CITY of SANTA CRUZ

Local Coastal Program

Land Use and Implementation Plan

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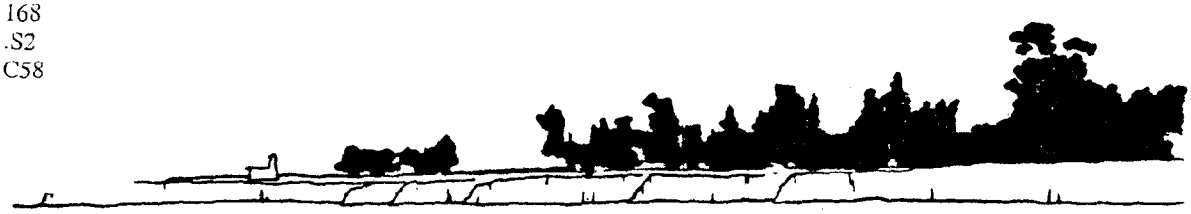

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Introduction

LOCAL COASTAL LAND USE AND IMPLEMENTATION PLAN

History of Process

California voters adopted Proposition 20 in 1972, creating the California Coastal Commission. This Commission was given the mandate of preparing a comprehensive plan for the California Coast, and simultaneously reviewing locally approved projects within a zone of approximately 1,000 yards along the coastline. This mandate was renewed by the California legislature in 1976, with specific provisions that coastal permit processing authority be transferred to the local government. Prerequisites to this transfer of permit authority consist of the adoption by local jurisdictions of a Local Coastal Land Use Plan and Implementation Plan. The Land Use Plan contains planning policy and land use designations, and the Implementation Plan contains the necessary regulations and programs designed to carry out the Land Use Plan.

The material contained within this document consists of both the City of Santa Cruz Local Coastal Land Use Plan and Implementation Plan. With the adoption of this document, the City of Santa Cruz will have the necessary policy basis and regulations to assume issuance of coastal permits.

Content and Scope of Local Coastal Land Use and Implementation Plans

The City of Santa Cruz Local Coastal Land Use and Implementation Plan contains five components.

- Land Use Policies

City land use policies applicable to the coastal zone are highlighted in the Coastal Land Use Plan. The policies are derived from the City's General Plan, and other material developed as part of the Coastal Land Use Plan.

- Specific Coastal Area Plans

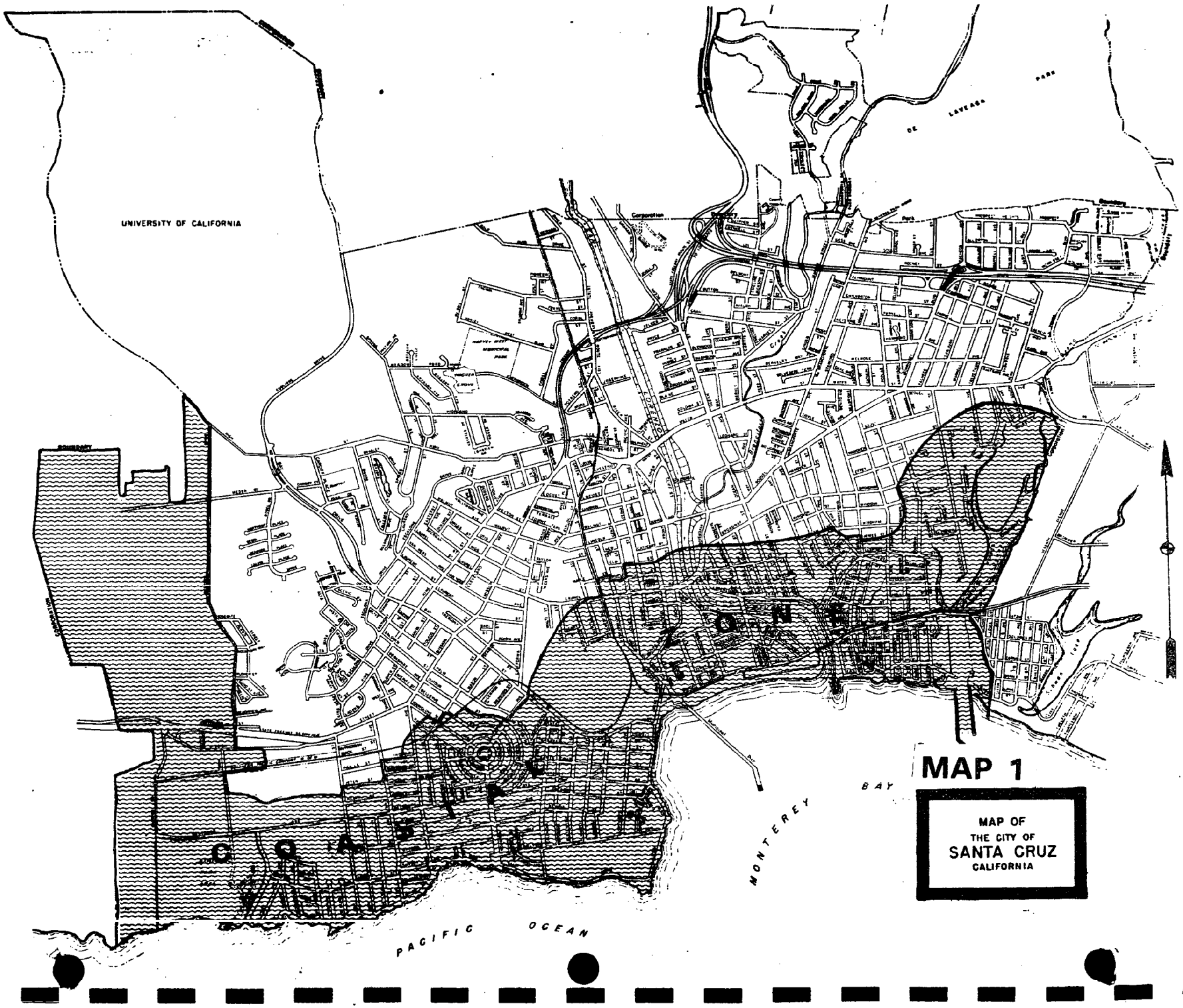
Certain areas along the coastline are unique due to their natural or urban setting. The Coastal Land Use Plan identifies five sites which contain unique features. Specific coastal area policies are included to guide future decisions concerning these properties. The sites include Natural Bridges State Park, Twin Lakes State Park, Neary's Lagoon, Santa Cruz Harbor, the Murray/Seabright Area, San Lorenzo Point, lower Frederick Street, and the westside land area.

- Coastal Access Component

Key elements in coastal planning are policies and measures to ensure continued public access to the coastline. This section of the plan describes key access areas in the City and suggests policies and other programs to ensure public access.

- Coastal Policy Matrix

To explain the relationship between the City's adopted Coastal Land Use Policies and the implementing measures, a matrix has been prepared which contains a


UNIVERSITY OF CALIFORNIA
DE LAVEAGA PARK
MONTEREY BAY
PACIFIC OCEAN
MAP 1
MAP OF
THE CITY OF
SANTA CRUZ
CALIFORNIA

1.2

description of each coastal land use policy, and which references each to existing City policy, implementing land use regulations or other documents. This matrix has been designed as a key element in the processing of coastal permits and allows a direct link between coastal policies and implementing measures which must be considered at the time of permit processing.

- Implementation Regulations

Four types of land use regulations have been adopted by the City to implement its Local Coastal Implementation Plan. They consist of: revisions to existing development regulations, adoption of new land use districts, rezonings of certain areas to ensure consistency between the City's General Plan and zoning, and Subdivision Ordinance provisions. Each of these regulations or changes have been included as part of this document.

Use of the Coastal Land Use and Implementation Plan

The policy and implementation regulations of the Santa Cruz Local Coastal Program have been included in this document to provide for a single source of reference when processing coastal permits. In using this document, several key items should be initially consulted for information concerning coastal policies and programs for the City. A step-by-step approach is provided below:

Initial consideration - The first step in processing any permit is to determine whether a property is located within the coastal zone, and if so, what part of the coastal zone. This can be determined initially through consulting the City's Zoning Map. Other preliminary considerations should be a determination as to whether a property is in a special coastal area, such as San Lorenzo Point, or in one of the natural resources or other sensitive areas. These areas have special policy considerations which should be initially reviewed.

Coastal Policy Matrix - The second step is a quick reference to the coastal policy matrix and a determination if any special or unique circumstances apply to the property. If any of these situations arise, further evaluation of the material in this document will be necessary to determine what special conditions should be considered when processing a coastal permit.

Application of Implementation Regulations - Once a determination is made that no unique or unusual circumstances exist for any application, then the standard regulations incorporated into the Implementation Plan may be used to handle processing. In many circumstances, projects by their size, scale, or location are excluded from coastal permit applications. These exclusions and exemptions waive any further necessity of coastal permits. If a coastal permit is required, then the remaining regulation in the Implementation Plan should be applied as part of normal coastal permit processing.

Administration of Coastal Permits - Specific administrative regulations for processing of coastal permits are included in this document. These regulations provide the public notice requirements and other administrative regulations necessary to carry out the requirements of State and local law.

It is also important to note that the regulations and requirements of this document apply to public as well as private projects. A separate administrative procedure order has been included to ensure compliance of public projects with regulations and policies in this plan.

Land Use Policies

CITY LAND USE POLICIES FOR THE COASTAL ZONE

City land use policies have been incorporated into the Coastal Land Use Plan, and provide the basis for land use decisions in the coastal zone. Coastal policies and programs required by the Coastal Act of 1976 are highlighted in blue ink and are included on the back of the City's General Plan Land Use Map. Where these policies are not specific enough, additional information has been added to amplify policies. Both policies and land use designations are included in the General Plan's Land Use Map, and descriptions of the land use map designations have been included in this document.

Supplemental information concerning archaeological resources, natural resources, natural hazards, and special coastal policy areas will follow in this section.

General Plan Land Use Map

The General Plan contains policies, programs, and land use designations which are applicable to the Coastal Land Use Plan. These designations govern coastal land uses except where superseded by different designations in specific coastal area plan and for special coastal sites contained in this document. Definitions of the land use categories are included in this section.

Natural Resources

Santa Cruz is unique in the wide variety of natural areas which remain in an otherwise urban setting. These resources are identified and discussed in the General Plan's Open Space and Conservation Element. Information from this element applicable to the City's coastal resources has been incorporated into the Coastal Land Use Plan. Along with area descriptions, a series of maps also catalogue the location and extent of these resources. Since maps are not site specific, additional information may be needed in the processing of coastal permits to more specifically identify boundaries of each of the natural habitats, plant areas, or other unique areas.

Natural Hazards

Identification of hazards that affect properties and areas is one of the central aspects of the City's planning process. It represents a challenge in the planning process and the consequence of inaccurate hazard identification may have serious consequences during natural disasters. Information concerning specific aspects of the various natural hazards is contained in the City's Seismic Safety Element and is included in this document. Natural hazard maps are designed to identify problem areas and, in many cases, need further refinement to deal with specific site conditions. Applicable natural hazard policies are contained in the coastal matrix in this plan.

Archaeological Resources

The City's archaeological resources are unique and not renewable. Some are sacred to native Americans, some are associated with prehistoric and early cultures, and all serve to illuminate the past. The Historic Preservation Element sets forth the protection and preservation of archaeological resources. Specific areas of archaeological concern are described in the archaeological sensitivity map. Policies which relate to the protection of resources are contained in the archaeological resources section of the coastal policy matrix, while implementing regulations are contained in the regulations section.

Areas of archaeological importance range from known sites to areas of archaeological sensitivity. The controls set forth in this plan respond according to the significance of the site. Additionally, all other areas of the City are subject to provisions of the Archaeological Discovery Ordinance. The provisions of this ordinance require that upon discovery of an archeological resource all work halt on a project, and a mitigation plan be developed prior to any further work. The exact nature of this procedure and specific implementing regulations are contained in the Implementation Plan.

Other Coastal Policy Areas

The General Plan's Park Element and Scenic Highway Element also include recreation and scenic considerations appropriate for inclusion in this document. These policies and programs have been included in the coastal policy matrix.

Visitor-serving accommodations are also recognized as an important coastal resource and are, again, addressed in policy and program form in the coastal matrix.

General Plan and Local Coastal Plan:

Explanation of Land Use Map Designations

Land use designations used in the General Plan/Local Coastal Plan Map are discussed below, in terms of their purpose as reflected in City land use regulations and area plans.

In addition to zoning districts discussed below, two additional overlay zones cover the entire Coastal zone. They are the Coastal Zone Overlay District (CZ-O) and the Shoreline Protection Overlay District (SP-O). The purpose of the CZ-O is to provide a means of carrying out the policies of the Coastal Act and the City's Coastal Land Use Plan. The SP-O is a subdistrict of the CZ-O and covers an area immediately adjacent to the ocean where certain Coastal Act policies are particularly significant and require special review.

- Regional/Tourist Commercial

The Regional/Tourist Commercial land use designation is found primarily along coastal access routes and in the beach area. The primary purpose of this land use designation is to provide for visitor services, goods, and accommodations.

Three areas in the Coastal Zone bear this land use designation: 1) The Beach Commercial Area (primarily between Second Street and Beach Street), 2) the Boardwalk, 3) the Municipal Wharf.

The City's Beach Area Plan discusses the beach commercial area. The Plan defines the regional/tourist commercial land use designation as a mix of tourist and tourist-residential uses such as motels and hotels and retail business and service establishments serving primarily the visitors.

Uses allowed in this area by the zoning designation include art galleries, drinking and eating establishments; public and quasi-public recreational, educational or cultural uses; hotels and motels; townhouses, condominiums and other dwelling groups. For a complete listing of uses and development regulations for this area see Section 24.16.620 of the Zoning Ordinance*, R-T(C) Beach Commercial.

The Boardwalk area is also designated regional/tourist commercial. Uses allowed include amusement enterprises and support facilities, other retail and service establishments catering to the needs of the tourist, visitor accommodations, parking facilities, and eating and drinking establishments.

The Municipal Wharf represents a unique coastal attraction. The Beach Area Plan and the Wharf Design Framework provide criteria and guidelines for land use on the Wharf. Generally, the use criteria require that uses are appropriate to the marine environment, contribute to the pedestrian scene, broaden public appeal and service, are compatible with existing uses, and are intense and diverse activities. A complete list of the use criteria for the Wharf is presented in the Beach Area Plan.

The Beach Commercial (C-B) zoning district (Part 12, Chapter 24.16) sets forth the details of the land use designation for both the Boardwalk area and Municipal Wharf.

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* Starting at this point, the Zoning Ordinance reference for Zoning districts will state part and chapter only.

- Coastal Recreation

Uses between the first road parallel to the Pacific Ocean/Monterey Bay Coast and the water itself are termed Coastal Recreation uses. They include passive and active coastal recreation activities such as picnicking, viewing, running, walking, surfing, fishing, and swimming. Other related and supporting development such as parking, signing, pathways, restrooms, fencing, beach replenishment, and shoreline protective works are allowed in the district. Land use within the district is more specifically controlled by the OF-R Ocean Front Recreation District (Part 3, Chapter 24.16) designation, by the Natural Bridges State Beach Plan, Twin Lakes State Beach Plan, and by the Santa Cruz Port District Development Plan.

- Natural Areas

Natural Areas in the Coastal Zone include Moore Creek drainage way (Antonelli Pond and Natural Bridges Marsh), Neary's Lagoon, the San Lorenzo River and Arana Gulch. Natural areas, as designated on the Land Use Map, are wetlands and adjacent riparian areas. The Natural Areas are sensitive plant communities and wildlife habitats. (See the Natural Resources section of the Land Use Plan for description of other plant communities and wildlife habitats.) Development in coastal natural areas is limited to nature preserves, passive recreation uses, educational or scientific uses related to the areas' natural resources, projects to maintain waterflow, projects to enhance the natural environment, agricultural uses and Public Works projects section of the Land Use Map definitions and further subject to other resources policies of the plan.

Natural Area land use regulations are found, in part, in the Flood Plain (F-P) District provisions (Part 4, Chapter 24.16 and Conservation Regulations, Chapter 24.51).

- Parks

Parks are shown on the land use map where they represent a community or regional park resource. Master plans have or will be prepared for the three areas that are designated parks (Natural Bridges, Lighthouse Field, and Neary's Lagoon). Master plans provide the basis for uses within the areas designated for park uses.

- Open Space

Open Space Areas* are designated as lands for certain types of development and as lands for future planning. Land uses allowed in areas designated for Open Space are determined on a performance basis, by applying the GB-O Greenbelt Overlay District regulations (Chapter 24.53) to the underlying zoning district, E-A-20 Exclusive Agricultural (Part 2, Chapter 24.16) or R-1-5 Single-Family Residence districts (Part 5, Chapter 24.16). The Greenbelt Overlay District requires that any development in open space areas be of a density, design and location to be environmentally and visually compatible with the existing physical characteristics of the site, as well as to preserve the character of the greenbelt lands. Land uses allowed in Open Space Areas include: timber production and harvesting; agriculture including grazing; private or public recreational uses; scientific or educational uses; single-family dwellings; or other uses which maintain the open space character of the land.

*Open Space Areas are shown on Coastal Open Space Areas Map.

It should be should be noted that before existing agricultural lands in the Open Space Areas in the Coastal Zone are converted to urban uses, the findings of the Coastal Act Section 30241 or 30242 must be made and the Land Use Plan amended.

- Residential

Residential Areas are designated to protect and encourage stable neighborhoods and provide a range of housing densities (.5-4-9, 10-15, and 20-25 dwelling units per developable acre), types and locations consistent with the housing needs of the City and existing residential development patterns. The City's Affordable Housing Ordinance, requiring 15% low- or moderate-income housing units in projects applies to all residential development of 10 or more units. The R-S Residential Suburban (Part 19, Chapter 24.16), the R-1 Single-Family Residence (Part 5, Chapter 24.16), R-L Multiple-Low Rise (Part 6, Chapter 24.16), R-M Multiple Residence-Medium Rise (Part 7, Chapter 24.16) and R-T Tourist Residential (Part 8, Chapter 24.16) zoning districts provide more specific controls for regulating development in residential areas.

- Community and Neighborhood Commercial

Community and Neighborhood Commercial Uses are provided along major transportation corridors, in the Central Business District and, in residential districts, as convenience shopping centers. The uses allowed in these disticts include a range of general retail, service establishments, office uses, eating and drinking places, business and technical schools, commercial recreation facilties, residential uses, visitor-serving accommodations, and incidental uses. The C-C Community Commercial (Part 11, Chapter 24.16), C-N Neighborhood Commercial (Part 10, Chapter 24.16) and C-T Thoroughfare Commercial (Part 14, Chapter 24.16) zoning districts provide more specific land use controls for community and neighborhood commercial use areas.

- Industrial

Industrial lands are designated to provide sites with the necessary facilities and services for future industrial development. Clean, light, research and development type industries that have minimal environmental effect are preferred. Specific development controls for industrial areas are contained in the I-G General Industrial (Part 17, Chapter 24.16) and the IL-R Industrial Laboratory and Research (Part 18, Chapter 24.16) zoning district.

- Public Works Projects

Public Works Projects consist of new roads, waste water facilities (pump stations and pipelines), water facilities, and other public projects. Public Works projects located in any area within the Coastal Zone are subject to the same Coastal Land Use policies as other private developments. Any Public Works project in a Natural Area (as shown on the General Plan Map) is limited to those projects listed below. Such projects may be permitted only if there is no feasible alternative less damaging to the environment and only where mitigation measures are provided to minimize adverse environmental effects.

1. Maintenance and replacement of existing Public Works facilities, such as pipes, cables, lines, or accessways.

2. Maintenance of existing, or restoration of previously dredged depths in existing flood control projects and navigational channels.

3. Replenishment of beaches, using dredged materials placed within the reaches of normal waves.

4. Incidental public services projects including but not limited to, the burying of cables and pipes, or inspection of piers, and maintenance of existing intake and outfall lines.

5. Nature study or other similar resource dependent activities.

Natural Resources

The information in this section has been excerpted from the General Plan's Open Space and Conservation Element. Information contained in this discussion is proscriptive in nature and is accompanied by maps and diagrams to more closely relate this information to geographic areas of the City.

- Plant Communities

Vegetation, whether in the garden, field, or as part of the natural environment, is appreciated for its aesthetic qualities as well as for its ecological value. Generally speaking, a careful analysis of vegetation species and processes provides one with an understanding of other operational factors in the environment, and it often suggests management policies that may be required to ensure a continued balance of the ecosystem.

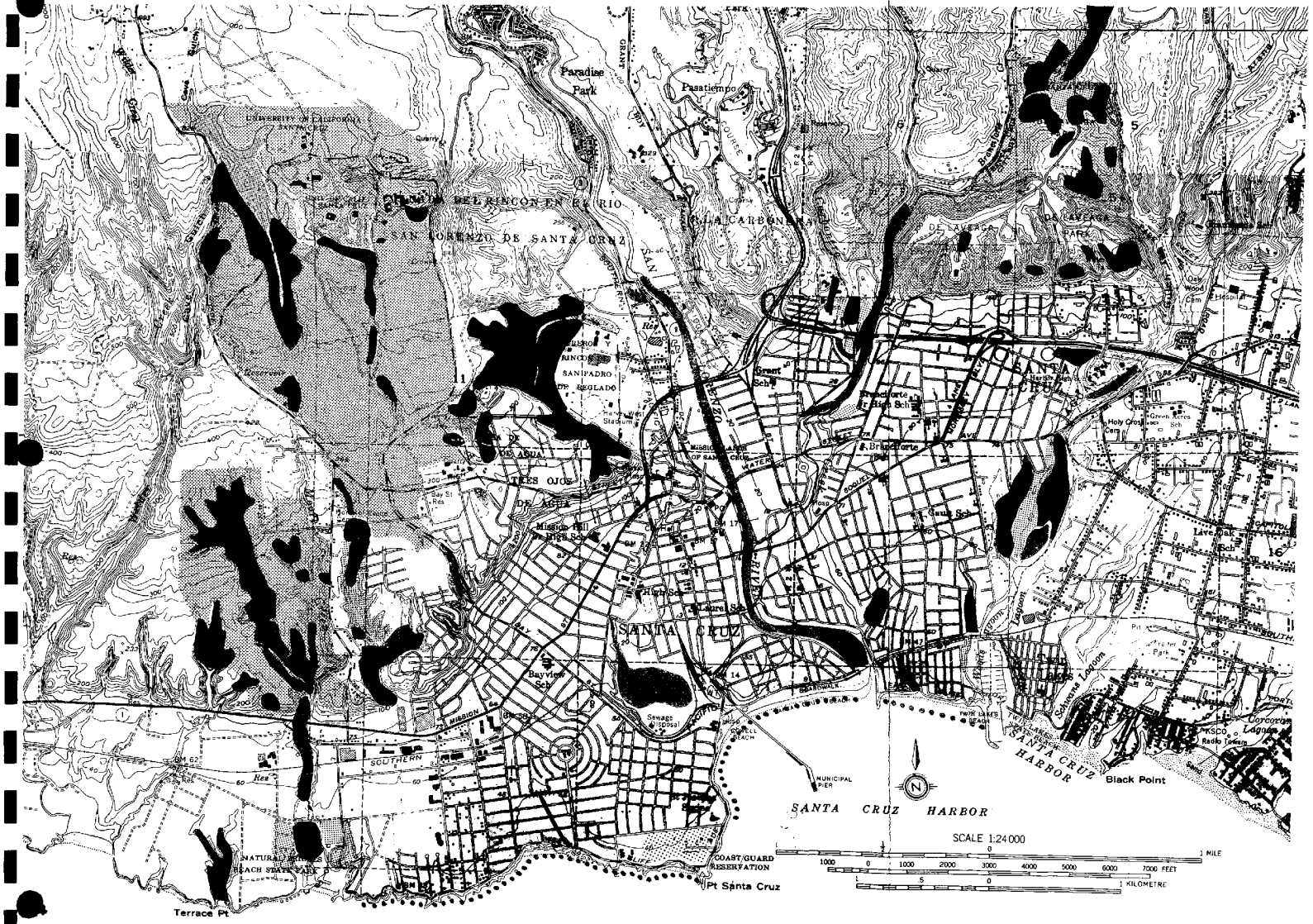
Native plants are grouped by community types according to their response to ecological factors within the environment. Each community type is characterized by the presence, or relative abundance, of certain plant species, and each represents a biological response to environmental factors of geology, soils, topography, available water, and climatic conditions existing at any given site. Other factors such as fire, slope stability, and man's modifications are also important in determining plant species' composition and successional potential.

Plants no only respond to, but also have a significant impact upon, their environment. Plant roots and organic debris aid the soil in absorption of rain water, thereby decreasing surface runoff and, at the same time, enabling ground water to percolate down and recharge underground aquifers. Plant roots and debris also help secure the soil and retard erosion. This, in turn, reduces siltation in lower stream channels and flood control structures, thereby reducing flood hazards. Root systems serve a third function in promoting slope stability. Dense tree and shrub stands prevent surface landslips and soil erosion, common in grasslands and on non-vegetated slopes.

Vegetative cover is also an important modifier of local climatic conditions, or "microclimate". Larger shrubs and trees provide considerable shade which has an ameliorating effect on both temperature and humidity underneath the vegetative crown cover. Trees also modify the moisture regime by intercepting and redistributing precipitation.

Plant communities also have other beneficial functions. They serve as habitats for wildlife and support the complex food web of herbivore, carnivore, and decomposer. They provide forage for livestock and, to a limited extent, food for man. Native vegetation retained in the urban environment can reduce noise and visual pollution, add life-sustaining oxygen to the atmosphere, and remove or neutralize certain noxious air pollutants. Finally, plant leaves and other vegetative detritus furnish the upper soil levels with organic matter containing nutrients necessary for continued plant growth and succession to higher plant forms.

Eight different plant communities have been identified in the undeveloped sections of the City. These are coastal strand and rocky shore, grassland, brush,



MAP 2

PLANT COMMUNITIES

- Coastal Strand & Rocky Shore
- Riparian
- Grassland
- Brush
- Oak-Madrone Woodland
- Mixed Evergreen Forest
- Redwood Forest
- Monterey Cypress Forest

Source: Field Observations (see Bibliography-Resource Persons); Santa Cruz County Planning Department, Technical Report, PROS Plan, 1971. Thomas, Flora of Santa Cruz, Mountains, 1961.

oak-madrone, mixed evergreen forest, redwood, Monterey pine forest, and riparian. For ease in identification, these communities have been outlined on plant communities map.*

However, it must be understood that each area is, to a certain extent interdependent. Those which have been identified are, more commonly, a composite of several different plant communities, with the area designation representing the most prevalent community.

