

CALIFORNIA COASTAL COMMISSION

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W15b

LCP-3-STC-20-0040-2-PART C (ZONING CODE CLEANUP)

JUNE 9, 2021 HEARING

CORRESPONDENCE

Re: Questions re:15b "clean up" LCP amendment on June 9th agenda

Moroney, Ryan@Coastal <Ryan.Moroney@coastal.ca.gov>

Mon 6/7/2021 9:29 AM

To: A Webb <aw.info.sub@gmail.com>

Hi Anita:

Again, I shared your inquiry with the City and the City's responses to your questions are provided below in blue text. With regard to the last question, on the Substantial Issue determination, the rules in effect at the time of City decision are the standard of review. However, if the Commission takes jurisdiction over the appeal, the standard of review would be the current LCP for its de novo review.

Again, please don't hesitate to reach out if you have further questions or concerns. Regards,
Ryan

I have a number of questions on the items, copied below, being deleted from the LCP as a specific reference, or otherwise modified.

Because the term "streamlining" is now often used with housing development "approvals", I want to clarify that the applicability of ministerial streamlined approvals is not what is meant in this recommendation? I know that sites within the Coastal Zone are not eligible for this type of streamlining per state law.

Items of concern follow. **I have bolded specific questions (Q:),** and otherwise where would these important deleted standards specifically be included?

Page 13, #7. To the extent feasible, the orientation and location of buildings, structures, open spaces and other features of the site plan shall be such as to maintain natural resources including significant trees and shrubs to the extent feasible, maintain a compatible relationship to and preserve , minimize impacts to solar access of adjacent properties, and minimize alteration of natural land forms; building profiles, location, and orientation must relate to natural land forms.

Q: Why delete "preserve" solar access? What if adjacent properties have solar panels or passive solar or orientation to use natural light sources that would be blocked by the next project trying to do the same thing?

A: This change was made to ghten up the language. The new language states "minimize impacts to solar access" which achieves the same outcomes as the previous language sta ng: "to the extent feasible...preserve solar access". Minimizing impacts to solar access would s ll involve reviewing the preserva on of exis ng access.

Page 13, #8. The site plan shall be ensures that the scale, bulk, and setbacks of new development preserves important public situated and designed to protect views along the ocean and of designated scenic coastal areas. Where appropriate and feasible, the site plan project shall restore and enhance visual quality of visually degraded areas.

**Q: Where are the "designated" scenic coastal areas identified?
Who decides or defines what "enhances visual quality"? Shouldn't this be the public?**

A: Designated scenic coastal views are shown in the a ached map from the City of Santa Cruz' Local Coastal Program document. If a project is going through a public process for approval, staff could receive community

feedback on enhancements to visual quality as part of the development process and this information could be conveyed to decision makers.

deleted are yellow highlighted:

7. The site plan shall minimize the effect of traffic conditions on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances, exit drives and walkways; through the adequate provision of off-street parking and loading facilities; through an adequate circulation pattern within the boundaries of the development; and through the surfacing and lighting of off-street parking facilities.

8. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicyclists, including covered parking for bicycles and motorcycles where appropriate. Public transit stops and facilities shall be accommodated as appropriate, and other incentive provisions considered which encourage nonauto travel.

9. The site shall provide open space and landscaping which complement buildings and structures. Open space should be useful to residents, employees, or other visitors to the site. Landscaping shall be used to separate and/or screen service and storage areas, separate and/or screen parking areas from other areas, break up expanses of paved area, and define open space for usability and privacy.

10. Building and structures shall be so designed and oriented to make use of natural elements such as solar radiation, wind, and landscaping for heating, cooling, and ventilation, **and lighting**.

Q: What if this orientation and design blocks or causes impacts to neighboring properties who are applying these same uses?

A: As part of this finding, that situation could be noted by staff or the public and decision makers made aware of such an issue. Ultimately a development may be allowed a certain height that may affect some solar access but those impacts would ideally be minimized through a development review process.

11. The site plan shall incorporate water-conservation features where possible, including in the design of types of landscaping and in the design of water-using fixtures. In addition, water restricting shower heads and faucets shall be used, as well as water-saving toilets utilizing less than three gallons per flush.

13. In all projects in Industrial (I) Zones, building design shall include measures for reusing heat generated by machinery, computers and artificial lighting.

14. In all projects in Industrial (I) Zones, all buildings and structures shall be so designed and oriented to make use of natural lighting wherever possible.

15. Heating systems for hot tubs and swimming pools shall be solar when possible but in all cases energy efficient.

16. Enhance the West Cliff Drive streetscape with appropriate building mass, modulation, articulation, coloring and landscaping that are compatible with and would not diminish the visual prominence of the public open space.

Q: This is an important reference! Why is it being deleted? Is it specifically included elsewhere? West Cliff Drive is bordered by an ocean clifftop open space linear park and pathway, of which draws residents and visitors from all over the world, and must be preserved - not overpowered by developments or commercialization.

A: Yes, they are specifically included elsewhere. The West Cliff Drive Overlay District regulations cover design for that area so that is already taken into consideration in the design review process so it is redundant to have this language as part of the findings.

What impacts, if any, do these LCP amendments have only pending Appeals?

Thanks in advance for your reply.

Ryan Moroney
California Coastal Commission
Central Coast District Supervisor

Please note that public counter hours for all Commission offices are currently suspended indefinitely in light of the corona virus. However, in order to provide the public with continuity of service while protecting both you and our employees, the Commission remains open for business, and you can contact staff by phone, email, and regular mail (see staff contact information at www.coastal.ca.gov/contact). **For my situation, Email is strongly preferred, with a hard copy by US Mail. (Our office is not able to accept delivery by FedEx, UPS, and other such delivery services at the entire building is closed).** Finally, things may take a little longer than usual during this period of time. Thank you for your patience and understanding as we all work through this public health crisis.

From: A Webb <aw.info.sub@gmail.com>

Sent: Wednesday, June 2, 2021 6:29 PM

To: Moroney, Ryan@Coastal <Ryan.Moroney@coastal.ca.gov>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>

Subject: Questions re:15b "clean up" LCP amendment on June 9th agenda

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Sincerely,
Anita Webb