local Coastal Programs (LCPs)  
City of Santa Cruz LCP Amendment No. LCP-3-STC-17-0016-1-Part C (Zoning Cleanup)  
City of Santa Cruz LCP Amendment No. LCP-3-STC-17-0016-1-Part E (Parking in Setbacks)  
City of Santa Cruz LCP Amendment No. LCP-3-STC-17-0016-1-Part G (Elimination of FAR)

Dear Coastal Commissioners:

This letter concerns the application by the City of Santa Cruz to remove maximum floor area (FAR) standards and allow for parking in the front and exterior side yard setbacks to be counted toward a project's off-street parking requirements.

We believe that these proposed changes are not minor to our coastal zone in the Seabright area near the Santa Cruz Yacht Harbor. They will affect coastal access and exacerbate pollution flowing into the Monterey Bay Marine Sanctuary.

Removing FAR restrictions and reducing setback requirements concentrates the neighborhoods, resulting in a greater ratio of structures and paving to land, reducing light, open space and increasing the impact of buildings and paved surfaces. These changes reduce the area for green space and permeable features such as rain gardens, which would prevent run-off into the bay.

Allowing tandem parking will restrict public access to the coast by reducing convenient off-street parking options in the R-M zoning district. Tandem parking discourages residents and their visitors from parking off-street by making it harder for cars to use that inside parking spot. Also, people often have RVs, boats, etc. which they park in that inside spot. More cars will park on the street resulting in more limited public parking for coastal access. Many of these areas already have permit-parking which increases competition for what few on-street spaces exist for the public.

We maintain that these proposed changes are neither minor nor benign to the coast, and we ask you to consider carefully the negative effects of such proposed "zoning cleanup" which amounts to an understated but real rezoning of our small seaside neighborhoods. Since the Santa Cruz coast has now become a prime target of development for the San Francisco Bay area and Silicon Valley, these changes are not insignificant. Developers will utilize them to maximize profit at the expense of our environment.

Sincerely,



Michael A. Scott



Isabelle B. Scott

Edward and Debby Bailey  
212 Broadway  
Santa Cruz, CA 95060

June 6, 2017

**RECEIVED**

JUN - 6 2017

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commissioners and Staff

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David S. Kossack, Ph. D.  
San Andreas Land Conservancy  
P. O. Box 268  
Davenport, CA 95017  
[dkossack@san-andreas-land-conservancy.org](mailto:dkossack@san-andreas-land-conservancy.org)

Monday, June 5, 2017

**RECEIVED**

JUN - 5 2017

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

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

Chair Bochco and Commissioners:

City of Santa Cruz LCP Amendment Number LCP-3-STC-17-0016-1-Part E proposes to allow development driven parking requirements in locations (i.e., front yard and exterior side yard setbacks) prohibited in the present LCP.

Neither the City nor staff provide a reason, need or justification for this Parking in Setbacks Amendment. Staff does not provide a location map for this amendment.

This represents a change in location of parked cars, and increase in intensity and density of cars parking within the coastal zone of the City of Santa Cruz. It also changes the kind of land use: from residential setback to parking (lots).

The change from "shall not be located" to "forty percent" makes for an easy slide to 100% parking within front and side setbacks.

This amendment has growth inducing and cumulative impact in that it will allow additional development in the City's already stressed neighborhoods by allowing parking requirements to be met in setbacks intended to protect neighborhood character. These are projects that could not be approved under the current LCP.

We ask that the Commission recognize that this amendment is a "major LCP amendment" and request that the amendment be processed as a major LCP amendment, if not rejected out right.

Respectfully



David Kossack  
on behalf of  
San Andreas Land Conservancy

Michael A. & Isabelle B. Scott  
418 Sumner St.  
Santa Cruz, CA 95062

R. ED

June 2, 2017

JUN - 2 2017

California Coastal Commission  
Central Coast District Office  
725 Front Street #300, Santa Cruz, CA 95060

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