1. Coastal Strand and Rocky Shore--The strand is a small and sparsely covered area consisting of sandy beaches that are not usually inundated by high tides. Examples of such a plant community are the small beaches and rocky areas along West Cliff Drive. Common plant species noted include:

Sand Verbens	Abrionia umbellata
New Zealand Spinach	Tetragonioides
Sea Fig	Carpobrotus chilensis
Sea Rocket	Cakile maritima
Beach Strawberry	Fragaria chilensis
Bush Lupine	Lupinus chamissonia
Beach Pea	Lathyrus littoralis
Beach Primrose	Oenothera cheiranthifolia
Yarrow	Acillea borealis ssp. arenicola

The low water-holding capacity of soil, salt spray, wind, and substrata warming create a harsh environment; thus, many plant species are of a fleshy or succulent nature, somewhat like desert plants. These species are commonly found at and above the high-tide mark. Adjacent to these species, elements of coastal scrub are found, which also may be fleshy species as Live-Forever (Dudleya farinosa) and Sea Pink (Armeria maritima var. californica).

Any coastal improvement projects which affect the flow of sand must be carefully planned to minimize their effects on this plant community. Water quality is equally important, and any further increase in the volume of sewage outfall of West Cliff Drive must be carefully coordinated, lest it adversely affect this area's plant life.

2. Grasslands--The grasslands are the largest plant community in Santa Cruz in terms of land coverage. This area is a composite of annual grasses dominated by European grass species, such as rye grass, which were introduced as this area was settled. Major species include:

Plantain	Plantago spp.
Clover	Trifolium
California	Ranunculus
Mil Thistle	Silybum marianum
Cat's Ear	Bromus sp. Hyupochaeris radicata
Filaree	Erodium cicutarium
Snake Root	Sanicula arctopoides
Scarlet Pimpernel	Anagalis arvenis
Miner's Lettuce	Montia perfoliata
Rye Grass	Lolium spp.
Brome Grass	Bromus spp.

* Map designations for natural areas are approximate. Specific site evaluation will be required to define the exact location of boundaries as a part of the environmental review process for specific projects.

Grassland is found on the marine terraces, along ridge tops, and on ridge spurs. These are areas having higher evaporation rates due to direct year-around exposure to the sun and frequent westerly winds; therefore, they are able to support only grass and certain drought-tolerant brush species.

Small pockets of native perennial bunch grasses still remain in isolated areas north of the City. Needlegrass (Stipa pulchra), Bluegrass (Poascabrella), and Blue Bunch Grass (Festuca idahoensis) are dominant species in these local areas. These grasses are but a small remnant of a much larger perennial grassland association which extended over much of California prior to 1850. Owing to a combination of heavy livestock grazing and periodic drought in the late 19th century, the introduced annual species were able to seed in and maintain a competitive advantage over native species. Furthermore, continued grazing has favored the perpetuation of annual species because of their ability to produce and disseminate new seed after grazing during the dry summer season. If any such areas are discovered through environmental impact report analysis or other means, measures should be taken to protect the areas.

Associated with annual grasses are a number of other plant species. Exotic herbs from Europe such as mustard, thistle, fennel and wild radish are commonly observed. A great variety of native wildflower species are also conspicuous during spring and early summer months. These are associated in some areas with scattered shrub species such as Bush Lupine (Lupinus albifruons), Yarrow (Eriophyllu sp.), Golden Bush (Haplopapus sp.), and Baccharis (Baccharis polularis). The latter species is most common and, in areas of higher preciptation, it represents a transitional stage in succession to brush and woodland.

Grasslands serve several valuable functions. Except in overgrazed areas, grasses retain water and, thereby, serve as watershed. Fibrous root structures also tend to retard surface soil erosion and aid in the formation of upper soil horizons. The numerous seeds, leaves and roots are an irreplaceable source of food for birds, small mammals, and beneficial soil organisms. When development occurs in grasslands, the environmental impact reports should address themselves to measures which ensure that grasslands continue to serve these valuable functions outside the developed area.

3. Brush and Coastal Scrub--This category includes a wide variety of plant life dominated by chaparral and coastal scrub, both of which are highly valuable as wildlife habitats.

The coastal scrub community is intermittent with grazed areas and forests. In areas that are grazed, the scrub is limited to slopes, ravines, and other sites from which cattle are excluded. In forested portions, the scrub occupies warmer slopes unsuitable for forest development. In areas where the forest has been opened in lumbering activities scrub has resulted. In many cases the presence of scrub may be only a successional step to the development of forests. On sites which have a low potential for regeneration of forests, the scrub may be more permanent. Plant species noted in this community include:

Coyote Brush	Baccharis polularis
Pacific Poison Oak	Rhus diversiloba
California Sage	Artemisia californica
Yarrow	Archillea milleforiuk
Miner's Lettuce	Montia perfoliata

Woolly Sunflower	Eriophyllum spp.
Lupine	Lupinus sp.

The chaparral community develops on drier southwest-facing slopes; however, it is more commonly associated with rocky, infertile soil types on steep slopes. A number of chaparral stands occur in the City, predominantly in the western portion of the City. Dominant species in this group are Chamise (Adenostoma fasciculatum) and Manzanita (Arctostaphylos sp.); Leather Oak (Quercus durata) and Chaparral Pea (Pickeringis montana) present as associated species. California Coffeeberry (Phamnus californica), Ceanothus and Toyon appear in both the chaparral and the coastal scrub communities. Chaparral shrubs have developed moisture-saving features, such as small leathery leaf structure, and light-reflective leaf colorings. In addition, their long root system can penetrate fractured rocks for water many feet beneath the surface. These features enable chaparral species to survive the summer drought season on moisture-deficient sites where other plant species would fail.

In their natural state, these areas are subject to periodic "wildfires" which eliminate the collected undergrowth, and allow for new growth. Without the periodic "wildfire", the undergrowth collects in increasing volume and substantially increases the intensity of future fires. If proper precautions are not taken with development in these areas, the periodic "wildfire" may become a "fire storm" and can cause substantial damage to nearby urban development.

Brush communities serve several important functions. Shrub species are a source of food and shelter for wildlife. They are also valuable in preventing erosion, especially on steep slopes or in soil zones that will not support other vegetation types. However, because of extreme volatility, brush also presents a high fire hazard wherever it is found. This hazard should be considered in site planning for areas which have this fire hazard.

4. Oak-Madrone Woodland--This community inhabits moisture-retentive northeast-facing slopes as indicated on Map 2. It is characterized by a variety of codominant tree species in a dense-closed canopy or a semi-open canopy with an interspersed brush or grass understory. Major tree species are:

California Laurel	Umbellularia californica
Madrone	Arbutus menziesi
Buckeye	Aesculus californica
Bigleaf Maple	Acer macrophyllum
Coast Live Oak	Quercus agrifolia

Understory brush types include Toyon, Coffeeberry, Poison Oak, and Ceanothus. These broad-leaf trees have developed adaptations which allow them to withstand summer drought conditions. Laurel, Madrone, and Coast Live Oak, for example, have thick, waxy-leaf structures which retard water loss. Likewise, Buckeye drops its leaves and remains dormant during the dry season.

In most areas, presently, this association is dominated by Coast Live Oak, Madrone, and Laurel species. Changes in plant life, in the absence of fire, is toward a Laurel-dominant climax community. Laurel maintains a competitive edge because of its ability to germinate at very low sunlight underneath a dense vegetative canopy. Oak and Madrone do not have this same capacity to tolerate and

reproduce in low-light levels and, therefore, will be eliminated from the strand as older species die out. If periodic fires occur, Laurel will be removed in favor of Oak and Madrone which are able to stump-sprout following a fire. If a heavy deer population is present, they browse and will remove Oak seedlings, thereby favoring Laurel and Madrone. Laurel is tolerant of soil compation, excess soil moisture and strong winds, making it an acceptable landscaping plant in areas subject to these conditions.

All of these species are highly sensitive to changes in the environment brought about by urban development. Where developrnent has occurred, it is not uncommon to see oak-type trees disappear over a period of time to be replaced by a different type of bay tree and other growth. It also appears that where urban development has disturbed the moisture content of the subsoil, the Oak and Madrone trees are frequently destroyed by a fungus disease. Since the Oak and Madrone create a highly distinctive appearance, their disappearance is of significance from an aesthetic and environmental standpoint. If these problems appear important to the community, a policy may be adopted to require considerations of these plant communities in any proposed development.

5. Redwood Forest--The redwood association consists of Redwood (Sequoia sempervirens) as the dominant species, with Laurel, Box Elder (Acer negundo), Madrone and Big Leaf Maple as subdominant associates. Common species in the understory shrub and herb layers include Dogwood (Cornus stolonifera), Huckleberry Swordfern (Polystichum munitem), Wild Ginger (Asarum caudatum), and Redwood Sorrel (Uxalis oregana).

Redwoods have certain specific ecological requirements which restric their present distribution to limited areas. They require high summer soil moisture, bare mineral soil for seed germination, and at least partial sunlight for initial seedling growth. These needs are met by climatic factors--moderate precipitation and summer fog--as well as periodic fire and flooding which existed on a more regular basis prior to man's intervention. Mature redwoods have developed adaptations to withstand fire and flood disasters and, in the case of severe flooding, experience a rejuvenation from the additional nutrients provided by siltation. Moreover, older redwood stands, which have not undergone fire-flood revitalization, appear to lose vigor and degenerate much more quickly than stands which have.

If remaining redwood groves in the City are to be preserved, additional study is needed to determine long-term effects of man's impact on their ecosystem. Complete protection against fire and flood may do irreparable harm to the redwoods, predisposing their ultimate replacement by Laurel or a riparian woodland community. A comprehensive management plan is a possibility. Appropriate manipulation techniques could include periodic selective removal of competitive tree species, controlled burning, and replacement of nonhumus mineral soil. Unfortunately, man's interference must be counteracted by further interference in order that "natural" conditions can be restored. Extreme care must be taken to ensure that detrimental secondary effects do not result.

6. Mixed Forest--These areas include hardwoods, interspersed with stands of redwoods and Douglas Fir, and various species of shrubs and ferns. The mixed forest community occurs primarily in steep arroyos and canyons. This community is currently suffering from an invasion of acacia and ecualyptus trees which tend to deprive the less tolerant species in this area of the necessary humus and mineral requirements for seedling and new growth.

This invasion is particularly apparent near roads and residential development and decreases with the distance from urban areas.

Major species include coast redwoods (Sequoia sempervirens) on upper slopes, terraces, deep canyons, and ravines. On these sites, redwood forms both pure stands and mixed stands. In mixed stands, it is commonly associated with Douglas Fir (Pseudotsuga menziesii), Tan Oak (Lithocarpus densiflora), Madrone (Arbutus menziesii), and California Bay (Umbellularia californica). Severe lumbering operations have, until recent times, taken place in this plant community. For this reason, most stands in the area are second growth. Early lumbering operations, no doubt, have affected the utility of the area and the ability of cutover sites to regenerate forest with possibly some areas reverting to scrub.

7. Monterey Cypress Forest--In past years, this forest type dominated the coastline along East Cliff and West Cliff Drives. The forest extends only a short distance inland before it starts thinning out. Predominant species include:

Monterey Cypress	Cupressus macrocarpa
Monterey Pine	Pinus radiata
Coast Live Oak	Quercus agrifolia
Knobcone Pine	Pinus atenuata

The forest floor is somewhat less shaded than that of the redwood forest and, in its natural state, this area supports a wide variety of plant life:

Poison Oak	Rhuys diversiloba
Blue Witch	Solanum umbelliferum
Man-Root	Marah fabaceus
California Blackberry	Rubus vitifolius
Bush Monkey Flower	Diplacus aurantiacus
Blue Blossom	Ceanothus thyrsiflorus
Ocean Spray	Holodiscus discolor
Toyon	Heteromeles arbutifolia
Bracken Fern	Pteridium aquilinum
Coastal Woodfern	Dryopteris arguta
Calif. Maidenhair Fern	Adiantum jordani
Yerba Santa	Eriodictyon californicum
Yerba Buena	Satureja douglasii

Today, the only two remaining stands of any size of this forest type in Santa Cruz exist on Lighthouse Field and at the City Museum.

8. Riparian--These communities are associated with standing or flowing bodies of water and represent a most siginificant and valuable habitat for wildlife. Marshes and stream sides provide the most common environment.

Marshes: Basin land includes both salt- and fresh-water marsh. Salt marsh is confined to the Natural Bridges State Park. Plants associated with the salt marsh community are:

Pickleweed	Salicornia virginica
Alkali Heath	Frankenia grandiflora
Marsh Grindelia	Frindelia humilis
Salt Grass	Distichlis spicata

Fresh-water marshes occur adjacent to streams and lakes and as a result of blockage of normal channels for runoff to reach the ocean (i.e., back-up as a result of highway construction). Plants of the fresh-water marsh are Pacific Coast Bulrush (Scirpus robustus) and Common Cattail (Typhalatifolia) and Juncus (Juncus spp.). The marshes receive much of the runoff from neighboring residential and open space areas. This situation contributes to nutrification (eutrohication). Runoff may also introduce synthetic chemicals such as pesticides and herbicides, which also add to the simplification (decrease in diversity of these areas. Fresh-water marshes and ponds are particularly important to amphibian species which must reproduce in open water. Fresh water is often limiting the mammalian and avian species as well.

These fresh-water areas are essential to the maintenance of diverse, natural systems. Neary's Lagoon and Antonelli's Pond are examples of fresh water marshes in Santa Cruz.

Streamsides: Common plant species of streamside, or riparian, habitats include the following:

Willows	Salix spp.
Red Alder	Alnus oregona
Blackberry	Rubus vitifolius
Broad-leafed maple	Acer macroplyllum
Cottonwood	Populus fremontii

Stream bank vegetation protects the course and configuration of streams by maintenance of banks. Equally, the vegetation provides a habitat for insect species that provide food for aquatic vertebrates, as well as providing habitats for riparion avain species. Such refuges are important in the Santa Cruz area due to its situation on the Pacific Flyway. In addition, these areas provide winter habitats for numerous avian species. The stream bank vegetation is also important in that some species, such as Alder, withdraw nitrogen at particularly high rates which, in turn, reduce the possible occurrence of eutrophication (accelerated plant growth due to excess nutritives). The balance of life must be carefully protected to ensure the continued use of this vegetation as wildlife refuges. Changes in the flow of water, water quality, and land filling operations are all significant with regard to these areas. Complete environmental impact analysis is vital for development which may affect such areas. Portions of Carbonera and Branciforte Creeks are good examples of this plant community.

Summary: As has been mentioned, each plant community is, to some degree, a composite of plant life found in the other communities. The balance of plant life in each community is a result of numerous natural conditions which can change from year to year, depending on weather conditions, the abundance of certain wildlife species and other circumstances. When development occurs in such natural areas, a certain amount of change is expected in this balance. However, extreme care must be taken to prevent a complete transition from one community life to another.

The point which cannot be too strongly emphasized is that changes in plant communities affect more than wildlife; for example, in the case of brush fires and erosion, they often affect nearby urban areas.

Where complete transitions in plant communities occur, it is often the result of a significant change in the areas of water supply, topography, or size. To prevent or minimize such occurrences, extreme care must be taken in certain development activities. These include large scale cut-and-fill, diversions of stream beds, and road cuts which substantially disturb the underground water supply. When the possibility of such problems is raised by a development, an environmental impact report should be required which specifically address any such problem.

- Animal Communities

Santa Cruz supports a diverse array of wildlife species. To preserve and enhance this resource, it is essential that the wildlife environment or "habitat" be maintained in its existing natural state. Specifically, this means preservation or protection of those plant communities--grassland, brush, Oak-Madrone woodland, mixed evergreen forest, redwood forest, riparian, coastal strand and rocky shore, and Monterey Pine forest--that are the basis of the ecological system which makes up the habitat. This system is dependent upon large numbers of insects and herbivores to support small organisms which, in turn, support a small number of large carnivorous species.

Within each of the various plant communities are cetain critical wildlife habitats which must be preserved if Santa Cruz is to maintain a native wildlife population. These areas range from Monarch butterfly habitats in various stands of Eucalyptus trees to the marshland areas of the San Lorenzo River, which support a wide variety of birds.

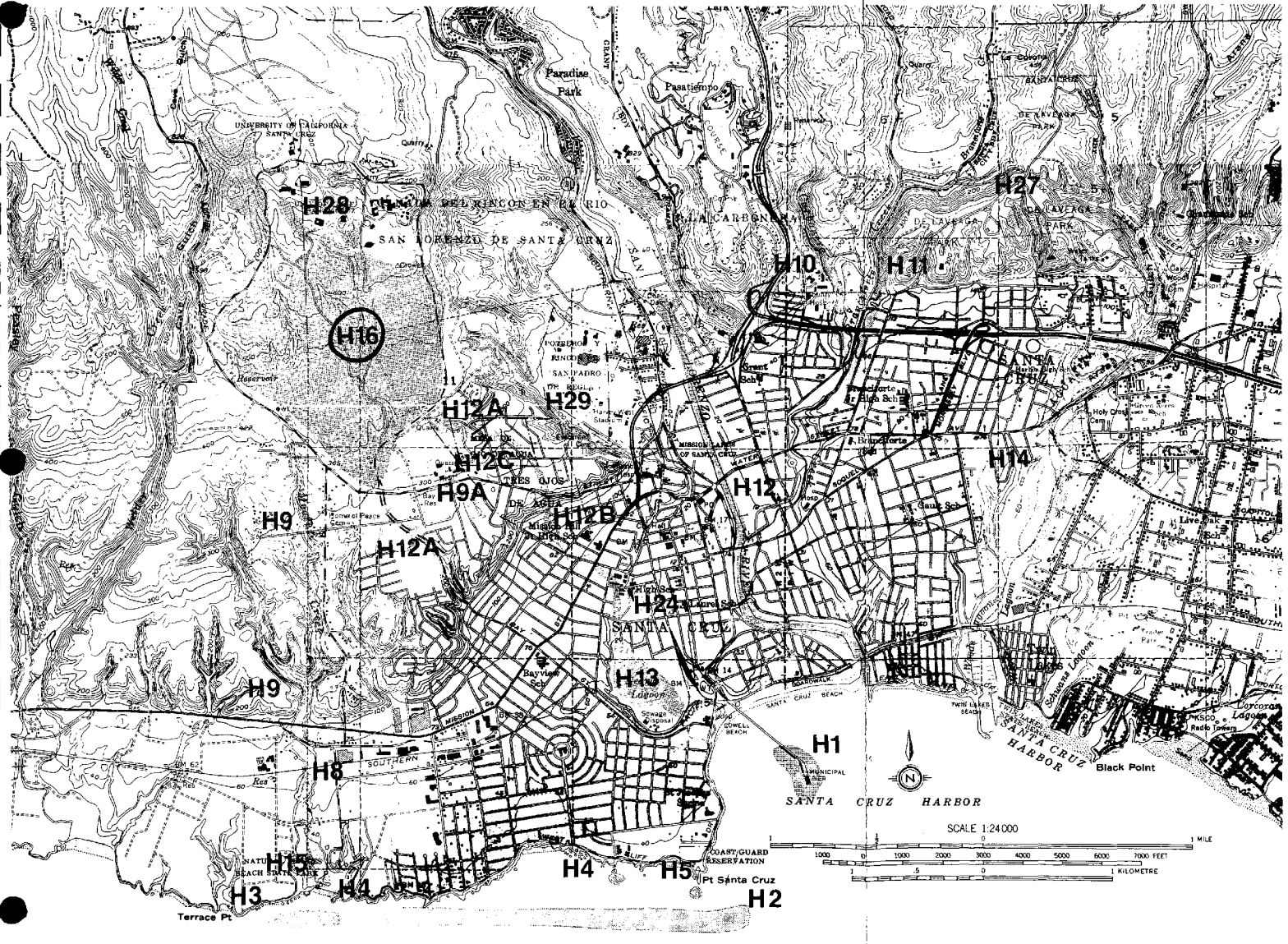
There are thirteen wildlife habitats in Santa Cruz, and within each are various areas of unique importance which will be discussed on an individual basis. The first necessity in analyzing wildlife areas is to identify the wildlife habitats and establish their relationship with the City's plant communities. This allows some general understanding of the location of wildlife from the distribution of plant communities shown on Map .

Habitat Locations--The second step is to individually analyze each habitat area and identify those areas of unique importance to Santa Cruz. Identification of these will provide the basic information necessary to propose and implement management programs. To identify these areas more clearly, a general location will be given with a specific map reference on the wildlife habitat map.

1. Ocean and Bays:

Location--	Municipal Wharf Fishing Area	H-1
	Offshore Kelp Beds	H-2
	Abalone Beds	H-3
	Cormorant Rocks	H-4
	Seal Rock	H-5

Management Techniques--Coordination with State Department of Fish and Game and Central Coast Water Quality Control Board. Other aspects of this area are discussed in the Ocean Resources Section.

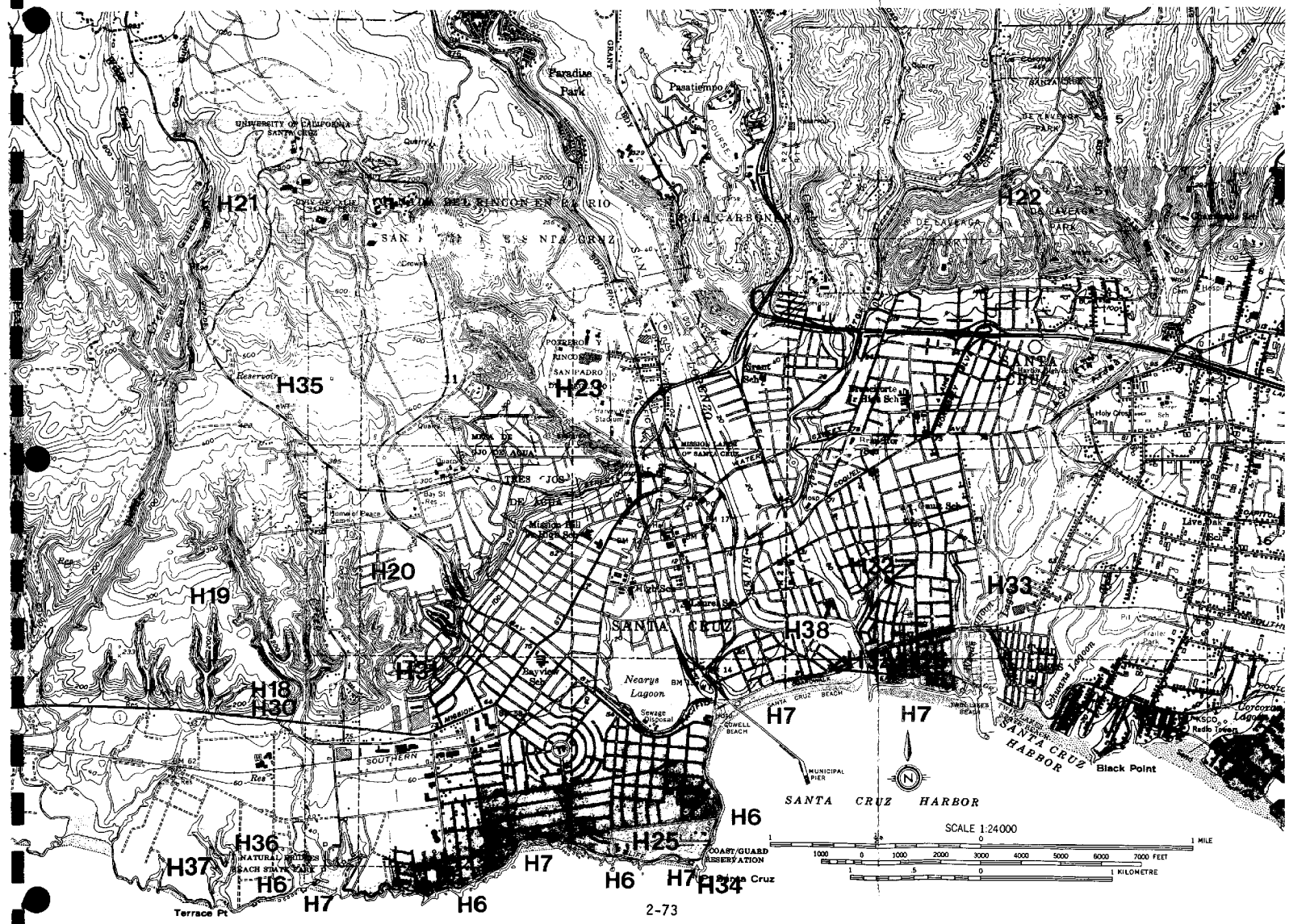


MAP 3

WILDLIFE HABITATS I

H-1 Municipal Wharf Fishing Area
H-2 Off-Shore Kelp Beds
H-3 Abalone Beds
H-4 Cormorant Rocks
H-5 Seal Rock
H-8 Antonelli Pond
H-9 Moore Creek
H-9A Westlake Pond
H-10 Carbonera Pond
H-11 Upper Branciforte Creek
H-12 San Lorenzo River
H-12A Springs
H-12B Small Streams
H-12C Small Ponds
H-13 Neary's Lagoon
H-14 Arana Gulch
H-15 Natural Bridges Marsh
H-16 UCSC Campus
H-17 Rodriguez Ranch
H-24 Neary's Lagoon Streams
H-27 DeLaveaga Park
H-28 UCSC Campus
H-29 Wagner Grove

Source: Field Observations (see Bibliography-Resource Persons and Appendix B).



MAP 4

WILDLIFE HABITATS II

H-6 West Cliff Drive Shoreline
H-7 Beaches
H-18 Arroyos of Moore Creek
H-19 Arroyos of Moore Creek
H-20 Western Drive Area
H-21 UCSC Campus
H-22 DeLaveaga Park
H-23 Escarpment in Harvey West Area
H-25 Lighthouse Point Area
H-26 City Museum
H-30 Arroyos of Moore Creek
H-31 Wavecrest Avenue Area
H-32 Eucalyptus Groves (Monarch)
H-33 Woods Lagoon
H-34 Point Santa Cruz
H-35 Nature Study Area
H-36 Eucalyptus Groves (Monarch)
H-37 Younger Lagoon
H-38 Jesse Street Marsh

Source: Field Observations (see Bibliography-Resource Persons, and Appendix B)

2. Rocky Shore:

Location-- West Cliff Drive Shoreline H-6

Management Techniques--Zoning regulations, design of riprap barriers to minimize environmental damage to wildlife habitats (Black Swift), and coordination with Central Coast Water Quality Control Board.

3. Coastal Strand:

Location-- City Beaches

Management Techniques--Zoning regulations and coordination with Central Coastal Water Quality Control Board.

4. Ponds, Small Lakes, and Larger Streams:

Location--	Antonelli Pond	
	Moore Creek	H-9
	Westlake Pond	H-9a
	Carbonera Creek	H-10
	Upper Branciforte Creek	H-11
	San Lorenzo River	H-12
	Springs	H-12a
	Small Streams	H-12b
	Small Ponds	H-12c

Management Techniques--Zoning regulations, public acquisition, openspace easements, coordination with Central Coast Water Quality Control Board, coordination with U.S. Army Corps of Engineers to ensure yearly San Lorenzo clearance program takes place in late October, after migratory period of birds.

5. Marshes and Seasonally Flooded Grassland:

Location--	Neary's Lagoon	H-13
	Arana Gulch	H-14
	Natural Bridges Marsh	H-15
	Younger Lagoon	H-37
	Jessie Street	H-38

Management Techniques--Zoning regulations, and coordination with Central Coast Water Quality Control Board, open space easements, Coastal Conservancy.

6. Grassland:

Location--	UCSC Campus	H-16
	Rodriguez Ranch	H-17

Management Techniques--Environmental Impact Report for proposed developments.

7. Chaparral:

Location-- Arroyos of Moore Creek H-18

Management Techniques--Zoning Regulations, Open Space Easements, Environmental Impact Reports for proposed developments.

8. Mixed Evergreen Forest:

Location-- Arroyos of Creeks H-19
Western Drive Area H-20
UCSC Campus H-21
DeLaveaga Park H-22
Escarpment in Harvey West H-23

Management Techniques--Environmental Impact Report and Tree Ordinance.

9. Small Streams and Streambanks:

Location-- Neary's Lagoon Streams H-24

Management Techniques--Water Quality Control, Tree Ordinance, Environmental Impact Reports.

10. Monterey Pine Forest:

Location-- Lighthouse Field Area H-25
City Museum H-26

Management Techniques--Environmental Impact Report and Tree Ordinance.

11. Redwood Forest:

Location-- DeLaveaga Park H-27
UCSC Campus H-28
Wagner Grove H-29

Management Techniques--Conservation Management Programs.

12. Urban Areas:

Location--Developed City Areas

Management Techniques--Tree Ordinance, and Environmental Impact Reports.

13. Northern Coastal Scrub:

Location-- Arroyos of Moore Creek H-30
Wavecrest Avenue Area H-31

Management Techniques--Zoning regulations, and Environmental Impact Reports.

WILDLIFE COMMUNITIES	PLANT COMMUNITIES
Ocean and Bays	Marine
Rocky Shore	Coastal Strand, Rocky Shore
Coastal Strand--Sandy Beaches, Dunes, Mudflats, Sand Bars	Coastal Strand, Rocky Shore
Ponds, Small Lakes, Larger Streams	Riparian
Fresh-Water Marshes, Seasonally Flooded Grassland	Grassland
Grassland-Coastal Prairie	Grassland
Chaparral--Low Brush of Dry Slopes and Ridges	Brush
Mixed Evergreen Forest	Mixed Evergreen Forest, Oak-Madrone Woodland
Smaller Streams Streambank Vegetation	Riparian
Closed-Cone Pine Forest	Monterey Pine Forest
Redwood Forest	Redwood forest
Urban Areas	Urban
Northern Coastal Scrub--Low Brush of Coastal Scrub	Brush

Special Habitat -- Following are discussions of special habitat areas within the City of Santa Cruz.

1. Monarch Butterfly: The Eucalyptus trees of the Natural Bridges Area, along Western Drive, at the City Museum, and in other locations in the City are the habitat for the Monarch Butterfly. Control measures for this habitat require a tree ordinance and careful Environmental Impact Report review. (H-32 or H-36)

2. Woods Lagoon: Wood's Lagoon, now referred to as the Yacht Harbor, was formerly a valuable natural habitat. With the development of this area, its value as a habitat has diminished; however, the area is still frequented by a number of species. These species can continue to utilize this area if strict after control measures are enforced. This would involve minimum boat fueling facilities in the harbor and sewer hookups for any houseboats. (H-33)

3. Black Swift: The Black Swift have one of their few nesting places in Santa Cruz County at Point Santa Cruz. Very little is known of this bird and every measure must be taken to protect this habitat (H-34).

4. Priority List for Preservation of Natural Resources--Areas listed are those not currently under any type of protection. This assumes that those areas under some type of governmental control will be properly managed.

   Moore Creek Riparian Corridor
   Antonelli Pond Natural Bridges Marsh (private portion)
   Moore Creek Arroyos
   San Lorenzo River
   Arana Gulch
   Eucalyptus habitat areas (Monarchs)
   Escarpment - Harvey West Area
   Upper Branciforte Creek
   Carbonera Creek

5. Restoration of Wildlife Habitats--In addition to preservation programs, action can be taken to increase the usefulness of urban areas as wildlife habitats for birds. Many other ideas are possible. The only requirement is a receptivity to new ideas.

6. Controlled Access--The value of open space is not merely in its preservation, but in the way it is integrated into the life of Santa Cruz residents. It is proposed that in certain areas where zoning or other control measures have been applied, there be provisions for controlled access. Examples of areas where access can be of recreational and educational benefit would be the beaches, Antonelli's Pond, and other carefully selected sites. Development of a trail system in arroyos and canyons, as discussed in a previous section of this element, is another method of providing controlled access.

Multi-use of open space areas is intended to provide a number of passive and active recreational activities for the residents of Santa Cruz and, at the same time, preserve those areas of ecological value. It is recognized that this policy of multi-use and controlled access has certain conflicts; however, the alternative of complete restriction to such areas is equally undesirable. The public cannot be made aware of the value of open space unless they can witness its benefits. It is often contended that such access ruins the very purpose of open space. In some cases, this is true; however, for continued support of wildlife and plant life conservation, an understanding must be established from first hand experience, not from a magazine article or picture. Controlled access, if properly managed, will provide this experience and understanding.

- Watershed Areas

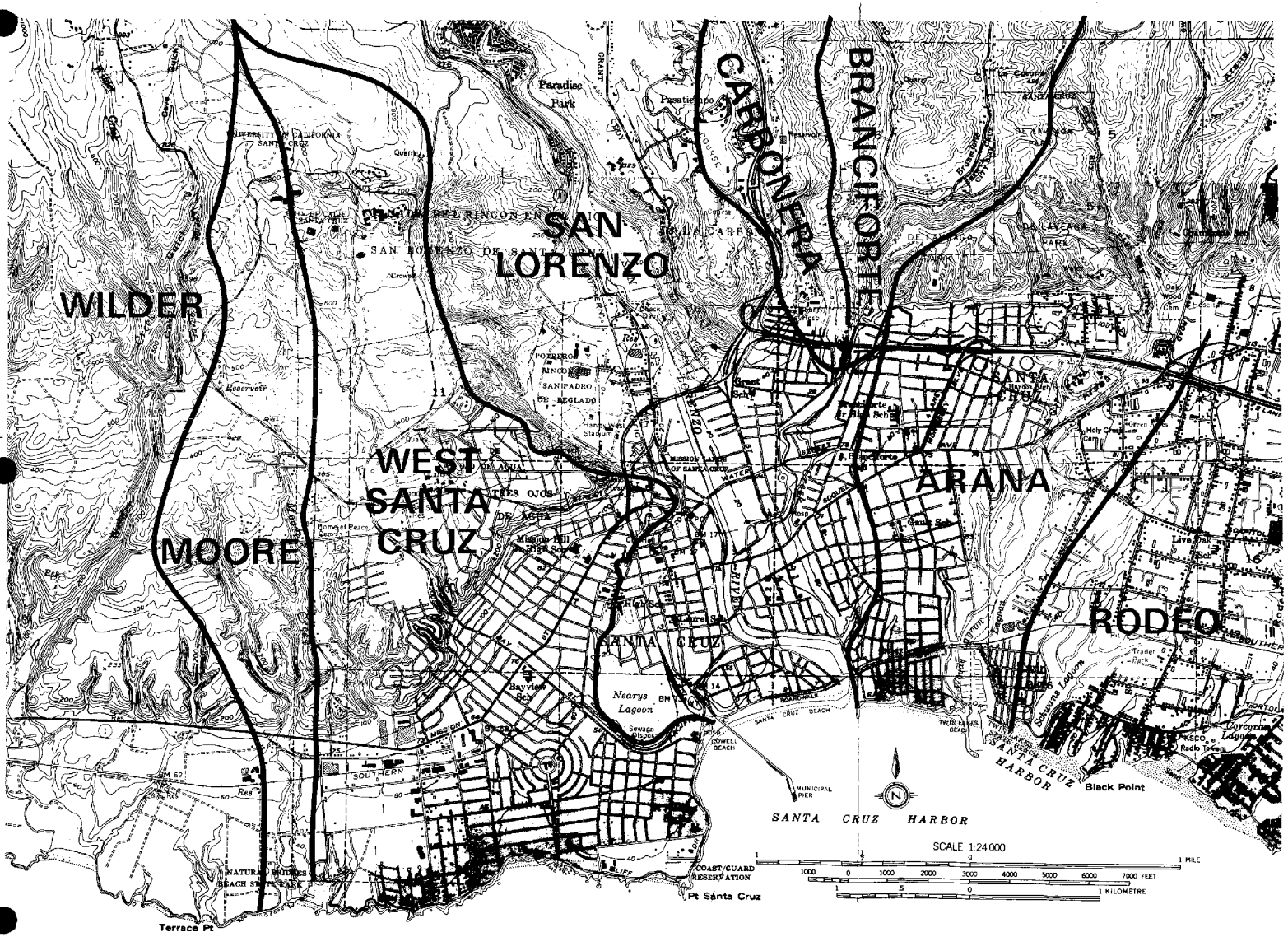
A watershed is simply the area drained by a river or a creek. The watershed is important because it is the minimum ecosystem of management. The geologic, hydrologic, and biologic processes share in the unity of the watershed. The City of Santa Cruz is partially patterned by six watersheds, as shown on the watershed areas map. Two watersheds, Carbonera and Branciforte, are part of the mighty San Lorenzo watershed system. The smallest of the watersheds, Moore, is the least impacted by urban development. Studies have shown that in many urban watersheds, erosion caused by stripping the land of its natural vegetation through grading or other earthmoving activities, has increased the susceptibility to erosion. This causes gullying and increases siltation downstream. If this filling continues long enough, flooding could result. The plant and animal communities are also affected. Water which was once used by plants and animals at the surface of the ground runs off freely carrying soil and minerals. This flow is introduced to the once-clear stream, clouding it with particulate matter and changing the natural balance.

- Summary

From the information developed in determining wildlife and plant characteristics in Santa Cruz, it appears that the areas with the most unique characteristics and balance of life are those areas where the land is least suited for urban uses. These include the canyon and arroyo areas, where redwoods and mixed forests occur, the marsh and stream areas of Moore Creek and the San Lorenzo, the wildlife areas which occur along the beach areas and adjacent cliff areas, and the brush areas.

MAP 5

WATERSHED AREAS



Watershed Boundary

Source: Brown and Caldewell, Report on Sewage Collection and Disposal, 1963

Natural Resource Area Policy

The Santa Cruz Open Space and Conservation Element (adopted in 1973), as well as the General Plan provide the policy basis for controlling development in natural resource areas. As a result of their adoption, specific regulations were established for review of development in sensitive natural areas. The Coastal Act focused attention on wetland areas and requires new policy to adequately consider these natural areas.

Existing Policy:

NR-1 --Preserve and renew unique plant and animal communities of aesthetic, scientific and recreational value (Open Space Conservation Element, 1973).

NR-2 --Regulate development in proximity to streams, creeks and other water bodies to maintain, and possibly exceed, required water quality standards, (General Plan, 1980).

NR-3 --Protect perennial streams, marshes and estuaries and the related vegetation and wildlife for their aesthetic, scientific and recreational value (Open Space and Conservation Element, 1973).

NR-4 --Require environmental review of all development in or directly adjacent to natural areas (California Environmental Quality Act).

NR-5 --Protect the public health, safety, and community welfare, preserve natural environmental resources, minimize man-made effects on the terrain, preserve riparian areas and encourage development in harmony with the natural vegetation and land forms by regulating. (Zoning Ordinance, Chapter 24.51).

NR-6 --Santa Cruz has adopted a tree ordinance to regulate the cutting of trees for their aesthetic heritage and habitat value (Municipal Code 6.56).

NR-7 --Santa Cruz has adopted a grading ordinance to control grading and minimize the effects of grading particularly in sensitive natural areas.

NR-8 --Develop techniques to protect and enhance natural areas including, but not limited to, Arana Gulch, the San Lorenzo River, Neary's Lagoon, Antonelli Pond, and Moore Creek Canyon. (General Plan, 1980).

NR-9 --Prepare a design plan for the San Lorenzo River that provides guidelines for sensitive landscaping treatment and access ways, so that people can enjoy this significant natural resource (General Plan, 1980).

New Policy:

NR-10 --Develop an ordinance requiring the dedication of or granting an easement to natural areas appropriate for passive recreation or open space uses.

NR-11 --Develop an erosion control ordinance to minimize conditions of accelerated erosion that have led to, or could lead to, the degradation of water quality, loss of aquatic habitat, damage to property, loss of top soil and vegetation cover, and increased flooding danger.

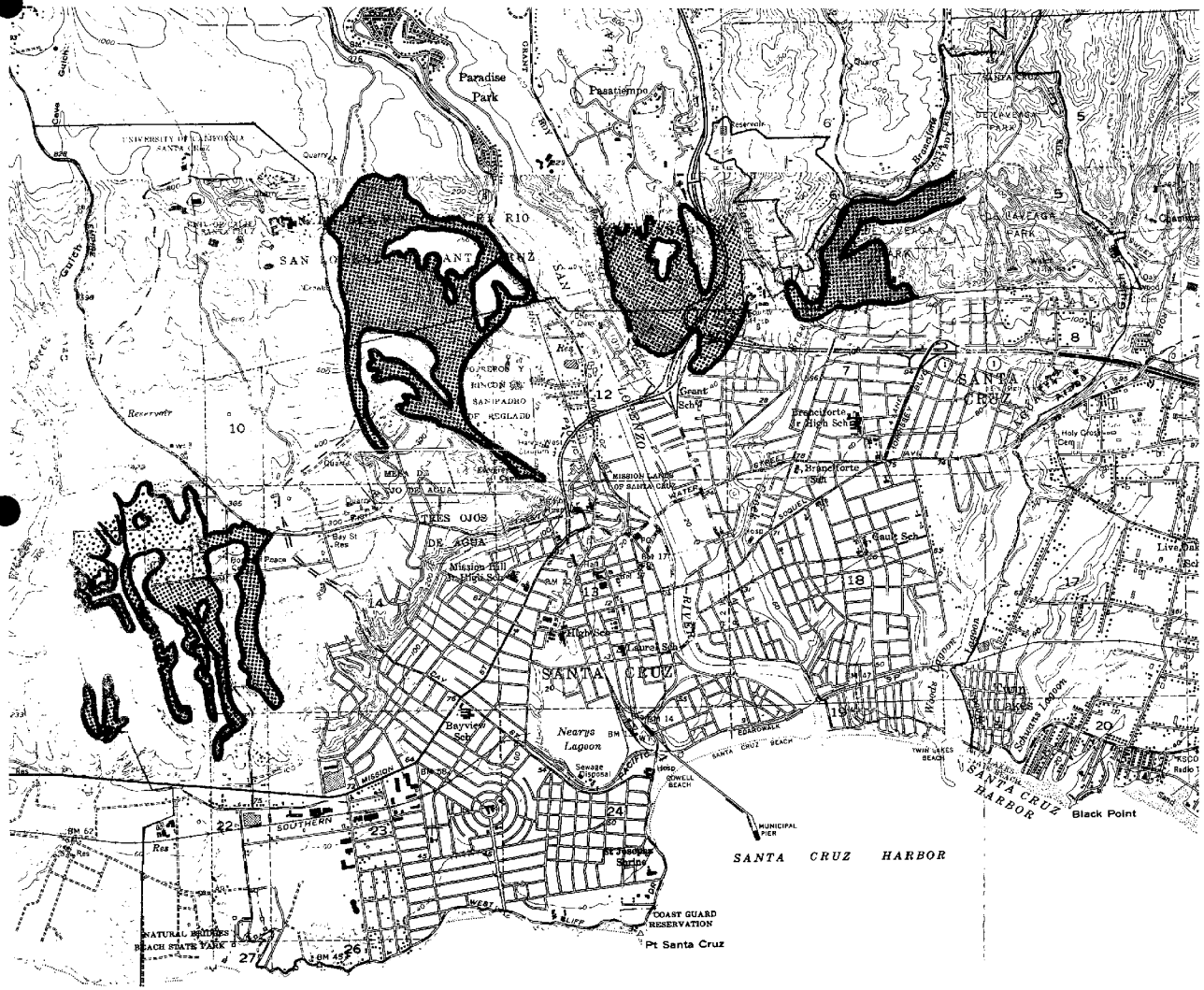
New Policy: (Cont'd)

NR-12 --Prepare wetland management plans for Younger Lagoon, Antonelli Pond, and Neary's Lagoon.

NR-13 --Revise Conservation Ordinance to more adequately protect natural resources.

NR-14 --New development in groundwater recharge areas (Map 21 of the Open Space and Conservation Element) shall be designed and sited to minimize lot coverage and impervious surface, and to maximize the retention of stormwater runoff.

NR-15 --Tree cutting in significant plant or animal communities shall be reviewed and controlled through the conservation element.



MAP 21

GROUNDWATER RECHARGE AREAS

Santa Margarita Sandstone Formations

Potential Groundwater Recharge Area

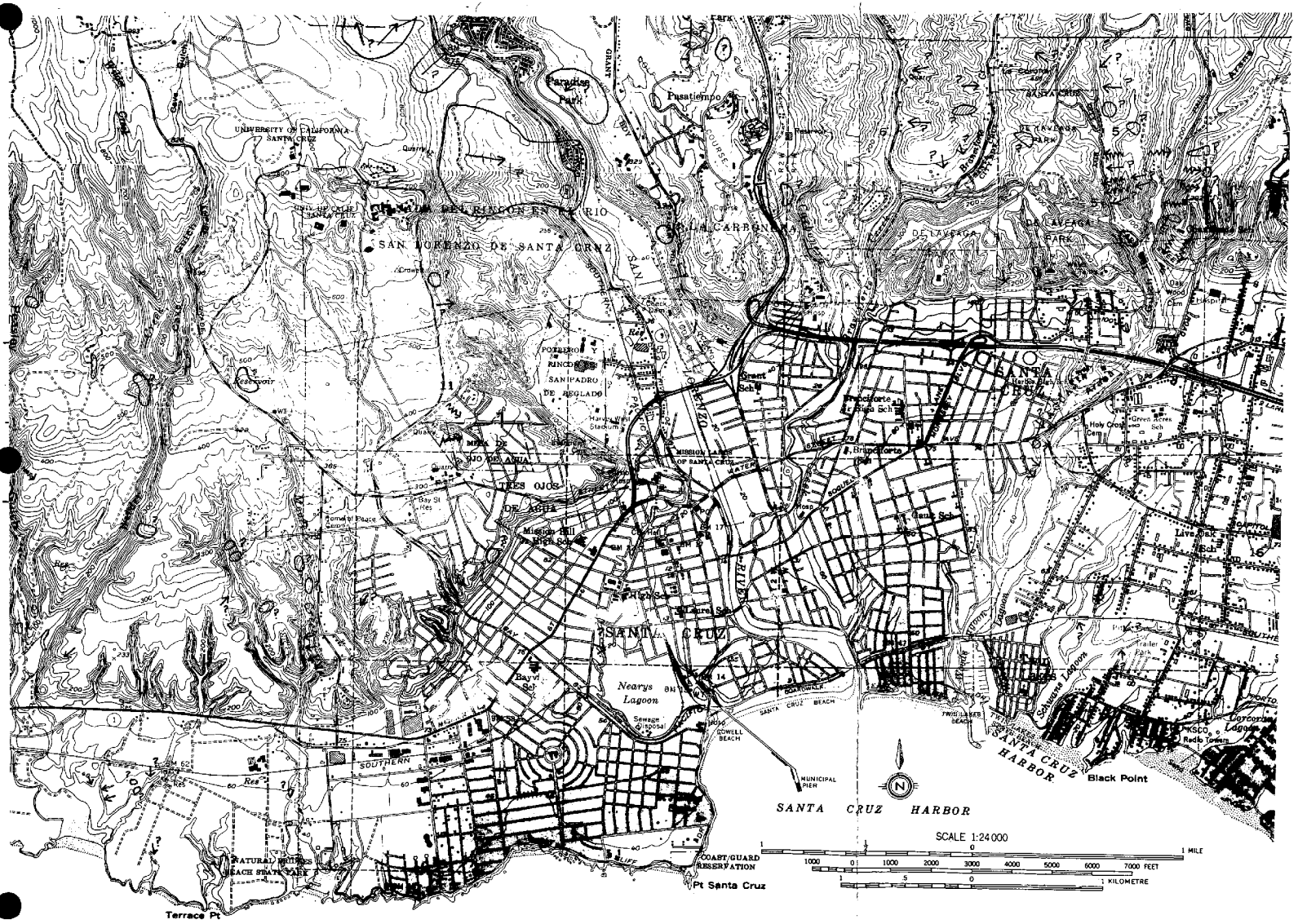
Source: U.S.Department of Interior, Geologic Map, Felton-Santa Cruz Area, 1966. Weber and Johnson, Preliminary Geologic Investigation, Rodriguez Ranch, 1973.

Natural Hazards

The City's Seismic Safety Element contains information concerning potential hazards from flooding, earthquakes, cliff retreat and tsunami inundation. To avoid duplication of information and for ease of review, a series of maps have been excerpted from the Seismic Safety Element which summarize this information. Policies which relate to these maps and the Seismic Safety Element have been incorporated into the Local Coastal matrix, with references to the specific pages of the Element which pertain to the policy item.

MAP 7

LANDSLIDE DEPOSITS

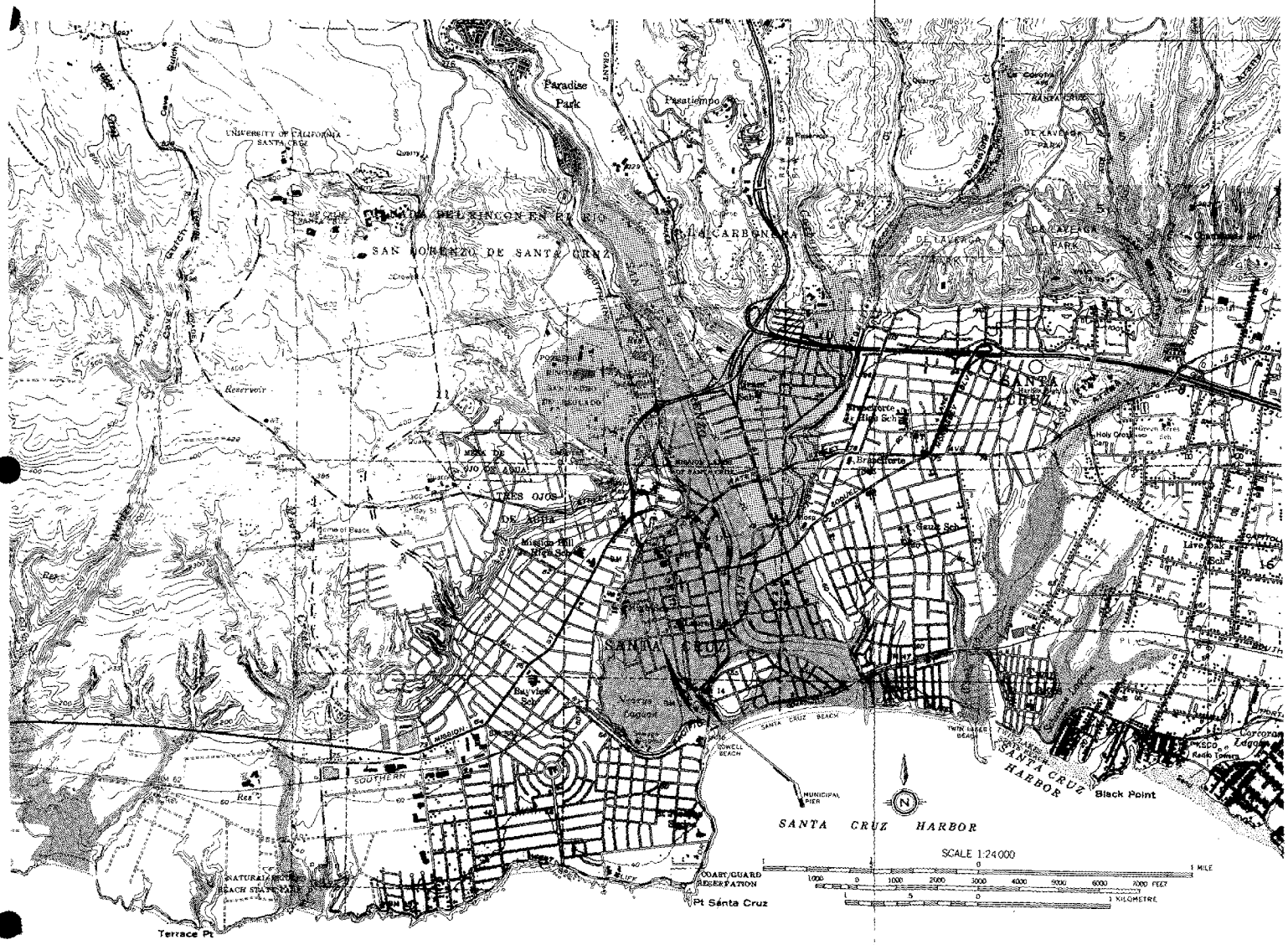


Small Landslide Deposit & Gully

Large Landslide Deposit

Soil Creep

Source: Preliminary Map of Landslide Deposits in Santa Cruz County, California, Cooper-Clark & Associates, 1974.



MAP 8

LIQUEFACTION POTENTIAL AREAS

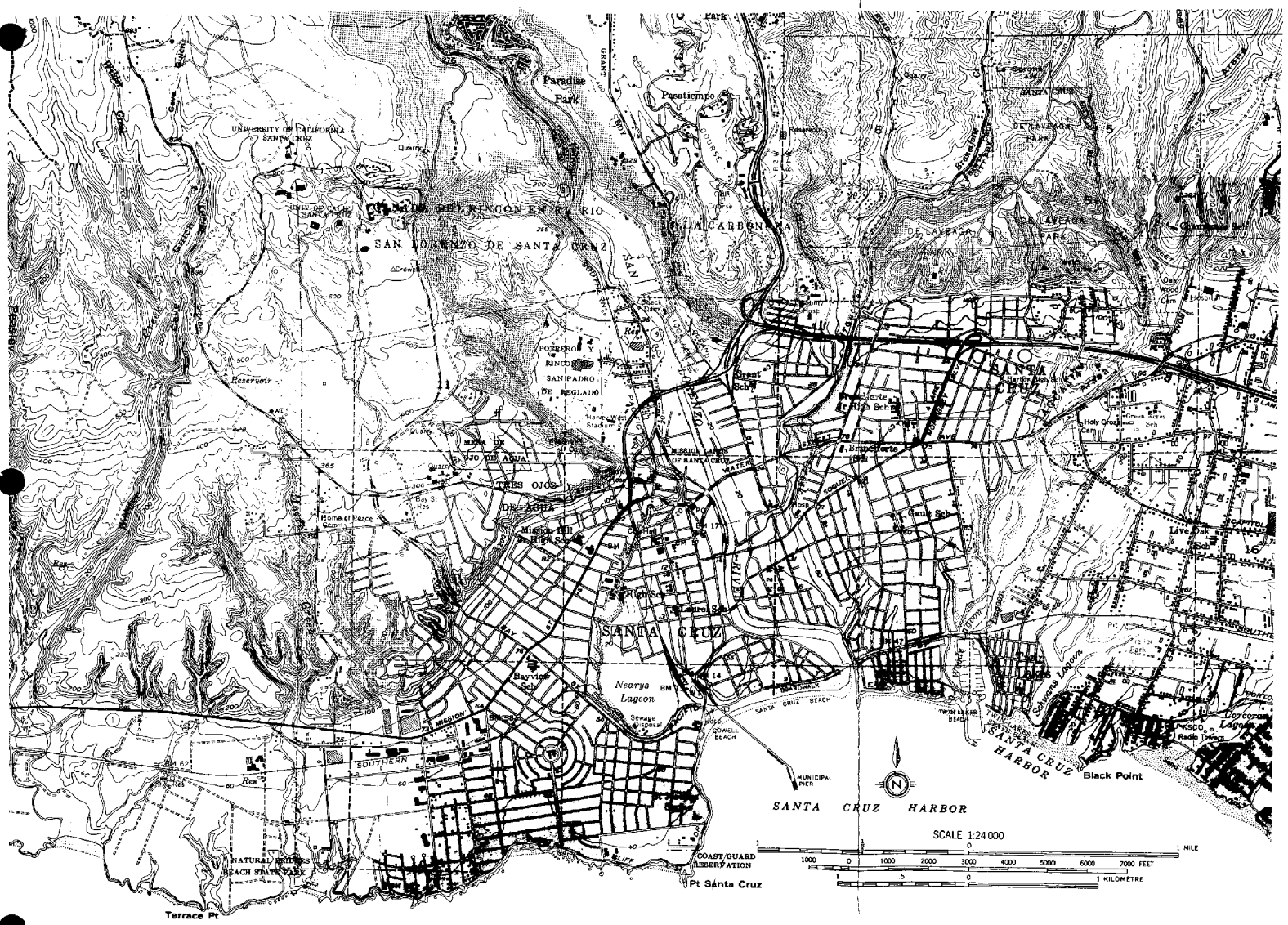
HIGH POTENTIAL FOR LIQUEFACTION—Geologic units in this zone include younger flood-plain deposits (Qyf); some of the older flood-plain deposits (Qof) and alluvial deposits (Qal); basin deposits (Qb); beach sand (Qbs); and abandoned channel fill deposits (Qcf)

MODERATELY HIGH POTENTIAL FOR LIQUEFACTION—Geologic units in this zone include some of the older flood-plain (Qof) and alluvial (Qal) deposits: dune sand (Qds); colluvium (Qc); and alluvial fan deposits (Qf)

Source: Liquefaction Potential of Quarternary Deposits in Santa Cruz County, California, William Dupre, 1974

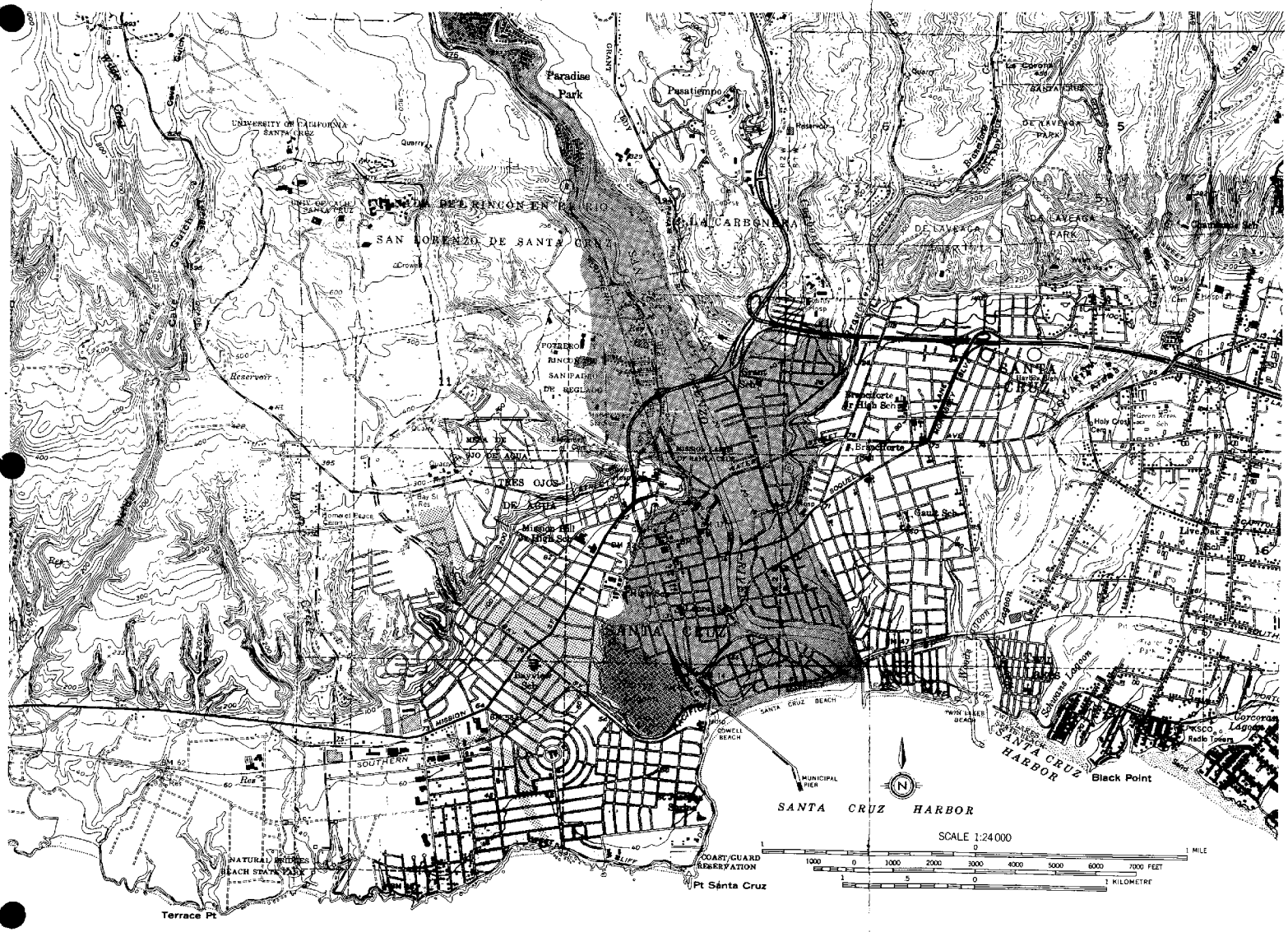
MAP 11

SLOPES



Slopes above 30%

Source: U.S. Department of Interior, Geological Survey, Santa Cruz Quadrangle, 1968.



MAP 10

DAM FAILURE INUNDATION AREAS

Bay Street Reservoir Failure Innundation Area

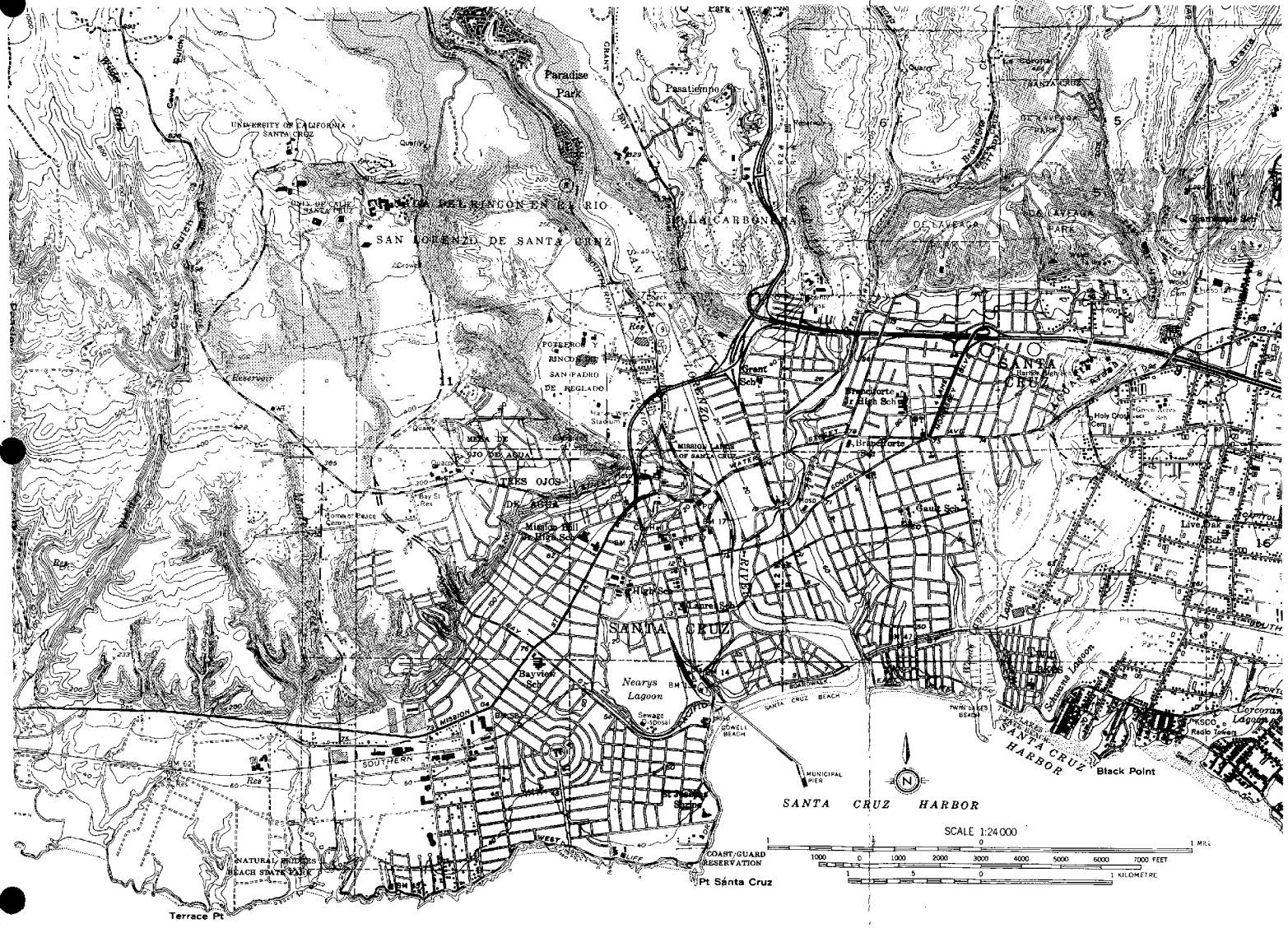
Newell Creek Dam Failure Innundation Area

Area subject to both Newell Creek Dame and Bay Street Reservoir Failure

Source: Santa Cruz Water Department Inundation Maps, 1974.

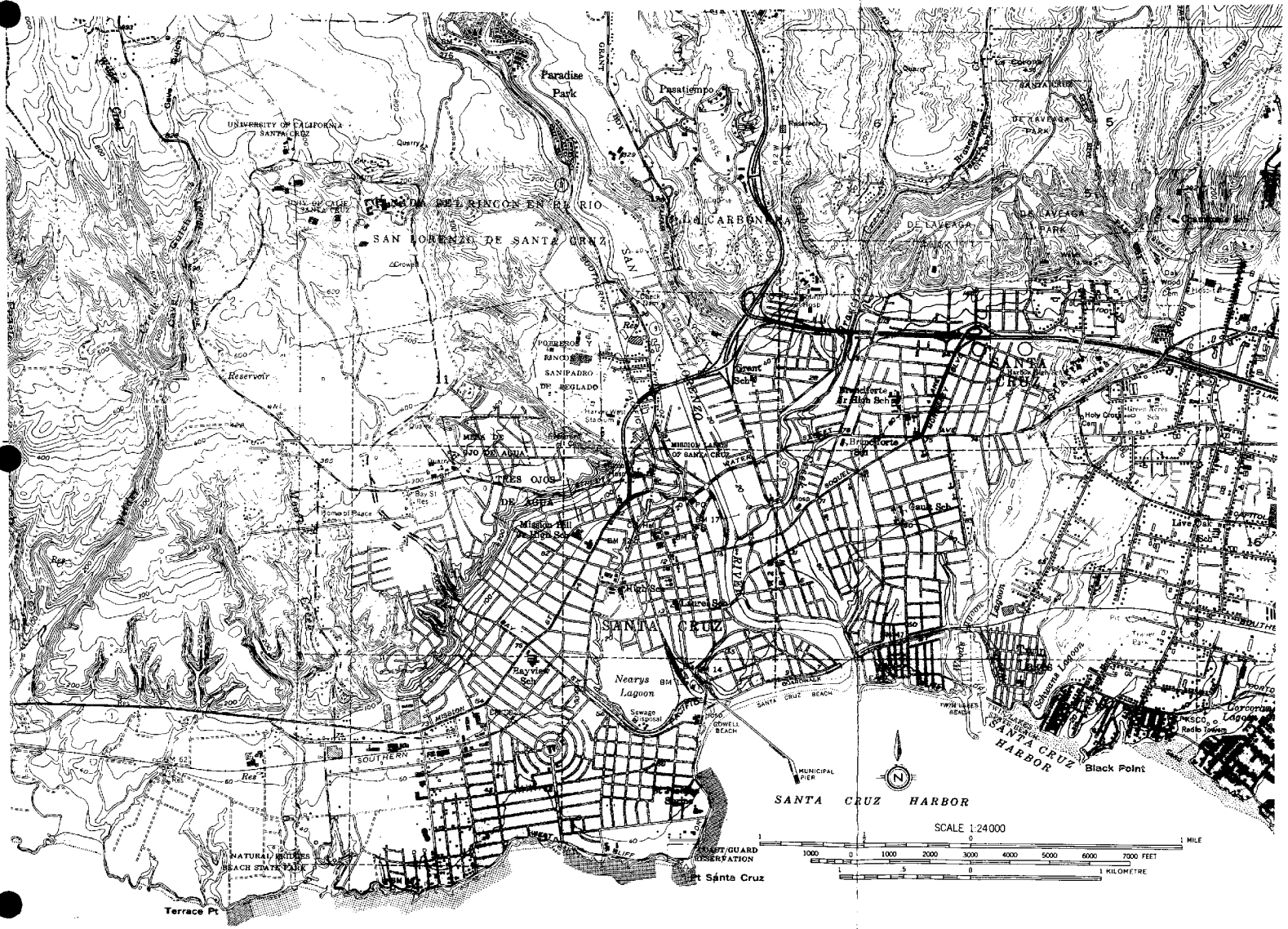
MAP 12

EROSION HAZARD AREAS



Soils highly susceptible to erosion

Source: U.S. Department of Agriculture, Soils Conservation Service; General Soil Map, Santa Cruz County, 1968.



MAP 13

CLIFF RETREAT POTENTIAL AREAS

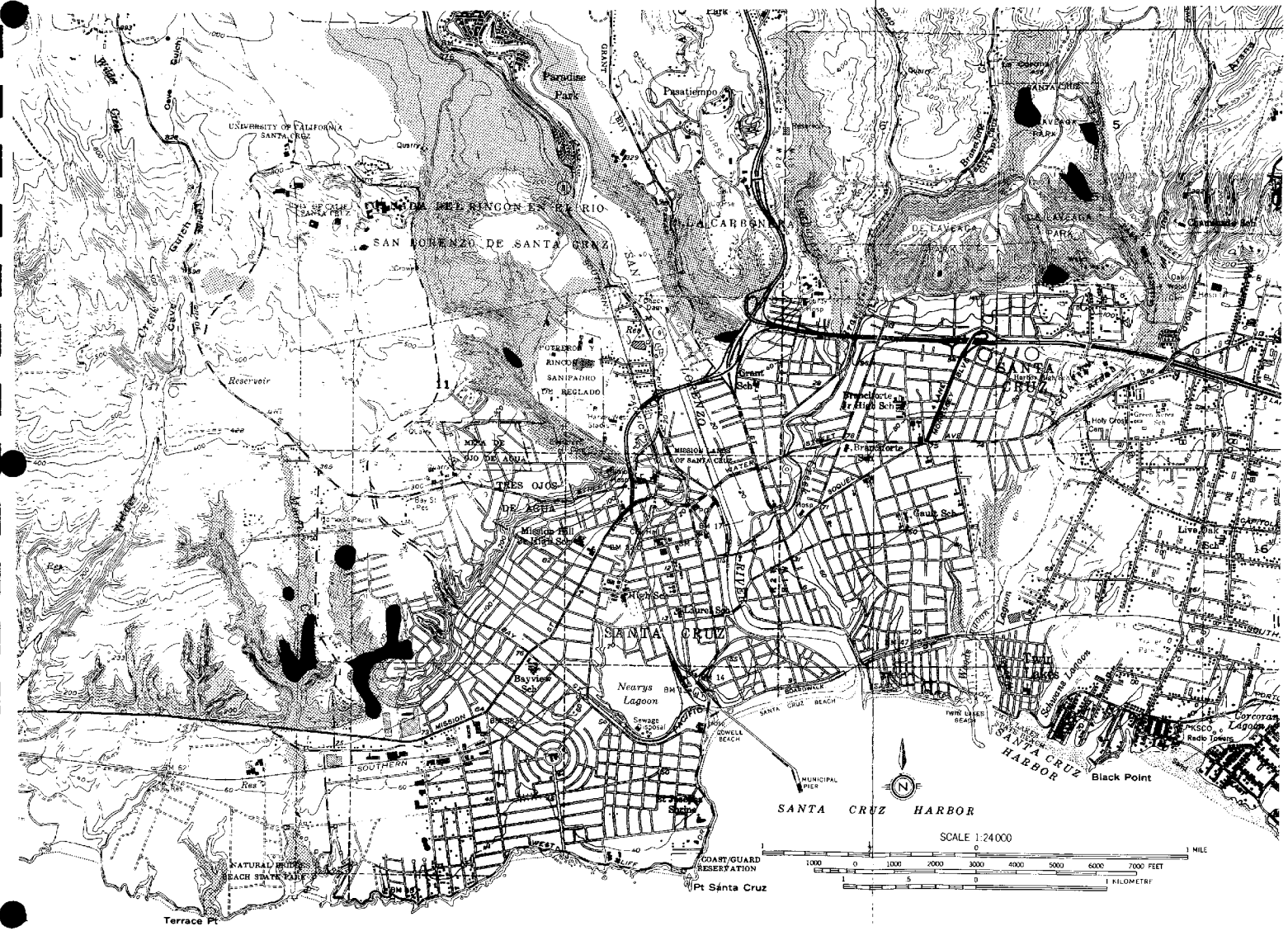
Ocean cliffs with low potential for erosion

Ocean cliffs with moderate potential for erosion

Source: UCSC, Earth Sciences Department, Field Maps & Reports on Cliff Erosion, 1965-1973.

MAP 15

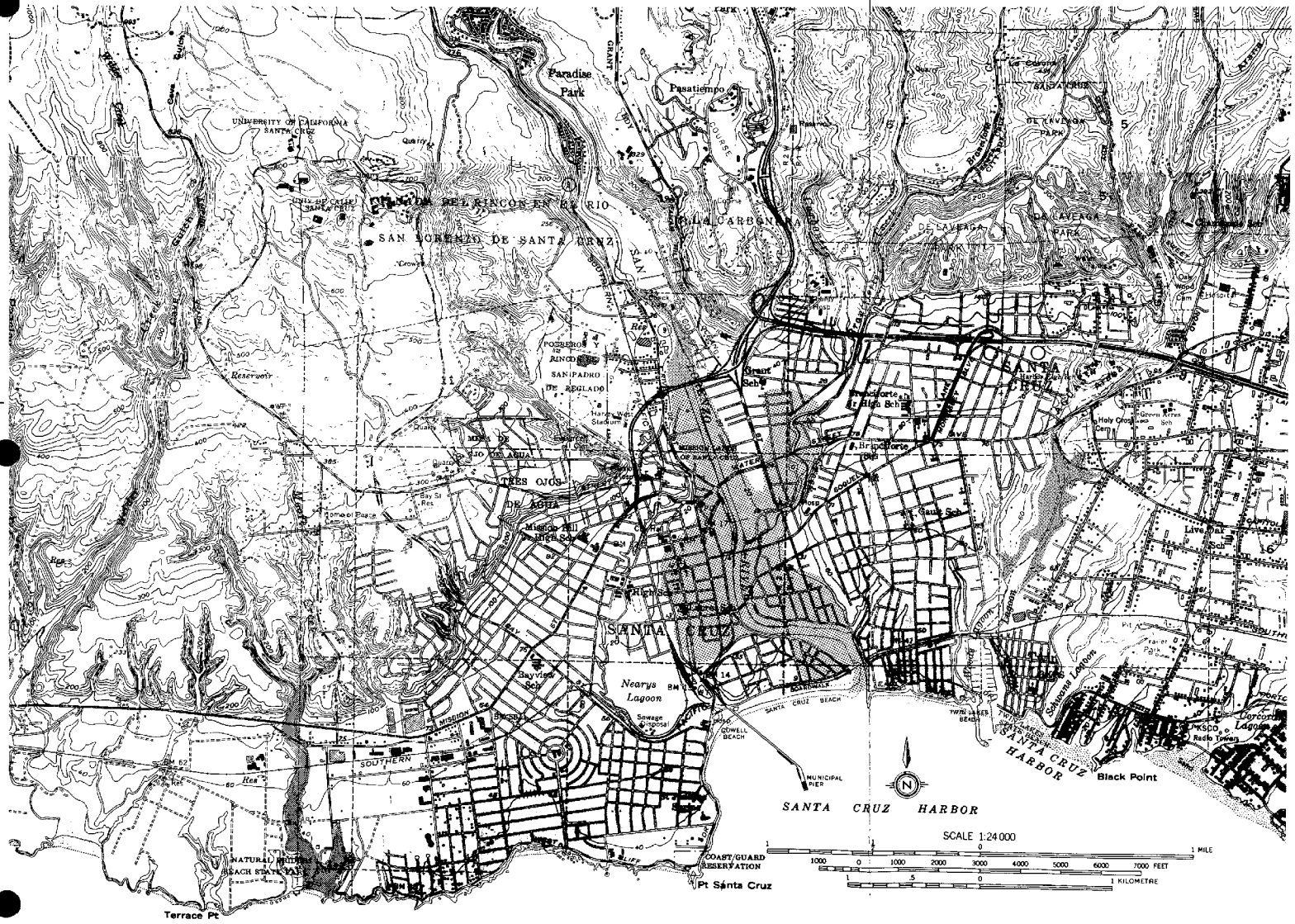
FIRE HAZARD AREAS



Fire Hazard Areas

Extreme Fire Hazard Areas

Source: Santa Cruz Fire Department, UCSC Fire Prevention Office.



MAP 14

NATURAL FLOOD PLAINS

Unprotected Flood Plain Areas

Flood Plain Area: Within Flood Control Project

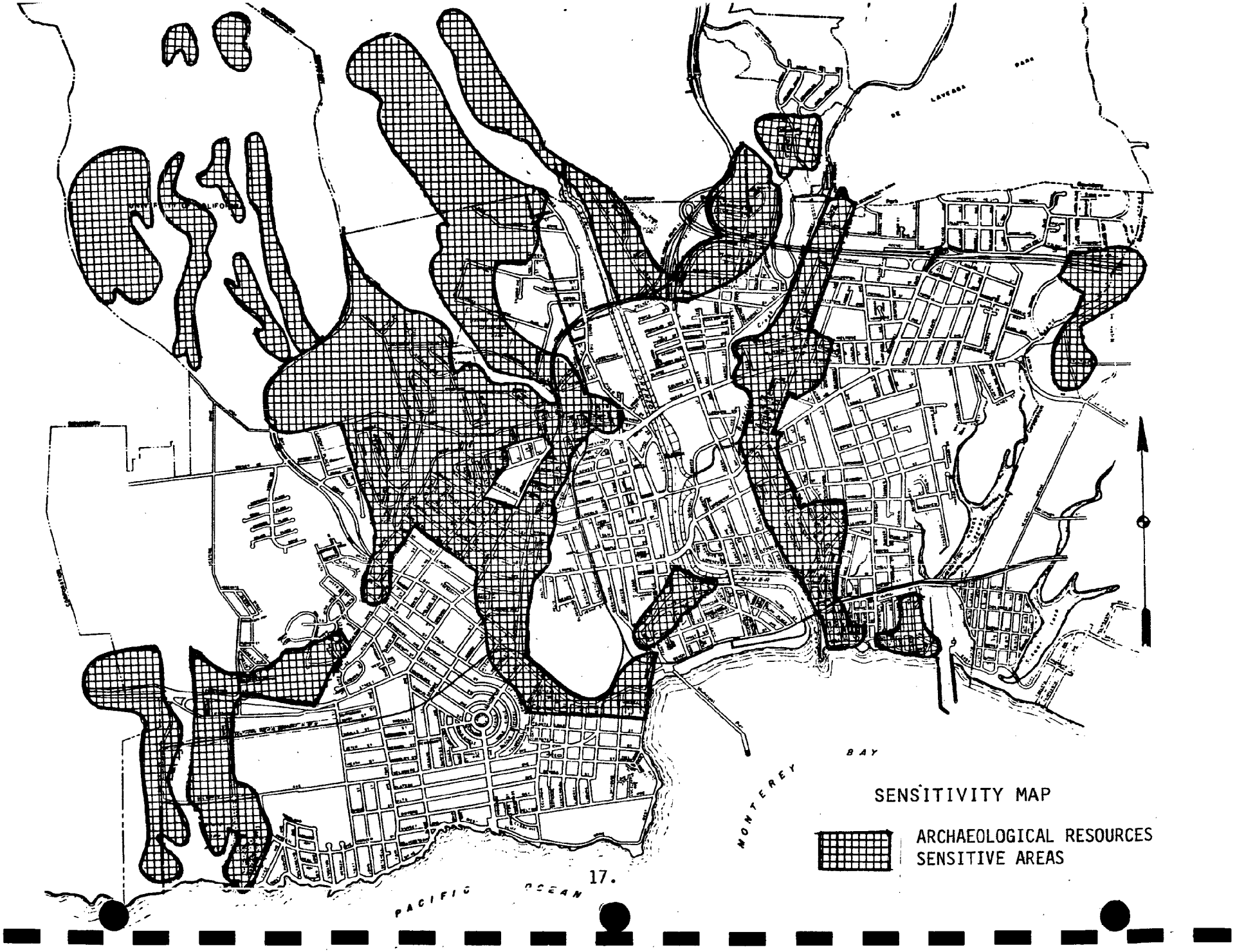
Source: Flood Hazard Boundary Map, Department of Housing & Urban Development, April 23, 1976.

Archaeological Resources

The City's Historic Preservation Element was amended in 1981 to include a series of policies and procedures for the protection of archaeological resources within the City. The archaeological policies contained in the Historic Preservation Element are included in the Coastal Policy matrix and carried out in the implementation regulations. The following table summarizes the relationship between archaeological policies and implementing regulations. This is also accompanied by a map of sensitive areas. Information concerning known sites is kept on file in the Planning Department.

Archaeological Procedures

POLICY	IMPLEMENTATION
Idenfity Sites	Known Sites - Section 24.50.190 and 24.12.480, Resolution 14427 and 14835. All projects on known sites are non-exempt from CEQA and require a use permit which can be conditioned to mitigate the impact;
Sensitive Sites and Areas	Sensitive Areas - Section 24.29.250, Resolution 14175 and 14941 Unknown Sites, Section 24.29.240. (Unknown Site) Upon discovery of an archaeological resource, work must halt on a project and a mitigation plan be developed; (Sensitive Areas) Projects which are not exempt from CEQA may be required to perform a preliminary archaeological reconnaissance and conditions may be attached to mitigate any impacts. The provision of the discovery ordinance Section 24.29.240 apply to CEQA exempt projects and can lead to mitigation conditions if necessary on discovery of an archaeological resource. Sensitive Area Map - Historic Preservation Plan.
Project Approval	Protection of known sites and sensitive areas provided in above-referenced ordinances and resolution - procedures charts.


MONTEREY BAY
PACIFIC OCEAN
SENSITIVITY MAP
ARCHAEOLOGICAL RESOURCES
SENSITIVE AREAS

Archaeological Regional Research Center

Cabrillo College, 6500 Soquel Dr., Aptos, CA 95003/(408) 425-6294

LIST OF RECORDED SITES

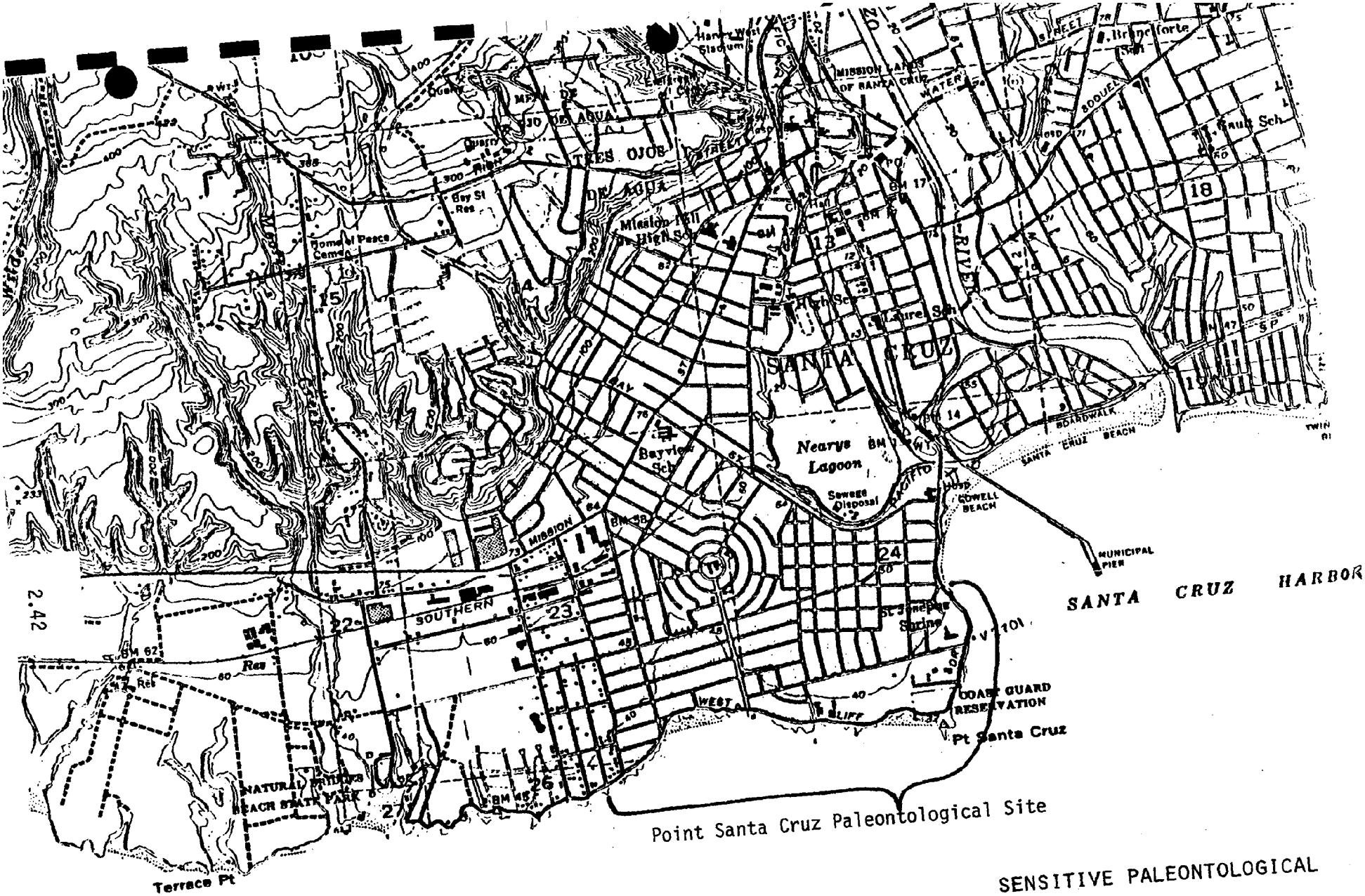
Archaeological site numbers and general description of location

CA-SCR-12	Beach Hill area
CA-SCR-24	University Heights area
CA-SCR-25	University Heights area
CA-SCR-80	Neary Lagoon area
CA-SCR-87	Neary Lagoon area
CA-SCR-89	Seabright area
CA-SCR-93	Neary Lagoon area
CA-SCR-94	Westlake area
CA-SCR-106	Pogonip area
CA-SCR-114	Mission Hill area
Ca-SCR-116	De Laveaga area
Ca-SCR-142	UCSC area
CA-SCR-181	UCSC area
CA-SCR-182	UCSC area
CA-SCR-183	UCSC area
Ca-SCR-184H	UCSC area
CA-SCR-185H	UCSC area
CA-SCR-186H	UCSC area
CA-SCR-187	Seabright area
Ca-SCR-198H	Westlake area
CA-SCR-210H	East Water Street area
CA-SCR-212H	Mission Hill area
CA-SCR-216H	Mission Hill area
CA-SCR-217H	Mission Hill area

Archaeological Mitigation	
Measures	Typical conditions in Historic Preservation Element and others developed upon consultation with City archaeologist and Native American Indian groups.
Disposition of Archaeological Resources	Historic Preservation Element.
Projects on Public Lands	Conform to all requirements of archaeological ordinances and resolutions.
City Archaeologist	Archaeologist retained.
Archaeological Observer	Archeologist and Native American observer present during earthmoving activities on or near known sites.
Archaeological Repository	City Museum for artifactual materials

Palentological Resources

Consider in Design Phase	Identify during environmental assessment period using map of paleontological resources.



Point Santa Cruz Paleontological Site

SENSITIVE PALEONTOLOGICAL RESOURCE AREAS

Other General Plan Coastal Policies

Coastal related policies are found in the City's Parks and Recreation Element and Scenic Highways Element. These policies contain elements which require consideration in the City's coastal planning program. The portions of these plans which are important to coastal planning are briefly mentioned in the following section and have been included in the coastal matrix.

- Other Coastal Policy Areas

Outdoor Recreation Policy - The Parks Element to the General plan, along with the General Plan, provide the policy basis for parks planning.

OC-1 - Maintain the existing park system and add facilities commensurate with new development. (General Plan 1980)

OC-2 - Implement a park and recreation facilities tax for new development to raise revenues for acquisition, improvement, and expansion of public parks within the district of new development.

OC-3 - Require, through the subdivision regulations, the provision of park facilities by the dedication of land, the granting of a recreation easement, or payment of an in-lieu fee.

OC-4 - Maintain Moore Creek Canyon as an open space feature; encourage the California Department of Parks and Recreation to maintain the North Coast benchlands in agricultural use; encourage the California State Parks Department to develop the Wilder State Park with minimum changes visible from Highway 1, and by establishing design guidelines in the Community Design Plan for the entrances to the City. (Scenic Highway Element, 1976).

OC-5 - Maintain views to and along the coast in Scenic Coastal Areas and require new development to be compatible with the character of the surrounding area.

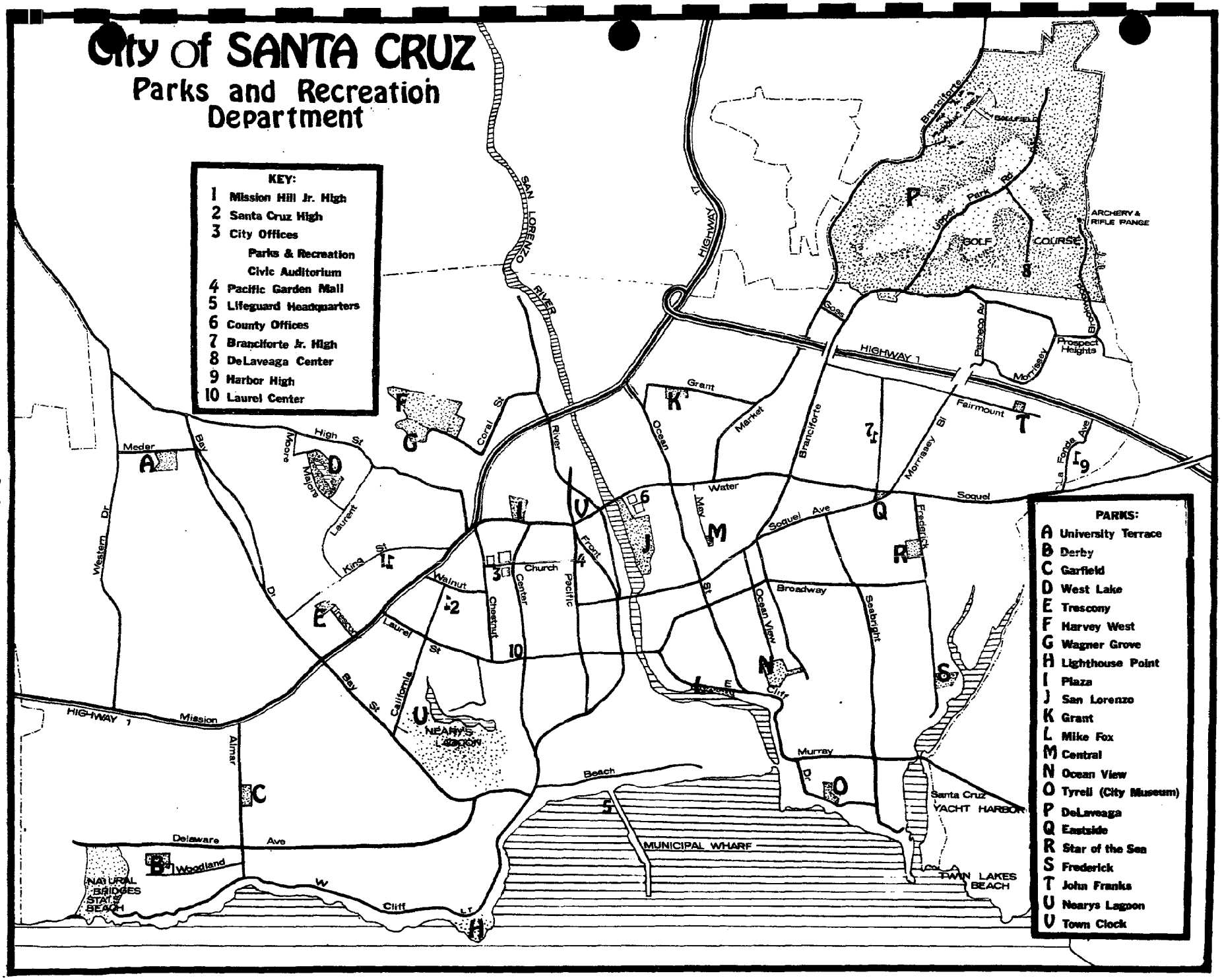
OC-6 - Parking Policy:

- Require parking for new development in the Coastal Zone so that parking demands for new development will not significantly impact coastal parking.

OC-7 Seabright Area Parking

- Maintain the existing level of public access to Seabright Beach, while limiting or reducing impacts on residential areas and encouraging alternatives to the automobile.

Existing Visitor-Serving Accommodations - Most visitor accommodations that provide rooms for tourists, currently and in the future, are existing today. It is the intent of this Coastal Policy to retain existing tourist rooms and control significant changes affecting the loss of tourist accommodations.


City of SANTA CRUZ
Parks and Recreation Department
KEY:
1 Mission Hill Jr. High
2 Santa Cruz High
3 City Offices
Parks & Recreation
Civic Auditorium
4 Pacific Garden Mall
5 Lifeguard Headquarters
6 County Offices
7 Branciforte Jr. High
8 DeLaveaga Center
9 Harbor High
10 Laurel Center
PARKS:
A University Terrace
B Derby
C Garfield
D West Lake
E Trescony
F Harvey West
G Wagner Grove
H Lighthouse Point
I Plaza
J San Lorenzo
K Grant
L Mike Fox
M Central
N Ocean View
O Tyrell (City Museum)
P DeLaveaga
Q Eastside
R Star of the Sea
S Frederick
T John Franks
U Nearys Lagoon
V Town Clock
HIGHWAY 1
SAN LORENZO RIVER
Meder
Bay
Western Dr
High St
Moore
Majors
Laurent
King St
Walnut
Church
Center
Chestnut
Pacific
Front
Water
Ocean
Market
May
Coral St
Grant
Soquel
Soquel Ave
Broadway
Ocean View
Seabright
Fredrick
Branciforte
Morrissey Bl
Fairmount
La Fonda Ave
Prospect Heights
Morrissey
Pacheco Av
Bradley
Upper Park Rd
GOLF COURSE
ARCHERY & RIFLE RANGE
Laurel St
Bay St
California
Trescony
Mission
Almar
Delaware Ave
Woodland
NATURAL BRIDGES STATE BEACH
W Cliff
Cliff
Murray
Beach
MUNICIPAL WHARF
Santa Cruz YACHT HARBOR
TWIN LAKES BEACH
NEARYS LAGOON

Policy:

OC-9- Conversion of overnight tourist accommodations to a non-visitor-serving use shall not be permitted unless the number of rooms being lost is less than 20, or a comparable number of accommodations are being constructed in other areas of the City.

Specific Area Plans

SANTA CRUZ AREA PLANS

The Santa Cruz General Plan specifies the preparation of area plans for a variety of portions of the City which have unique circumstances which cannot be completely accommodated in the city's overall General Plan policy. The area plans which have been prepared for neighborhoods within the Coastal Zone are the Western Drive Master Plan and the Beach Area Plan. These plans were developed with a wide variety of public input and provide both specific policy and design guidelines for each area. The portions of these plans which are applicable to coastal policy have been excerpted and included.

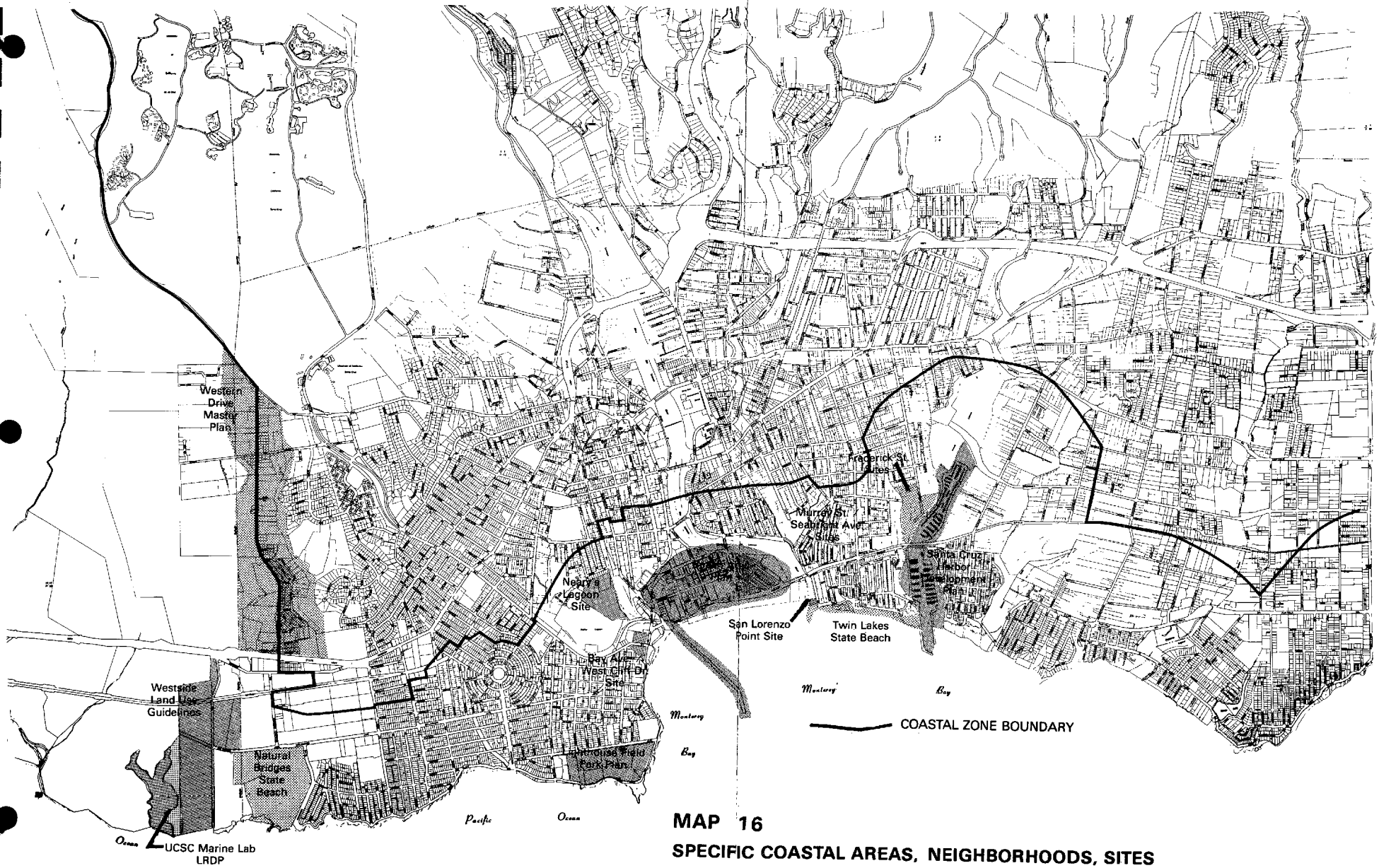
Specific Coastal Area Plans

A series of plans and policy documents have been prepared for a number of areas along the city's coastline which are under the jurisdiction of the California Department of Parks and Recreation, the Santa Cruz Port District, and the University of California. These plans are included within this document and will serve as a basis for regulation of developments within these specific areas. Listed below are the documents included in this section.

- Natural Bridges State Beach Plan
- Neary's Lagoon Park Plan
- Twin Lakes State Beach Plan
- Santa Cruz Harbor Development Plan
- Lighthouse Field State Beach
- UCSC Marine Laboratory Long-Range Development Plan
- Sanitary Landfill Policy

Coastal Sites

Five areas within the City have been identified in the preparation of this plan as having unique coastal characteristics and requiring specific policies to assist in the review of development and other proposed changes in these areas. The policies and guidelines listed in this section will be used in the review of any development or other land use planning in this area.



MAP 16

SPECIFIC COASTAL AREAS, NEIGHBORHOODS, SITES

3.2

WESTERN DRIVE MASTER PLAN

The specific area plan, the Western Drive Master Plan, is a part of the General Plan. The plan provides recommendations and policies on a more specific level relating to the Western Drive area. The recommendations in the Western Drive Master Plan fall into three major categories: improving the Western Drive right-of-way, retaining the rural character of the area, and protecting Moore Creek and Arroyo Seco Canyons and providing access to them. The plan carries forth a series of policies and programs listed in the Coastal Matrix designed to implement these general recommendations. Portions of the plan important to coastal planning have been excerpted and included in the following pages.

- Overview

The Beach Area is a remarkable physical and social microcosm. It is home to nearly 1800 permanent residents, and it is the famous Santa Cruz Beach and Boardwalk recreation facility to literally hundreds of thousands of tourists. This juxtaposition of uses--the combination of residences and regional tourist facilities--is really the crux of most of the planning problems in the overall Beach Area.

The Beach Area Plan deals specifically with the problems characteristic of each of the four subdivisions. It calls for specific improvements both in the public and private sectors in each of the four subareas. It also deals with overall concerns such as traffic, circulation, parking, and land use. In terms of Coastal Act policy, the plan attempts to preserve and enhance recreational opportunities which are made available to residents from outside of the immediate vicinity. It also attempts to upgrade the local residential neighborhood by mitigating the impacts of regional tourism. To a certain degree, these objectives are not compatible: what is good for the local resident may not be advantageous to the tourist and vice versa. However, the plan has made an honest and common sense attempt to separate benefits for each of these audiences and to incorporate them in practical terms in planned improvements.

In the Beach Flats, the plan calls for retaining commercial and tourist-serving facilities around the perimeter of the area--along Riverside Avenue and Beach Street--but changing the land use designation of the interior of the Beach Flats to residential. Development regulations were also created in an attempt to upgrade and provide integrity to residential development in the interior of the Beach Flats. The Beach Flats section of the plan calls for an extensive housing rehabilitation program as well as improvements in the public right-of-way such as new water mains, landscaping, parking bays, and other amenities such as a neighborhood park.

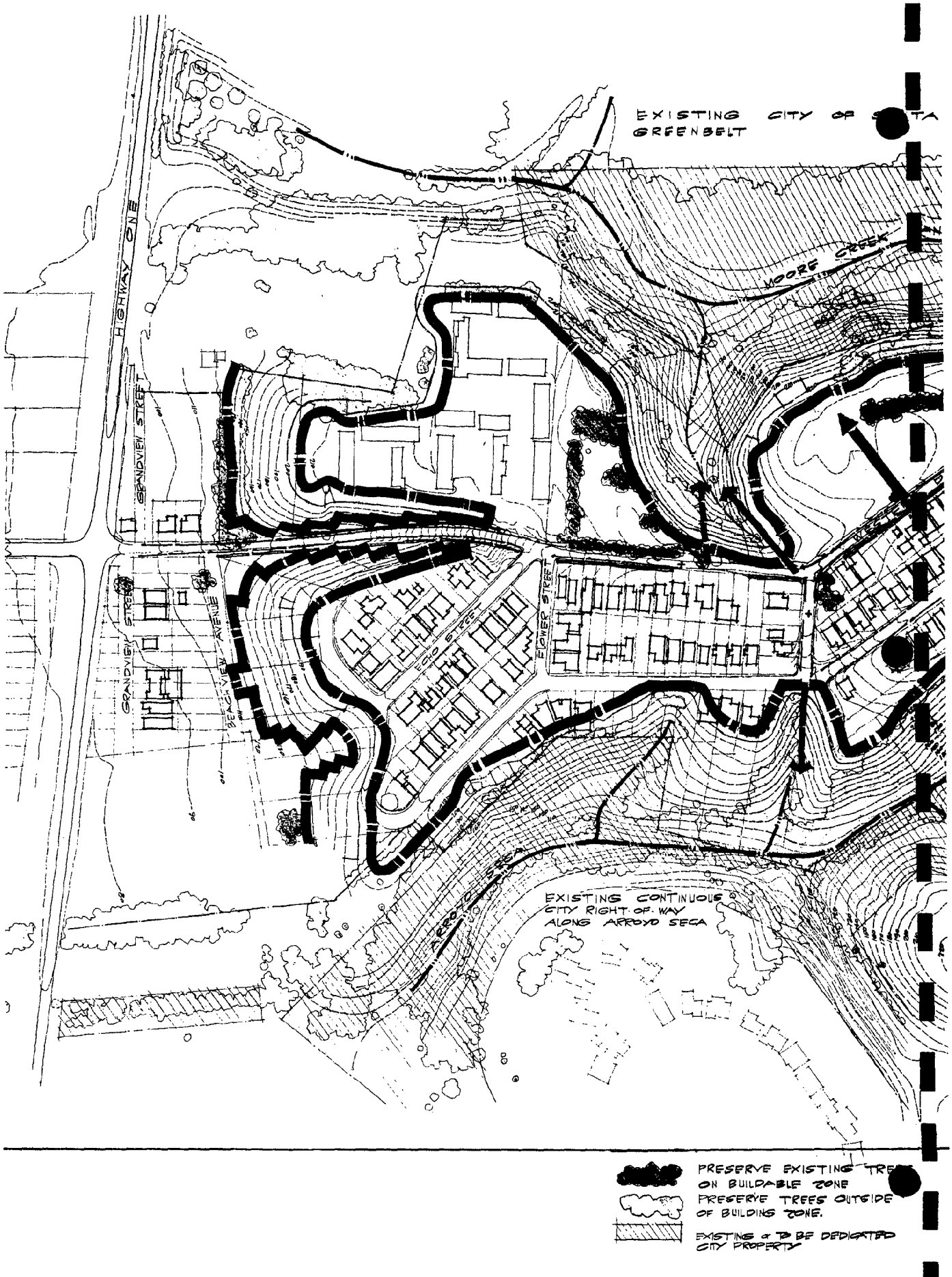
In the Beach Hill subarea, the plan calls for design standards and public improvements to increase pedestrian amenities in the area and to cope with the byproducts of the automobile--noise, air pollution, and congestion. The Beach Hill subarea does not have some of the severe physical and social problems characteristic of the Beach Flats.

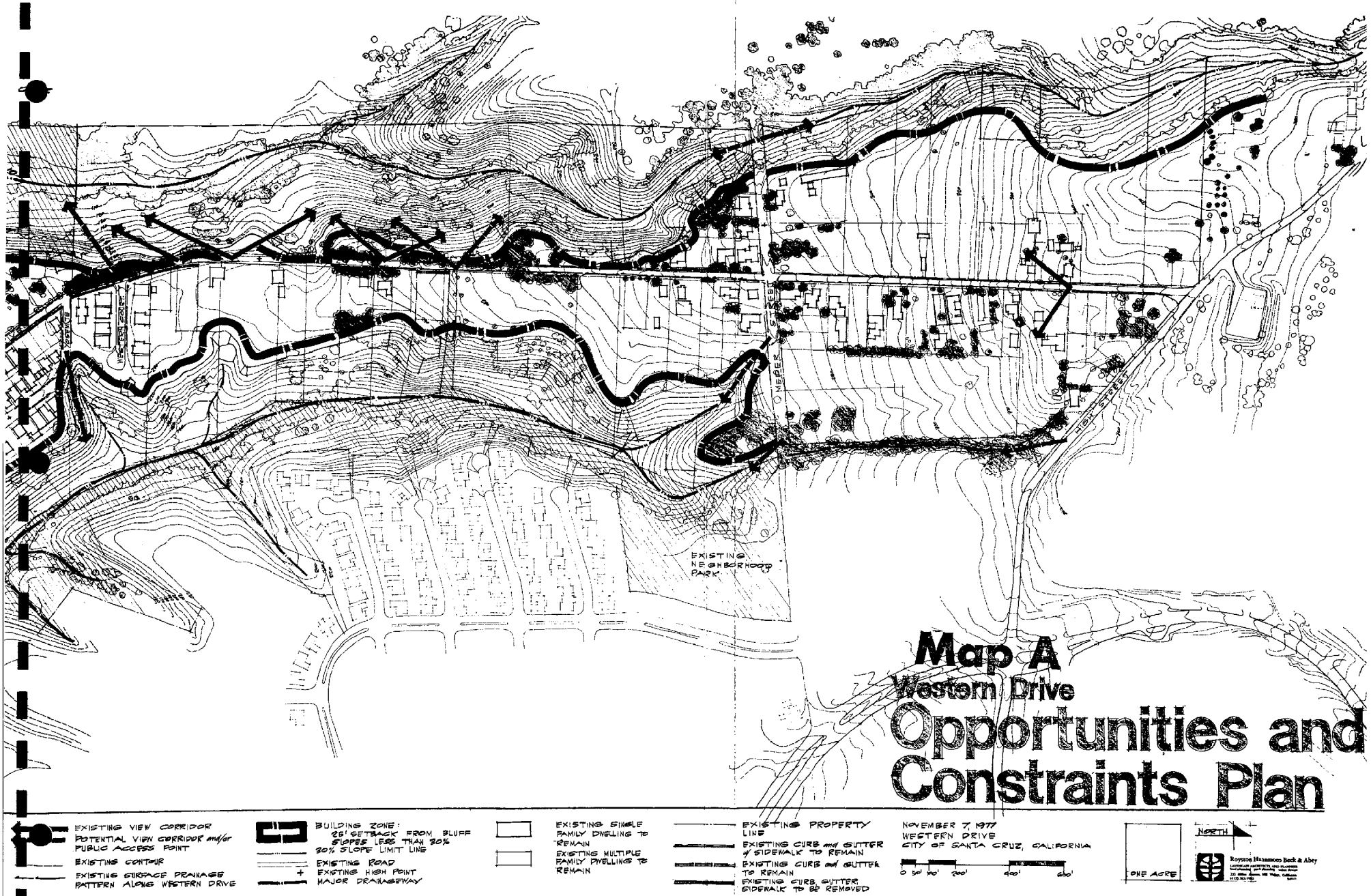
Improvements in the Beach Commercial subarea include significant changes to Beach Street. The street would continue to carry traffic but the portion of the right-of-way devoted to pedestrian uses would be expanded. A Beach Street promenade would be created which would include a people-mover. Many landscaping and beautifying amenities would be added to the street encouraging pedestrian forms of travel, capitalizing on the innate aesthetic advantages of Beach Street. Design standards for commercial uses in the area are also part of the plan. These improvements are all aimed at providing greater access for tourists and residents alike.

accordance with Conservation Regulations, and to site and design structures so as to protect the viewshed.

The Western Drive Master Plan Study is divided into three sections. The first, Background, provides information on existing conditions. The second section details the Master Plan recommendations. Two maps are included in this setion; Map A shows the opportunities and constraints present in the area; and Map B illustrates the design concepts of the Master Plan.

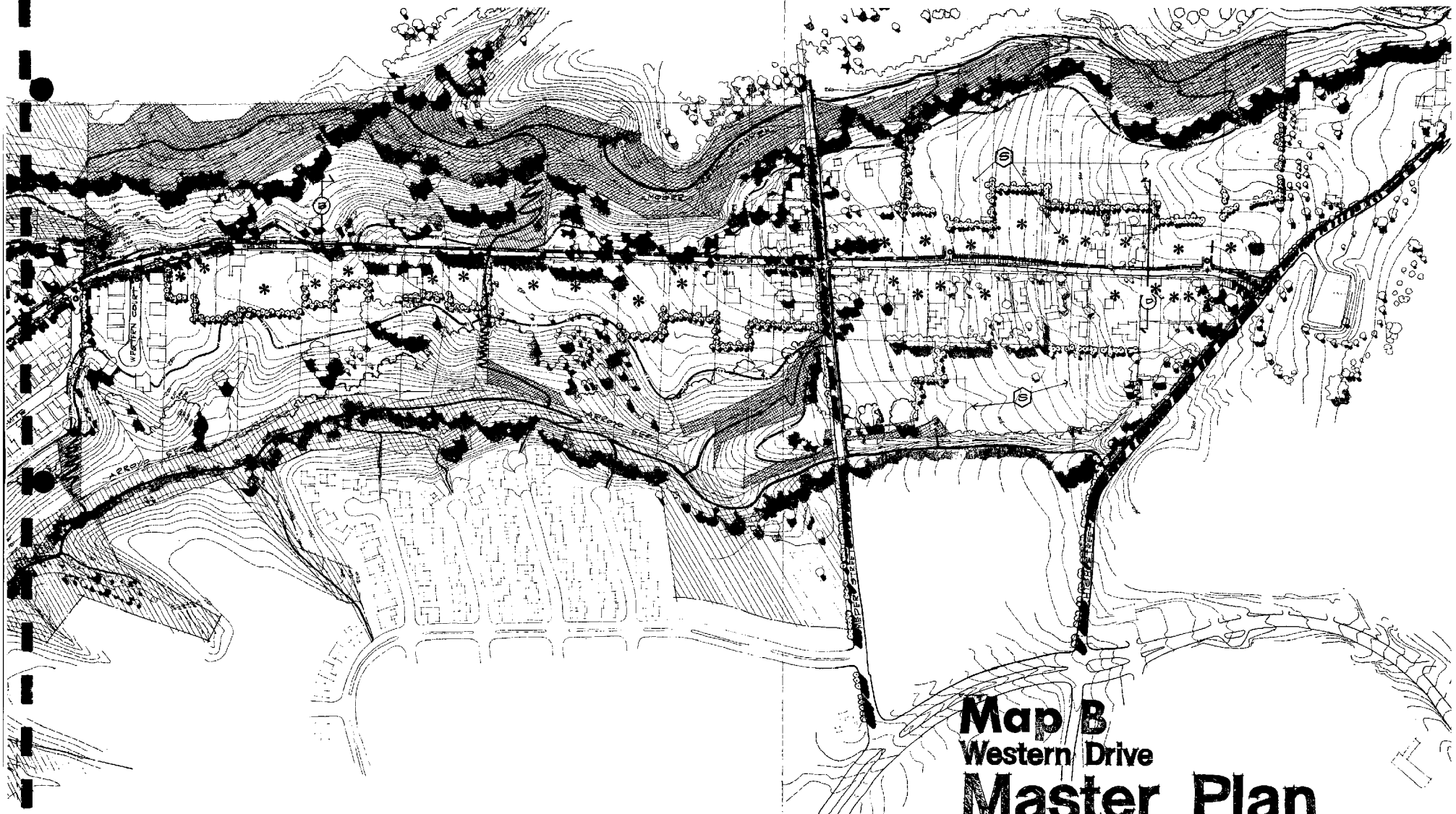
Street sections are also included to further define street design recommendations. The final section of the Plan, Implementation, describes the means by which the Master Plan can be realized through policies, programs and projects.


EXISTING CITY OF SANTA CRUZ GREENBELT
HIGHWAY ONE
GRANDVIEW STREET
MOORE CREEK
GRANDVIEW STREET
BEACH VIEW AVENUE
EGG STREET
FLOWER STREET
ARROYO SECA
EXISTING CONTINUOUS CITY RIGHT-OF-WAY ALONG ARROYO SECA
PRESERVE EXISTING TREES ON BUILDABLE ZONE
PRESERVE TREES OUTSIDE OF BUILDING ZONE.
EXISTING & TO BE DEDICATED CITY PROPERTY



Map A
Western Drive
Opportunities and Constraints Plan

CITY OF SANTA CRUZ
TRAIL SYSTEM TO CONNECTION TO NATURAL BRIDGES COASTAL TRAIL
EXISTING CITY PROPERTY ALONG THIS SEGMENT OF CANYON
MOORE CREEK
GRANDVIEW STREET
BEACH VIEW AVENUE
ECHO STREET
HIGHWAY ONE
EXISTING CONTOUR
EXISTING ROAD
EXISTING PROPERTY LINE
POSSIBLE PROPERTY LINE
EXISTING PLANTING
PROPOSED PLANTING
40' c/c


Map B
Western Drive
Master Plan
ROAD WITH EXISTING CURB and GUTTER or CURB, GUTTER and SIDEWALK
PROPOSED STOP SIGN
EXISTING BUILDINGS
POSSIBLE BUILDING LOCATION
PROPOSED PUBLIC EASEMENT
EXISTING or TO BE DEDICATED CITY PROPERTY
SECTION LOCATION and IDENTIFICATION
PEDESTRIAN TRAIL/WALK
PEDESTRIAN/EQUESTRIAN TRAIL
BUILDABLE ZONE LIMIT LINE
RIGHT-OF-WAY ACQUISITION
MAJOR DRAINAGE CHANNEL
BUILDING SETBACK LINE
LIGHTED ZONE
BRIDGE
BIG STOP
SURFACE GRAVEL DRAINAGE INTERT
PIPED GRAVEL DRAINAGE CHANNEL
DAYLIGHTING OF DRAINAGE CHANNEL
SPECIFIC AREA PLAN
NOVEMBER 7, 1977
CITY OF SANTA CRUZ, CALIFORNIA
ONE ACRE
NORTH
variable roadside scenic corridor

- Street Sections

The following street sections illustrate how the Master Plan recommendations can be applied to typical conditions along the right-of-way. The sections are keyed by letter to areas designated on the Master Plan Map.

The City Department of Public Works will develop working drawings for the improvement of the street based on more detailed and accurate information than is available at the time of the preparation of this Western Drive plan. Such drawings will be consistent with the recommendations set forth in this Master Plan.

- Section A

This typical street section illustrates conditions at a point south of the intersection of Mountain Street and Western Drive. At this point, the easterly side of the street has existing curb and gutter and sidewalk. The westerly side has a large group of trees that form an effective screen for visual impacts from the adjacent developable parcel.

- Section A Illustrates the Following Plan Recommendations:

... Maintain the street width at two travel lanes and one parking lane, a maximum street width of 32'.

The right-of-way accommodates two travel lanes and parking is provided parallel to the existing sidewalk.

... Improve Western Drive by repaving as a modified ruralized roadway, with an attractively designed exposed aggregate curb and gutter.

... Establish a pedestrian path ... surfaced with asphalt, to provide for pedestrians and occasional cyclists adjacent to Western Drive. The path should vary in its distance from the curb, as appropriate to the specific location.

... Retain the landscape quality of Western Drive by preserving existing trees.

In order to preserve the hedge, the pedestrian path meanders behind the landscaped area and then returns closer to the roadway.

... Underground overhead utilities.

- Section B

This is a typical street section, illustrating conditions at a point north of Western Court. At this point, the westerly side of the right-of-way holds a grove of mature trees which serve to frame important view corridors.

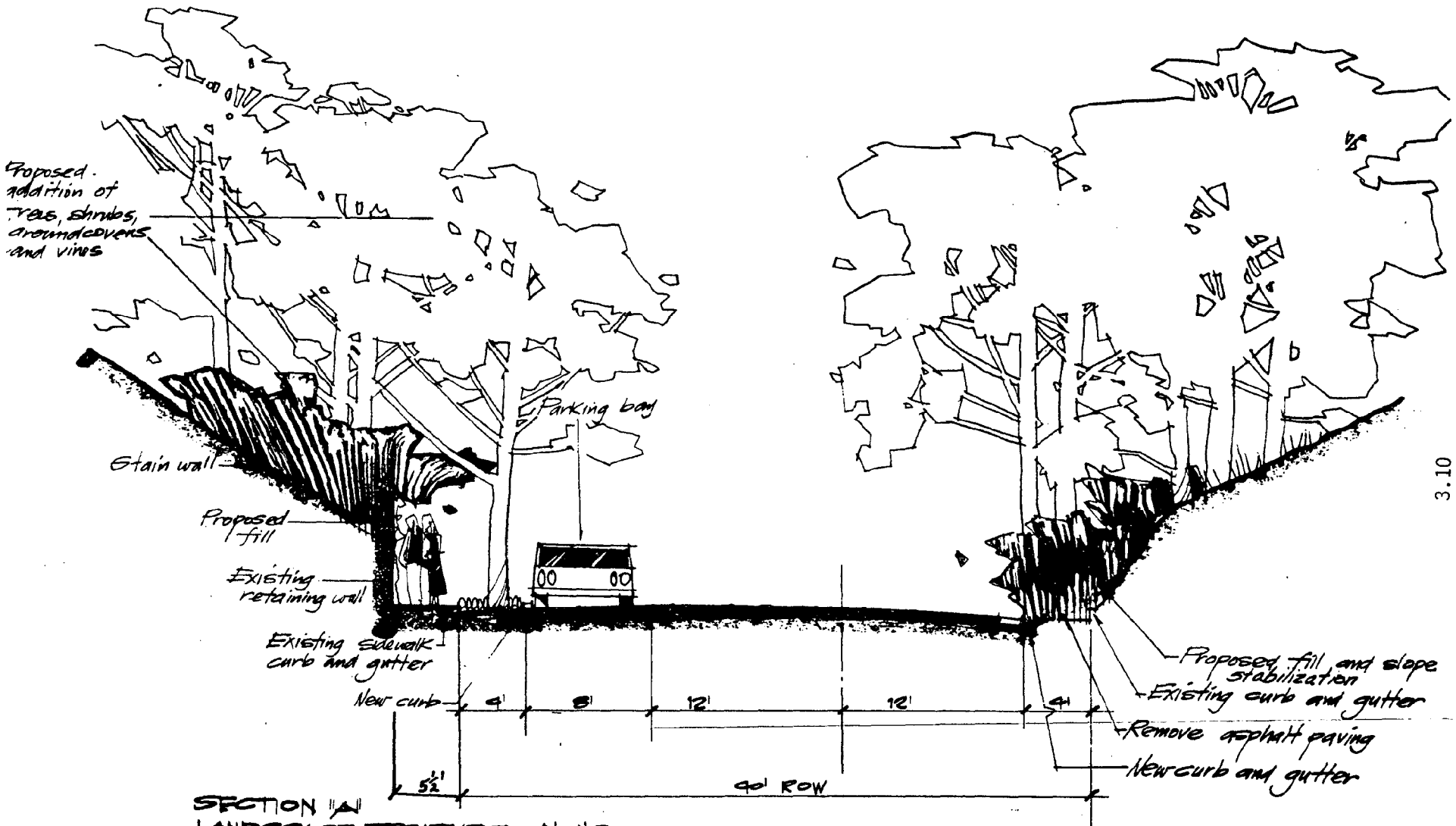
- Section B Illustrates the Following Plan Recommendations:

... Maintain the street width at two travel lanes, 24-28" maximum width.

In order to preserve the landscape, there is no provision for on-street parking at this point. Further north parking bays are provided.

... Establish a pedestrian path ... surfaced with asphalt, to provide for pedestrians and occasional cyclists adjacent to Western Drive. The path should vary in its distance from the curb, as appropriate to the specific location.

The illustration for this section shows the pedestrian path adjacent to the curb. At points further north and south, the path will vary in its distance from the curb meandering behind the grove trees.

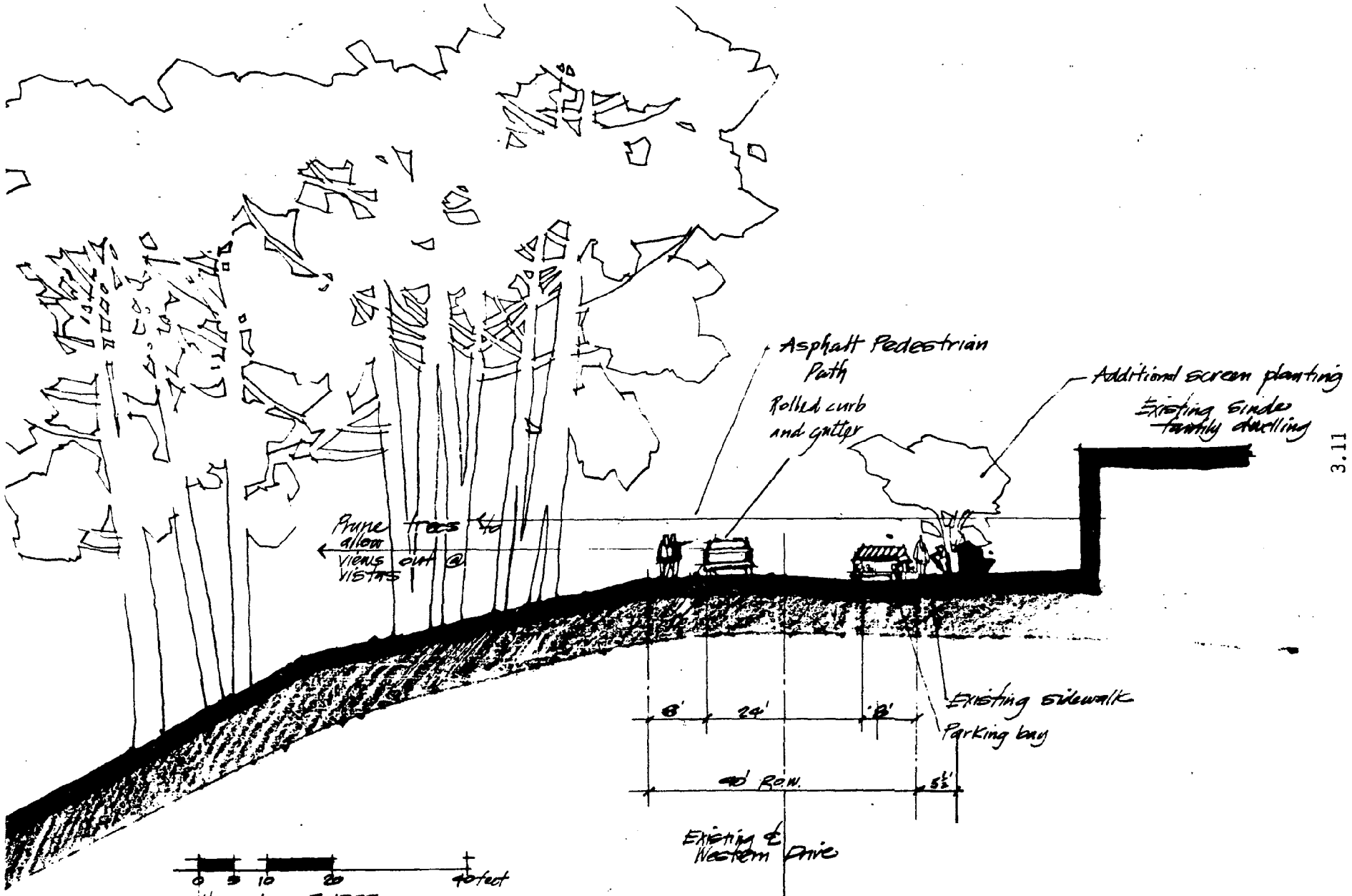


SECTION "A"
LANDSCAPE TREATMENT ALONG CUT BANKS and 40' ROADWAY
Western Drive, Santa Cruz

0 1 2 4 8 16 feet

November 7, 1977

3.10



November 7, 1977

SECTION B

Western Drive, Santa Cruz

LANDSCAPE TREATMENT ALONG GREENBELT

3.11

... Retain the landscape quality of Western Drive by preserving existing trees in the public domain.

On-street parking is not provided here, and the trees are pruned to facilitate enjoyment of the scenic vistas to the west.

... Underground overhead utilities.

- Section C

This section illustrates a right-of-way design for the area immediately north of the Flower Street intersection. The properties to the east of the right-of-way are developed in single-family units. Although there are sidewalks at the frontage of one or two lots, the great majority of the existing improvements simply consist of curb and gutter.

- Section C Illustrates the Following Plan Recommendations:

... Maintain the street width at two travel lanes and one parking lane, a maximum width of 32'.

... Improve Western Drive by repaving with certain existing exceptions as a modified ruralized roadway with an attractively designed exposed aggregate curb and gutter.

... Establish a pedestrian path ... surfaced with asphalt, to provide for pedestrians and occasional cyclists adjacent to Western Drive. The path should vary in its distance from the curb, as appropriate to the specific location.

As in Section A, on-street parking is provided in a parking lane adjacent to the existing street improvements. A pedestrian path is placed to the opposite side of the right-of-way.

This section also illustrates the concept of cyclists having the option of using the two travel lanes or the asphalt path.

... Establish a drainage system which returns water into the soil and/or the canyons.

... Underground overhead utilities.

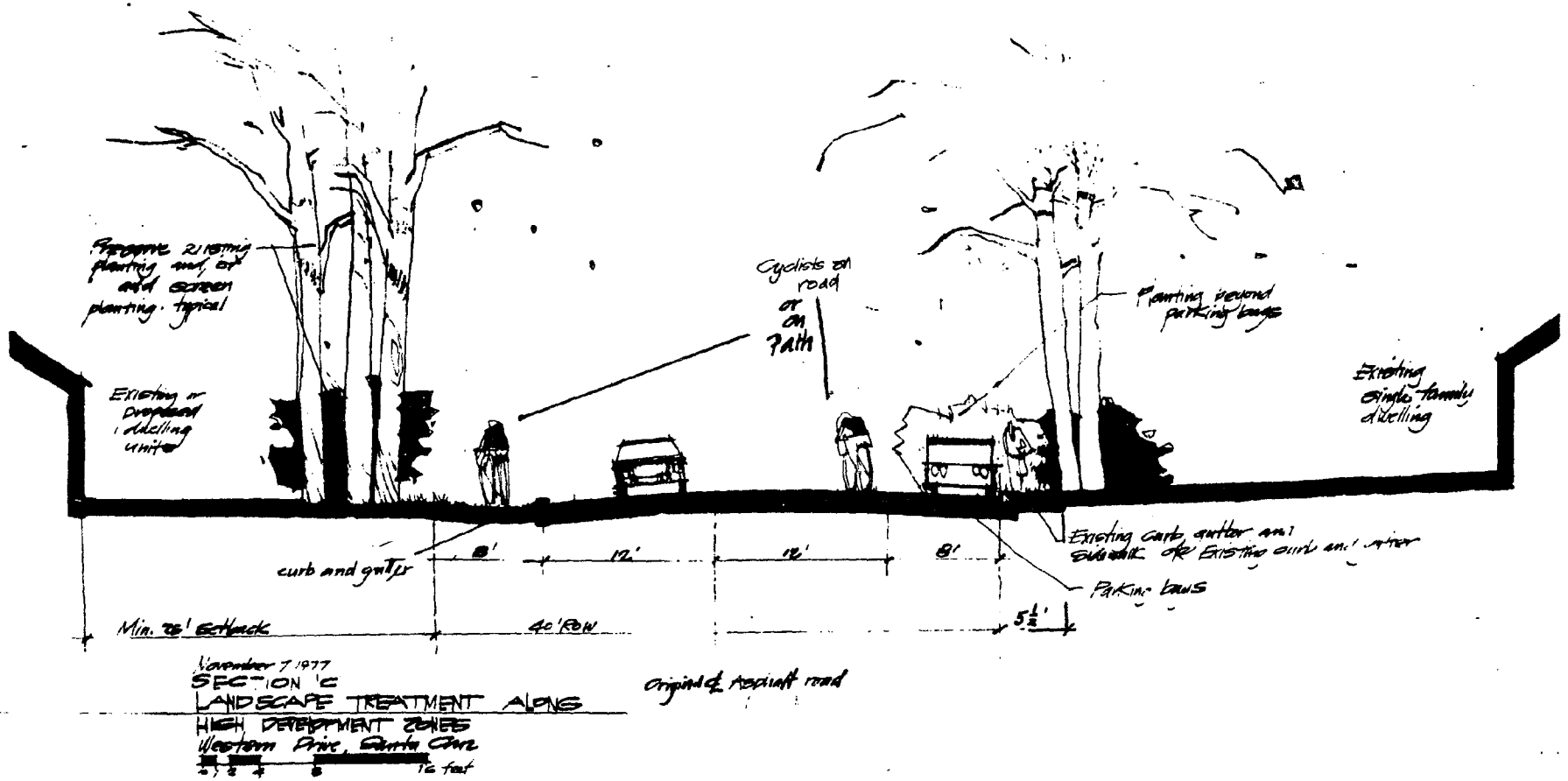
- Section D

This section is typical of the area south of the High Street intersection, where street improvements have not been constructed.

- Section D Illustrates the Following Plan Recommendations:

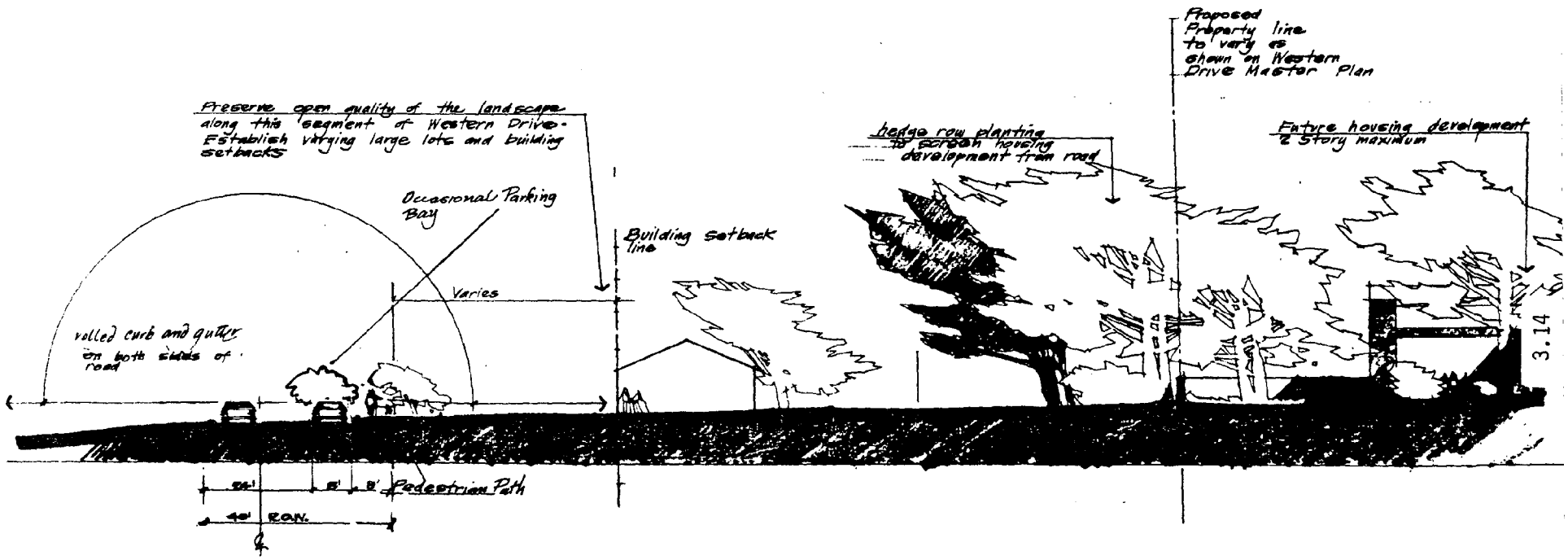
... Maintain the street width at two travel lanes, 24-28', with parking bays where feasible along the newly developed street.

... Improve Western Drive by repaving as a modified ruralized roadway with an attractively designed exposed aggregate curb and gutter.


Preserve existing planting and/or add screen planting - typical
Existing or proposed dwelling units
Cyclists on road or on path
Planting beyond parking bays
Existing single family dwelling
curb and gutter
8'
12'
12'
8'
Existing curb, gutter and sidewalk or existing curb and gutter
Parking bays
Min. 25' Setback
40' ROW
5½'
November 7 1977
SECTION 'C'
LANDSCAPE TREATMENT ALONG
HIGH DEVELOPMENT ZONES
Western Drive, Santa Cruz
Original edge of asphalt road
0 2 4 8 16 feet

3.13

Moore Creek Canyon



SECTION 'D'
Western Drive, Santa Cruz.
November 7 1977
LANDSCAPE TREATMENT ADJACENT TO OPEN AREAS

... Establish a pedestrian path, preferably on the westerly side of the street, surfaced with asphalt to provide for pedestrian circulation and to accommodate occasional cyclists.

... Establish a drainage system which returns water into the soil and/or the canyons.

This section illustrates a section of Western Drive where it is possible to treat both edgs of the roadway in a modified ruralized manner. The design accommodates two travel lanes, and a multi-purpose pedestrian path. Occasionally, where it is feasible to provide landscaped parking bays without impacting existing development, a small number of bays can be included.

... Establish large lots adjacent to Western Drive in future subdivisions.

... Establish a varied building setback line for all properties adjacent to Western Drive.

... At the rear property lines, plant naturalized hedges and trees to screen and reduce the impact of subdivided areas.

Section D also illustrates the design concepts recommended for the properties adjacent to the right-of-way: large lots with varying building setbacks and hedge row planting designed to screen additional development, potentially higher density development, from view from the roadway.

- General Guidelines

1. To the greatest degree possible, roads, driveways, and structures should be constructed in such a manner so as to maintain the existing surface water runoff pattern. The existing topography of developable properties will have to be studied closely, as well as the existing hydrologic regime.

2. Attempts should be made to reduce the amount of impervious surface provided through the development of streets and driveways by narrowing street widths and substituting pervious materials where possible. Reducing the amount of asphalt by utilizing a system of one-way driveways, or utilizing diagonal parking may be appropriate in certain instances. Common driveways should be utilized whenever possible.

3. Clustering dwelling units to the same density as that permitted under single-family subdivision standards, but on a smaller land area, results in a significant reduction in land coverage. Not only do the dwellings themselves cover less of the landform, but fewer residential streets and driveways are generally required.

4. Parking should be covered. This reduces the amount of exposed contaminants that would be gathered by moving surface water. Vacuum street sweeping of streets and exposed parking areas produces a significant reduction in sediment.

5. Retain existing vegetation on slopes adjacent to Moore Creek.

6. Extensively revegetate slopes adjacent to Moore Creek that will be receiving increased amounts of runoff.

7. Landscape design for this area should avoid the use of plant materials that require extensive irrigation. This is especially important in areas that approach the slopeline.

8. Dense planting should be encouraged. A relatively dense planting retains rainwater, holds it and allows it to evaporte, rather than flow across the land surface. This process also results in a reduction in the amount of sediment, and hence the amount of pollutants, carried to the canyon.

9. Landscaped buffer areas between roads, parking areas and homes should be utilized to slow down storm water runoff.

10. In cases where rainfall concentrating on roofs would cause sheetwash, raingutters should be installed to channel the runoff. The force of the water coming from the gutters should be dissipated.

11. The use of dry wells and seepage pits should be investigated. In the Western Drive area, a large-scale use of this type of mitigating measure does not seem feasible, due to the type of soils in the area.

12. The use of storm water retention ponds or basins may be appropriate in certain instances. Storm water retention ponds hold the drainage from a heavy storm and allow it to feed into a creek at a controlled rate. This reduces the possibility of streambed erosion during high water flows.

13. When a mitigating measure concentrates runoff in sufficient amounts to require sedimentation control, devices, such as sand and gravel filters, should be designed so as to minimize the possibility of clogging through siltation. The amount of maintenance required to keep such systems functioning should be carefully evaluated.

14. Grading should not take place during the west season. All grading should be done in conformance with ordinance provisions for grading and Conservation Regulations.

- Design Guidelines

The following draft design guidelines have been prepared to assist architects, developers and homeowners in planning for new development and for improvements to existing development in the Western Drive Master Plan area. The guidelines function to clarify existing relationships and to sensitize designers to the existing character of the area. The guidelines suggest design methods that can result in a successful integration of development and natural environment, and create a transitional area between urban and rural uses.

General Guidelines

1) New development should be designed to be consistent with the natural landforms and major vegetation of the area and to take advantage of existing landscape.

2) New development should be designed so that, to the greatest extent possible, public view corridors are preserved and additional view corridors created.

3) In standard subdivision developments, units should be designed and sited so as to avoid repetitive elements and to vary sizes of lots and sizes of units within a subdivision. Units should be placed at varying setbacks.

4) In cluster development, including community housing projects, units should be designed and sited so as to avoid repetitive elements. A cluster combination may include structures of varying sizes. "Farm-complex" cluster may be appropriate for small scale developments.

5) In all developments, placement of structures and building heights should be modulated so that view corridors within the development are enhanced and, if possible, new view corridors created.

6) Streets and driveways should be designed to incorporate curves or other such modulations. A curvature in a street design serves to block direct sightlines, and hence reduces the visual impact of moving and parking automobiles. Driveway widths should be narrow and common driveways used wherever possible.

7) Unit design should result in removing the automobile, garages and open carports from view from both the Western Drive right-of-way and the Moore Creek Canyon corridor.

8) In general, small structures may be shaped in an austere manner. Larger structures need modulations and a site with considerable surrounding open space. Building height and bulk should relate directly to the amount of open space and not overwhelm the site.

9) Exterior materials should reflect rural building concepts. Materials such as shingles or horizontal siding may be appropriate, while prestressed concrete would normally not be associated with a rural character.

10) Roof materials and shapes are extremely important to the character of the area. Characteristic of rural architecture are hop roofs, salt-box shapes, gables with dormers, and gambrels. Common materials include shakes and shingles, both wood and composition.

11) New development should avoid the use of elements that are associated with urban uses, such as large expanses of plate glass and other reflective materials, such as plastic and aluminum. This is especially important for elevations facing the Western Drive right-of-way.

12) Colors should be chosen from a series of muted earth-tones, reflecting a natural or weathered feeling. In conjunction with specific designs, white or barn-red may be appropriate.

13) Materials should be those normally associated with a specific building style.

14) Fencing should follow a rural pattern using an open post construction. In certain instances, it may be appropriate to reconstruct some of the unique designs existing in the area, including stone posts and hinged gates.

15) Units constructed along Western Drive should be placed on large lots and sited away from the street at varying setbacks.

16) For units facing Western Drive, urban elements such as balconies and open decks should be avoided. Design modifications that reflect rural design characteristics, for example the use of proches, should be attempted. For example, it may be appropriate to reflect the spatial feeling of a porch by designing a deck with a trellis canopy.

17) Units developed along Moore Creek Canyon should be sited and designed to minimize the visual impact on the canyon area.

18) Units developed along Moore Creek Canyon should be placed at varying setbacks from the slope setback line.

19) Accessory structures on properties adjacent to the canyon should be minimized and substitutes developed consistent with the natural environment. For example, landscaping, rather than fences, may be used to delineate private yard areas.

20) Where lots abut public access points to the canyon corridors, dwelling units should be sited at a distance from the accessway to enhance the feeling of open space. Proposed fences near public access points must be sensitively placed and designed so as not to disturb the visual continuity of the open area.

BEACH AREA PLAN

The Beach Area Plan covers the geographic area defined by Monterey Bay on the south, Front Street on the west, the bluff of Beach Hill on the north, and the San Lorenzo River on the east. Encompassing slightly less than 100 acres, the Beach Area has four distinct subareas: the Beach Flats, Beach Hill, the Beach Commercial area, and the Municipal Wharf.

General Plan Coastal Land Use Policy addresses each subarea. These policy statements are contained in the Beach Area Plan (adopted July, 1980). These policies and programs are also set forth in the Coastal Matrix.

- Overview

As a specific area plan, the Western Drive Master Plan works together with the General Plan for the City of Santa Cruz. An area plan, prepared in conformance with General Plan recommendations, provides an opportunity to develop policies and programs on a greater level of specificity than can be accommodated in the General Plan itself.

The recommendations in the Western Drive Master Plan were developed to respond to Coastal Act requirements. In 1977, with the passage of the Coastal Act, the coastal zone line was moved inland, running north-south at the easterly edge of the Western Drive right-of-way, hence placing the street and the lands west of the street under Coastal Commission jurisdiction. The basis given for the Coastal designation was that Moore Creek Canyon, at the time of the designation, presented an urban limit. The lands bordering Moore Creek were largely undeveloped and, therefore, were critical in forming a transitional area between urban and rural uses. It was felt that development on this land could have potential for adversely impacting the viewshed of the north coast public recreation area, and could disturb Moore Creek, its wildlife and riparian habitat, and downstream ponds and waters. At the same time, Moore Creek Canyon appeared to provide an attractive inland link to coastal recreation resources at Natural Bridges State Park. Since 1977, City plans and programs and private development proposals for the lands west of Western Drive have been required to acknowledge and address these coastal issues.

The recommendations in the Western Drive Master Plan fall into three major categories: improving the Western Drive right-of-way; retaining the rural character of the area; and, protecting Moore Creek and Arroyo Seco Canyons and providing public access to them. In order to implement plan recommendations, action is necessary in both the public and private domain.

The major recommendations in the public domain center on the improvement of the Western Drive right-of-way. The plan suggests maintaining the street width at two travel lanes, 24-28', except where Western Drive meets Highway One, Meder and High Streets. At these points, a 32-40' width appears necessary to accommodate turning movements. The plan recommends the use of an exposed aggregate surface for curb and gutter treatment. Instead of the standard sidewalk, a multi-purpose asphalt path is recommended on one side of the right-of-way. The street design serves to retain the rural character of the area, preserve existing trees, and minimize impact to existing development.

In the private domain, the plan emphasizes minimizing streets and driveways leading into Western Drive, placing large lots adjacent to the right-of-way, and using landscape to reduce the impact of development. Sketches are provided to assist in the preparation of specific street plans; design guidelines and a plant materials list are provided to encourage the integration of new development with the existing area.

The Master Plan recommends that the canyons be maintained as public resources, available to citizens for wildlife study, vista appreciation or similar recreational activities. Indications of lands recommended to be placed in the public domain, as well as public access points, are made on the Master Plan Map. Protection of Moore Creek is addressed by drainage planning guidelines, as well as recommendations to retain landscape, to restrict building on slopes in

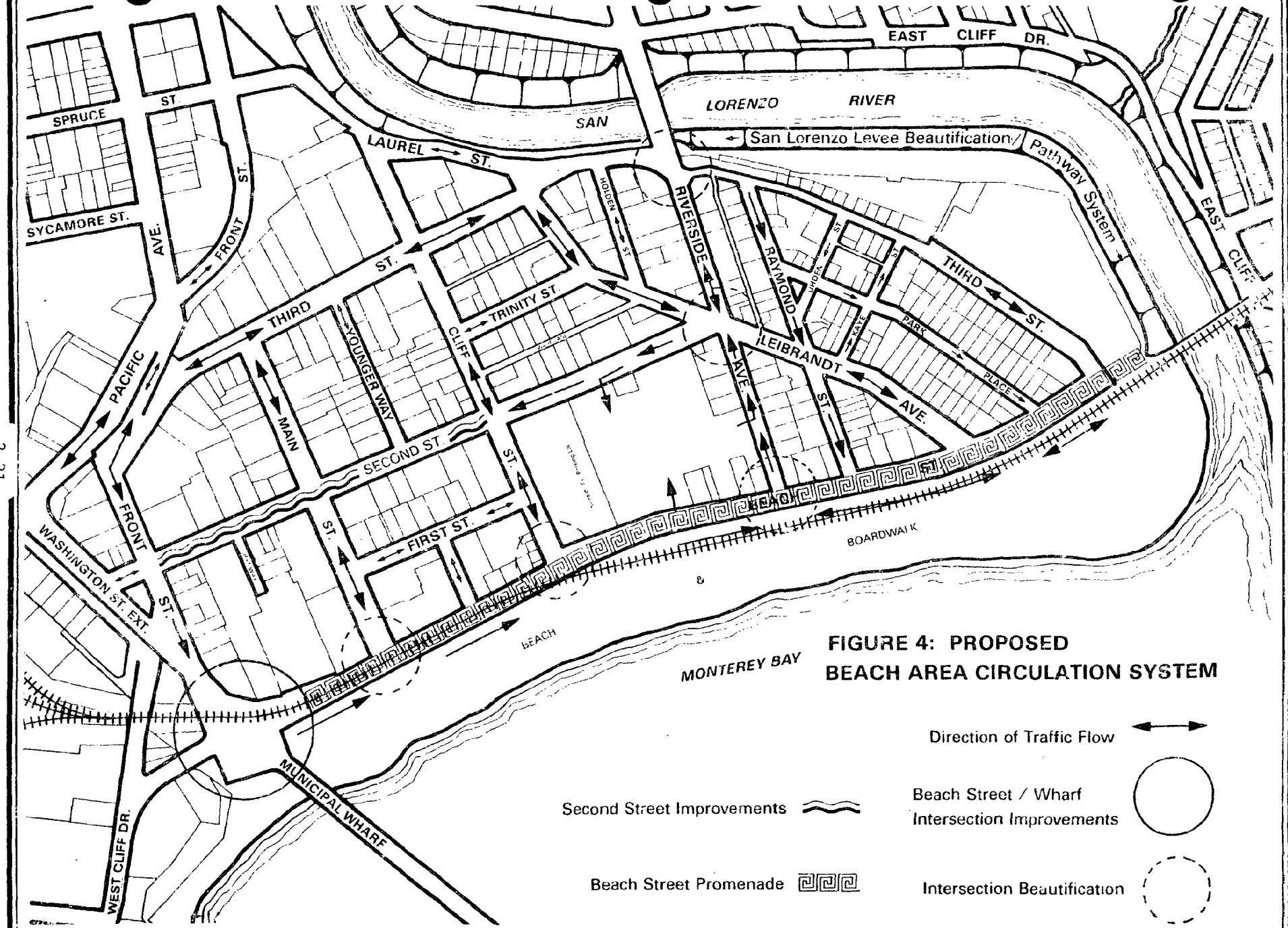


FIGURE 4: PROPOSED BEACH AREA CIRCULATION SYSTEM

Direction of Traffic Flow

Second Street Improvements

Beach Street / Wharf Intersection Improvements

Beach Street Promenade

Intersection Beautification

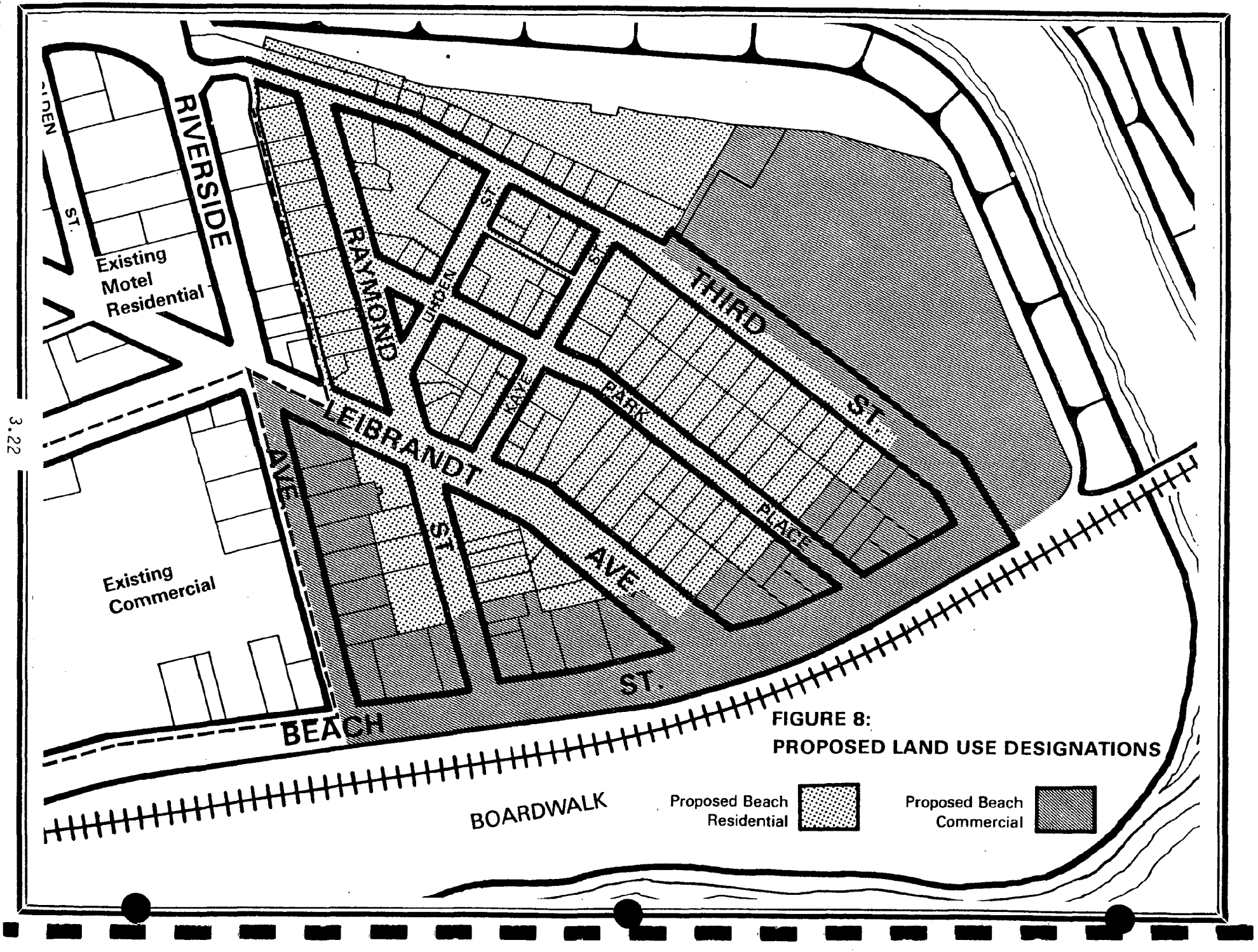
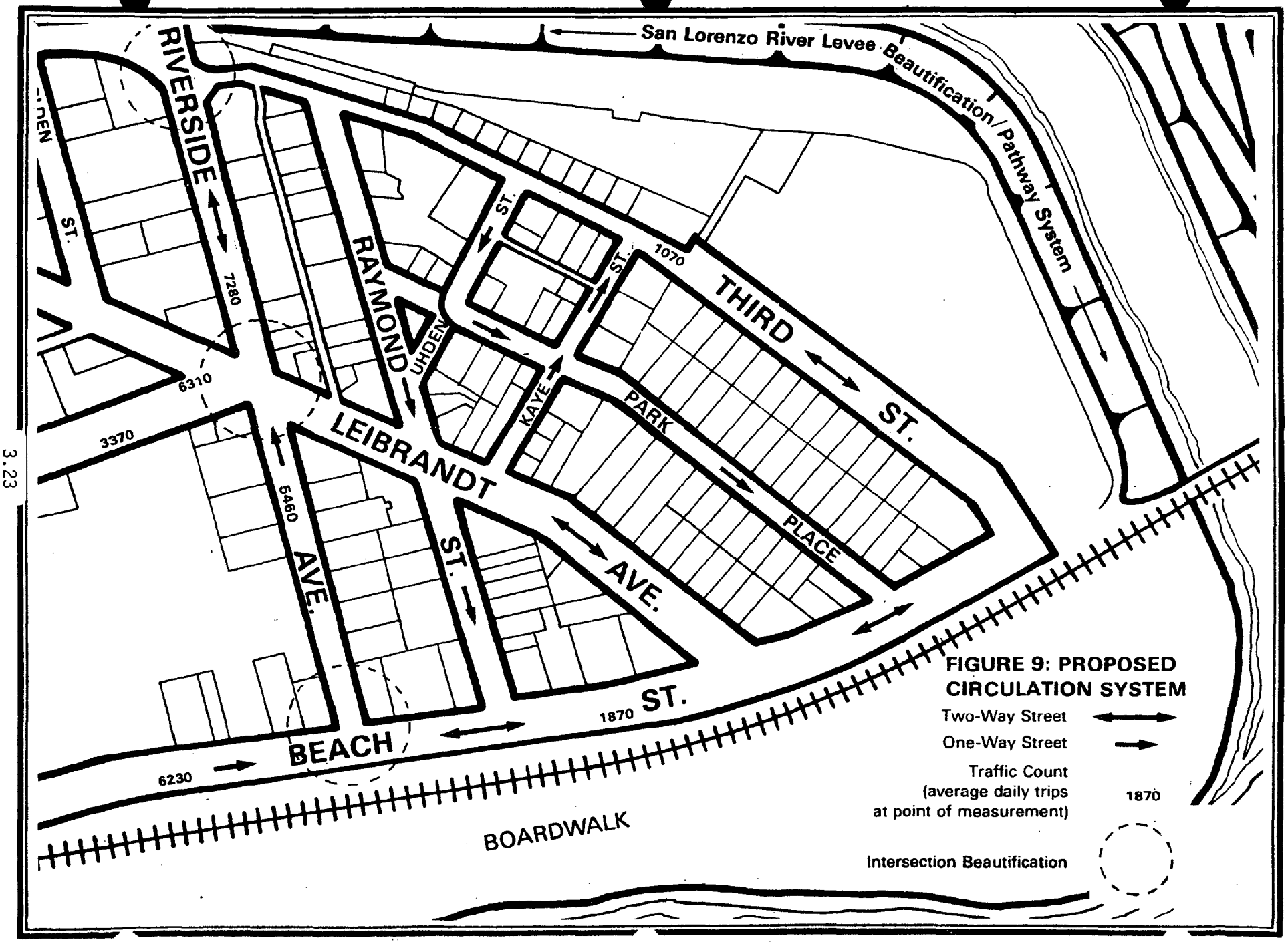


FIGURE 8:
PROPOSED LAND USE DESIGNATIONS


San Lorenzo River Levee Beautification/Pathway System
RIVERSIDE
ST.
7280
6310
3370
RAYMOND
UHDEN
ST.
ST.
1070
THIRD
ST.
KAYE
PARK
PLACE
LEIBRANDT
5460
AVE.
ST.
AVE.
1870 ST.
BEACH
6230
BOARDWALK
FIGURE 9: PROPOSED CIRCULATION SYSTEM
Two-Way Street
One-Way Street
Traffic Count (average daily trips at point of measurement)
1870
Intersection Beautification

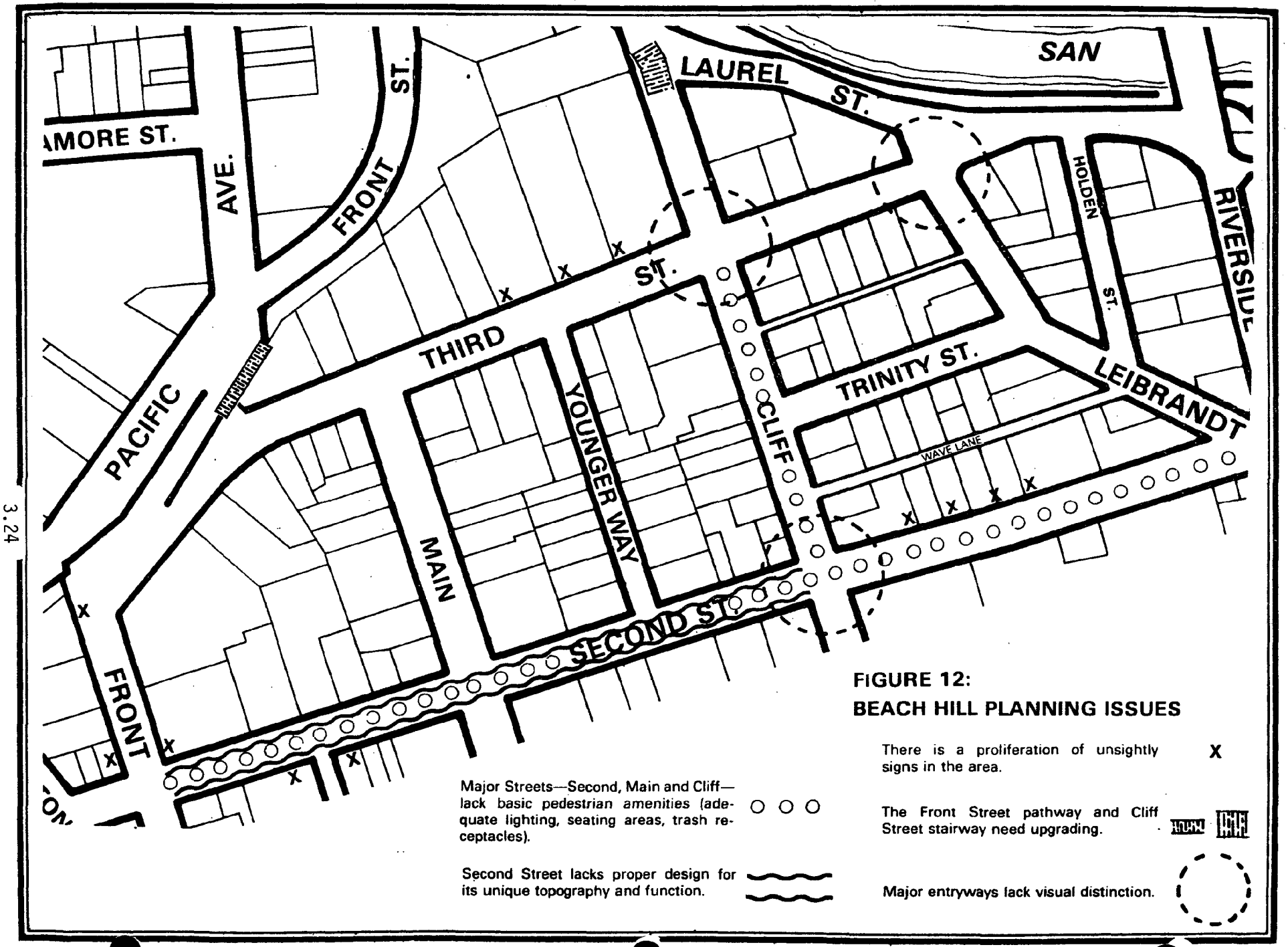


FIGURE 12:
BEACH HILL PLANNING ISSUES

X There is a proliferation of unsightly signs in the area.

The Front Street pathway and Cliff Street stairway need upgrading.

Major entryways lack visual distinction.

Major Streets—Second, Main and Cliff—lack basic pedestrian amenities (adequate lighting, seating areas, trash receptacles).

Second Street lacks proper design for its unique topography and function.

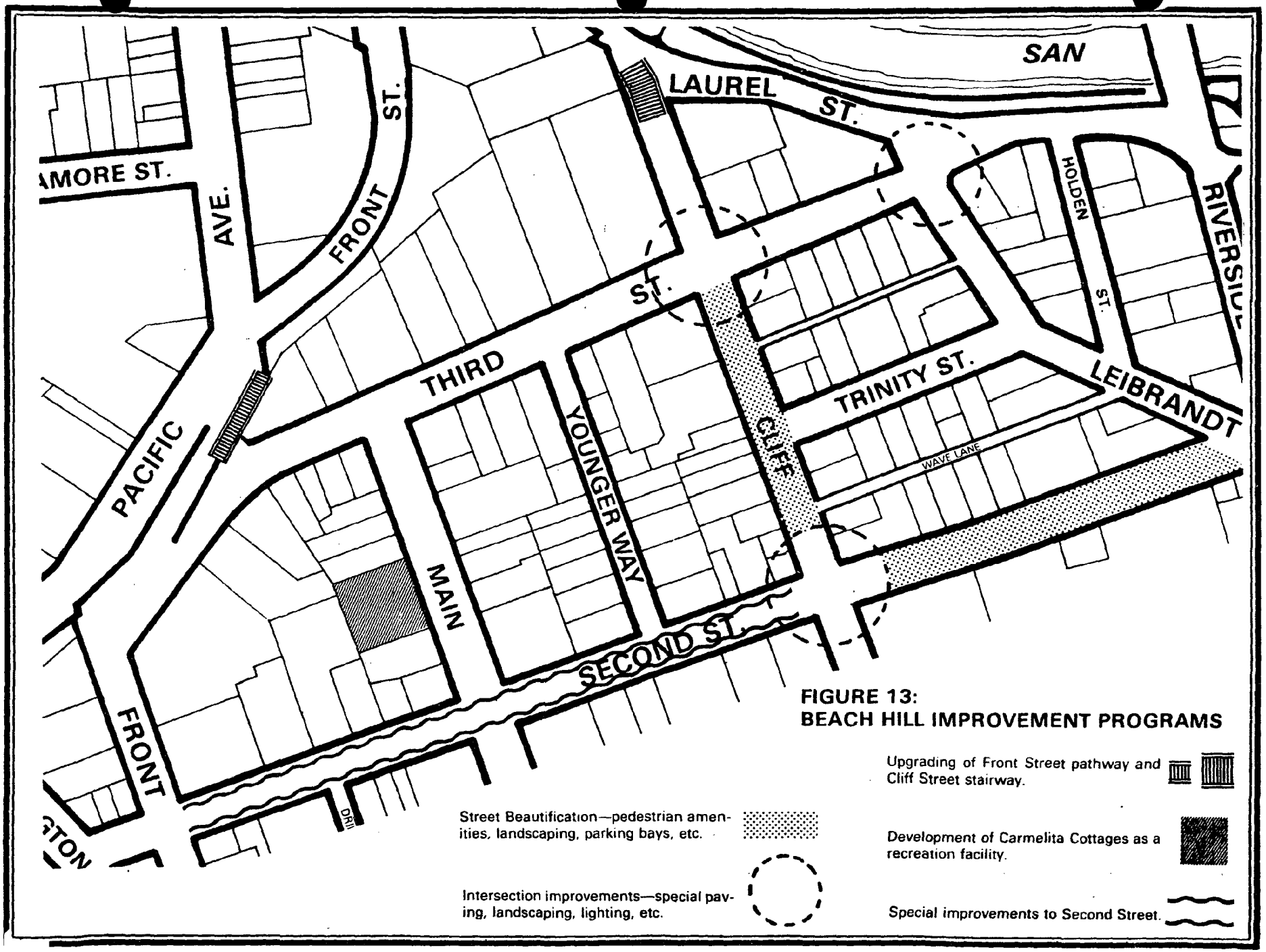


FIGURE 13:
BEACH HILL IMPROVEMENT PROGRAMS

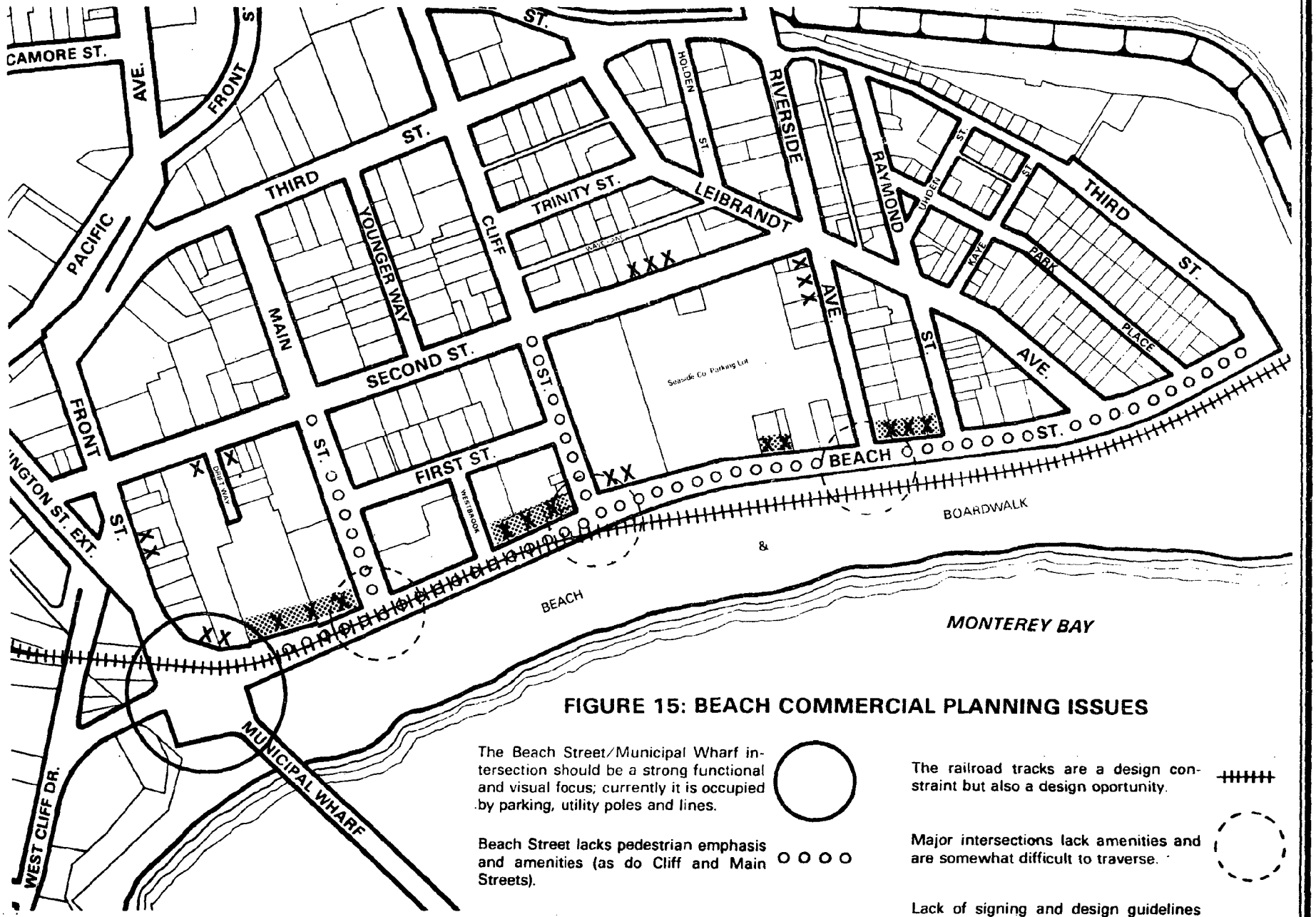


FIGURE 15: BEACH COMMERCIAL PLANNING ISSUES

The Beach Street/Municipal Wharf intersection should be a strong functional and visual focus; currently it is occupied by parking, utility poles and lines.

Beach Street lacks pedestrian emphasis and amenities (as do Cliff and Main Streets).

Building frontages along Beach Street lack unifying design elements.

The railroad tracks are a design constraint but also a design oportunity.

Major intersections lack amenities and are somewhat difficult to traverse.

Lack of signing and design guidelines contribute to the disjointed appearance of the subarea.

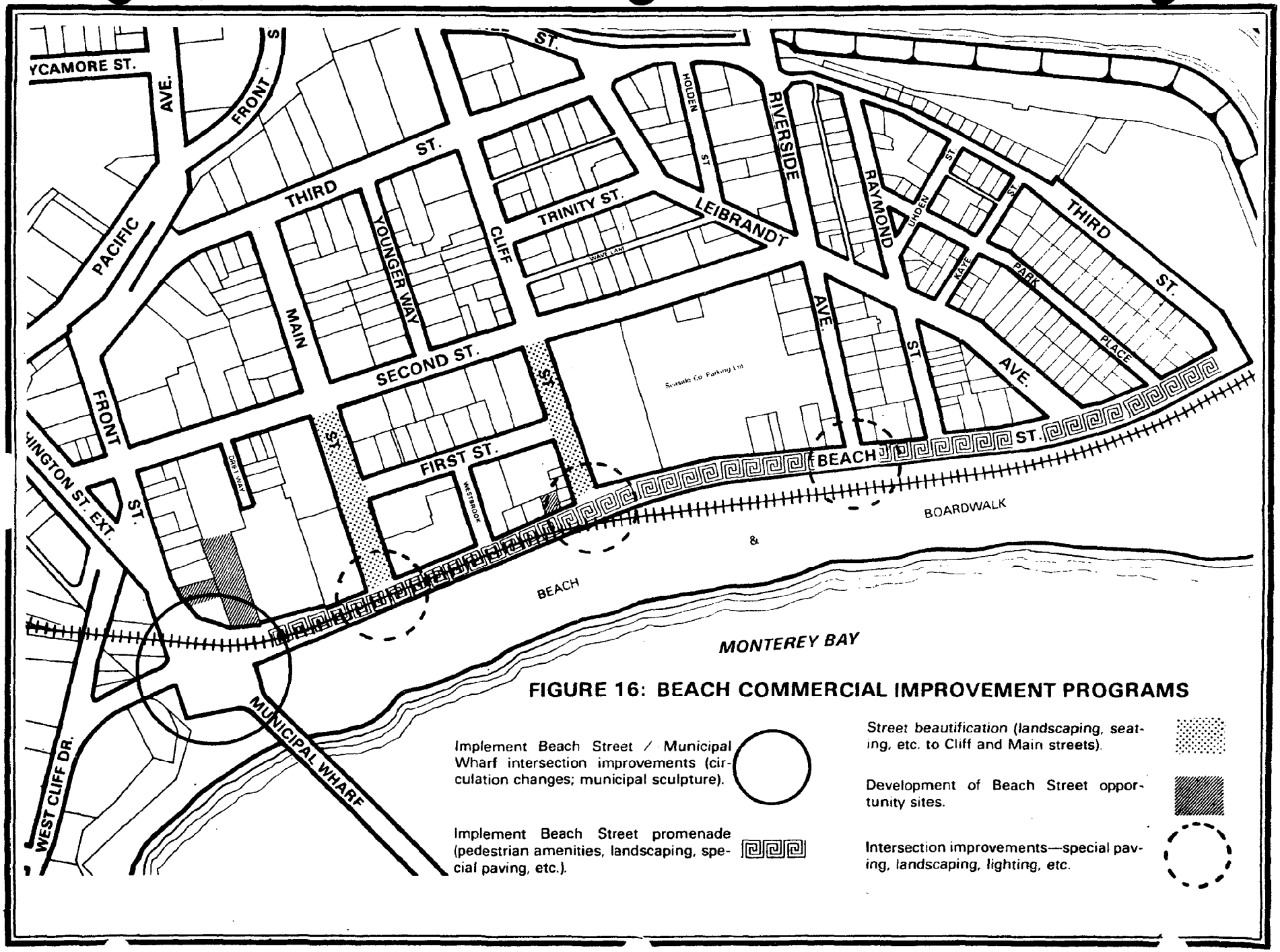


FIGURE 16: BEACH COMMERCIAL IMPROVEMENT PROGRAMS

Implement Beach Street / Municipal Wharf intersection improvements (circulation changes; municipal sculpture).

Implement Beach Street promenade (pedestrian amenities, landscaping, special paving, etc.).

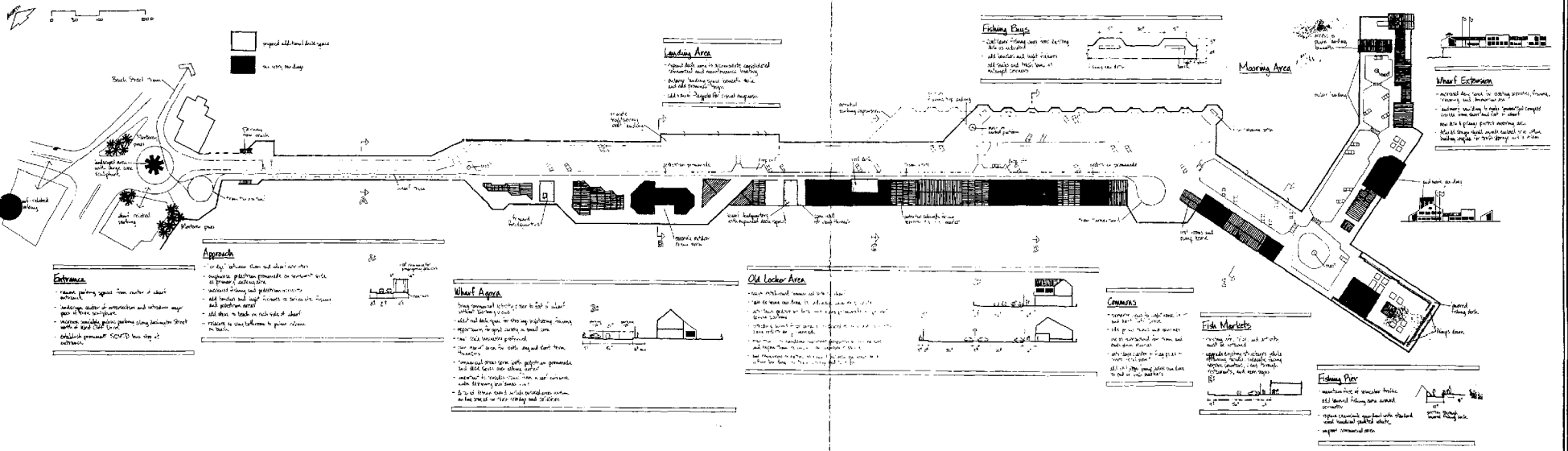
Street beautification (landscaping, seating, etc. to Cliff and Main streets).

Development of Beach Street opportunity sites.

Intersection improvements—special paving, landscaping, lighting, etc.

Finally, the Beach Area Plan includes a section on the Municipal Wharf calling for improvements to that facility. In the short-term, some dilapidated structures on the wharf will likely be demolished and replaced. In the longer term, a major augmentation to the wharf is suggested, the wharf arm extension. In this longer time frame, significant changes to circulation are proposed including a jitney or people-mover serving the wharf and connecting to the Beach Street promenade. Again, the objectives of improvements on the wharf are to create a more appealing environment for tourists and residents alike, with emphasis on marine uses and coastal-dependent activities.

FIGURE 21: SANTA CRUZ MUNICIPAL WHARF SITE PLAN



Specific Coastal Area Plans

Certain areas, neighborhoods, and sites within the City have unique coastal features which are the subject of specific policies and programs in the Coastal Land Use Plan. This section of the Coastal Land Use Plan discusses these areas and provides specific information as to the special resources of this area.

Major coastal concerns addressed in the Western Drive Plan include habitat protection, land use intensity, and coastal access. For the beach area, coastal issues relate to visitor-services and accommodation as well as parking and design.

Other plans are available to guide development in unique coastal areas. These plans have been prepared by the City, as well as other agencies including UCSC, the University of California, Santa Cruz (UCSC), California State Parks Department, Santa Cruz Port District, and the Coastal Commission Staff. These elements have been excerpted where appropriate, and specific policies included the policy matrix for consideration in future developments within these areas. Documents in this section include the UCSC Marine Lab Long-Range Development Plan, Natural Bridges State Beach Plan, Twin Lakes State Beach plan, and the Santa Cruz Harbor Development Plan. Land use designations in the following plans clarify and more precisely define those found in the General Plan. If a conflict exists, those designations found in the area plan apply.

State of California - The Resources Agency
Department of Parks and Recreation

NATURAL BRIDGES STATE BEACH

Local Coastal Programs
Coastal Unit Evaluation

August 1980

FOREWORD

The purpose of this study is to provide information necessary to appropriately complete the Local Coastal Program encompassing this unit of the State Park System. Additionally, this plan will provide information regarding the intent of the Department to develop and manage the unit consistent with its mandated objectives. Further study will be necessary before details of the planned actions can be determined.

The Public Resources Code defines the various classifications of State Park System units in the following manner.

ARTICLE 1.7.
CLASSIFICATION OF UNITS OF THE
STATE PARK SYSTEM

5019.50. Classification of units of state park system. All units which are or shall become a part of the state park system, except those units or parts of units designated by the Legislature as wilderness areas pursuant to Chapter 1.3 (commencing with Section 5093.30) of this division, shall be classified by the State Park and Recreation Commission into one of the categories specified in this article.

5019.53. State Parks. State Parks consist of relatively spacious areas of outstanding scenic or natural character, oftentimes also containing significant historical, archaeological, ecological, geological, or other such values. The purpose of state parks shall be to preserve outstanding natural, scenic, and cultural values, indigenous acquatic and terrestrial fauna and flora, and the most significant examples of such ecological regions of California as the Sierra Nevada, northeast volcanic, great valley, coastal strip, Klamath-Siskiyou Mountains, southwest mountains and valleys, redwoods, foothills and low coastal mountains, and desert and desert mountains.

Each state park shall be managed as a composite whole in order to restore, protect, and maintain its native environmental complexes to the extent compatible with the primary purpose for which the park was established.

Improvements undertaken within state parks shall be for the purpose of making the areas available for public enjoyment and education in a manner consistent with the preservation of natural, scenic, cultural, and ecological values for present and future generations. Improvements may be undertaken to provide for recreational activities including, but not limited to, camping, picnicking, sightseeing, nature study, hiking, and horseback riding, so long as such improvements involve no major modification of

lands, forests, or waters. Improvements which do not directly enhance the public's enjoyment of the natural, scenic, cultural, or ecological values of the resource, which are attractions in themselves, or which are otherwise available to the public within a reasonable distance outside the park, shall not be undertaken within state parks.

State parks may be established in either the terrestrial or underwater environments of the state.

5019.56. State Recreation Units. State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities. Such units shall be designated by the commission by naming, in accordance with the provisions of Article 1 (commencing with Section 5001) and this article relating to classification.

In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics.

State recreation units may be established in the terrestrial or underwater environments of the state and shall be further classified as one of the following types:

(a)...

(b)...

(c)...

(d) State beaches, consisting of areas with frontage on the ocean, or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves.

(e)...

5019.65. State Reserves. State reserves consist of areas embracing outstanding natural or scenic characteristics of statewide significance. The purpose of a state reserve is to preserve its native ecological associations, unique faunal or floral characteristics, geological features, and scenic qualities in a condition of undisturbed integrity. Resource manipulation shall be restricted to the minimum required to negate the deleterious influences of man.

Improvements undertaken shall be for the purpose of making the areas available, on a day use basis, for public enjoyment and education in a manner consistent with the preservation of their natural features. Living and nonliving resources contained within state reserves shall not be disturbed or removed for other than scientific or management purposes.

State reserves may be established in the terrestrial or underwater environments of the state.

5019.71. Natural Preserves. Natural preserves consist of distinct areas of outstanding natural or scientific significance established within the boundaries of other state park system units. The purpose of natural preserves shall be to preserve such features as rare or endangered plant and animal species and their supporting ecosystems, representative examples of plant or animal communities existing in California prior to the impact of civilization, geological features illustrative of geological processes, significant fossil occurrences or geological features of cultural or economic interest, or topographic features, illustrative of representative or unique biographical patterns. Areas set aside as natural preserves shall be of sufficient size to allow, where possible, the natural dynamics of ecological interaction to continue without interference, and to provide, in all cases, a practicable management unit. Habitat manipulation shall be permitted only in those areas found by scientific analysis to require manipulation to preserve the species or associations which constitute the basis for the establishment of the natural preserve.

Any potential acquisition proposals that may be shown here are intended for long-range planning purposes only, and are not a commitment for acquisition.

The provision of facilities indicated on the lands not presently owned by the California Department of Parks and Recreation is contingent on State acquisition of those lands. Land uses shown represent potential opportunities based on available data. Additional investigations will be initiated if and when acquisition is completed, and alternate land uses may be indicated or necessitated by further study.

The Department's concerns regarding the future development of this unit and the impacts of surrounding land uses are reflected conceptually in this plan. Local Coastal Program staff and the Coastal Commission are respectfully requested to consider these concerns in the development of the Local Coastal Program and their certification.

Peter Dangermond, Jr.
Director
Department of Parks and Recreation

NATURAL BRIDGES STATE BEACH

PREFACE

Location: On the western edge of the City of Santa Cruz.
Size: 65.17 acres.
Ocean Frontage: 5,000 linear feet.
Existing Facilities:
Day Use -- Parking for 265 (175 paved; 50 overlooks; 40 unpaved)
60 picnic units.
Trails -- .75 mile.
Operations -- Park office, ranger residence (1)
Coastal Region: Central Coastal
Related LCPs: City of Santa Cruz
Visitation: 417,448 annual attendance (1978/79).

DESCRIPTION

Location: Natural Bridges State Beach is located within the City of Santa Cruz on West Cliff Drive. State Highway 1 parallels the coast one-half mile inland, and the new Wilder Ranch State Park begins only a half mile upcoast from Natural Bridges.

Character and Existing Land Use/Facilities: Natural Bridges State Beach has a large pocket beach, but there are two other major attractions which draw people to this unit. One natural bridge (the unit's namesake), remains; another larger one collapsed in early 1980. The other attractions are the Monarch butterflies that over-winter at the area and the tidepools which are accessible from this point.

The State provides: 1) an overlook near the ocean and the Natural Bridge; and 2) a 175-car parking lot for picnic, beach, and tidepool visitors and those observing the butterflies or other features at the state beach.

The northern inland quarter of the site is a marsh. The existing day-use parking lot is situated in the center of the property, overlooking the beach and marsh. The Monarch butterflies collect in a eucalyptus grove which runs through the middle of the property.

Resources: This unit has many sensitive features including but not limited to underwater areas, intertidal zones, fragile coastal terraces and bluffs, wetland and riparian areas, sand dunes, and possibly archeological resources. In addiiton, the over-wintering area of the Monarch butterflies is reported to be one of the largest in the state and very important to their survival. Vegetation cover in many areas is very sensitive to visitor use and needs adequate protection. Spectacular scenery and views should be protected and maintained for future generations to enjoy.

A great amount of the vegetation at the area is exotic in nature. However, the iceplant is helping to stabilize sand dunes and their movement, and the eucalyptus grove provides protection to the butterflies, so these to non-natives are serving very useful purposes and should not be altered, without suitable alternatives being implemented.

With the various types of habitats present, there are many types of land and water associated birds present on the area. This area is also favorable to a number of mammal species.

The area is used by visitors for many beach oriented activities including swimming, surfing, fishing, sunbathing, and sightseeing. It has always been a favorite spot for artists and photographers.

Purpose of Unit: The purpose of Natural Bridges State Beach is to make available for public enjoyment the beach resources and related scenic and natural values along the California coastline near the western limits of the City of Santa Cruz and including the geological feature known as the Natural Bridges. Every reasonable effort shall be made to protect the physical integrity and scenic quality of the remaining Natural Bridge. Developments shall be for the purpose of enhancing public enjoyment of the beach resource.

EVALUATION - ISSUES

Resource Management and Protection:

1. Vegetation management.
2. Marsh management.
3. Dune management.
4. Erosion.
5. Archeological considerations.
6. Habitat Management - butterfly and tidepool.

Visitor Demand: Public beach recreation along California's central coast is in heavy demand. At Natural Bridges State Beach, this heavy visitor use is accentuated by the added presence of the Monarch butterflies, nearby tidepools, and the Natural Bridge. It is anticipated that additional parking would be well used by the public. However, the park unit is small; this, and the current extent of development, can really not allow visitor capacity to substantially increase.

Existing Recreation and Developments:

1. The existing day-use parking lot was constructed on land that has prime value as an ocean overlook with picnicking and various day-use activities. Since the time of construction, the State has acquired additional land on the inland side of the park unit. This land seems to be more suitable for a parking facility.

2. Shifting sand is causing an operational problem at the overlook parking area.

3. Current access to the park unit necessitates travel through a residential area. A more direct, less obtrusive route would be most favorable.

Shoreline Access:

1. Visual access should be maintained at the existing overlook.

2. Physical access down to the beach seems to be adequate, but it should be often monitored for any problems caused by lack of controlled use (e.g., erosion, safety hazards, etc.).

RECOMMENDATIONS

Proposed Resource Management and Protection:

1. Vegetation management that may be practiced in this unit to maintain the natural ecological associations may include various methods of encouraging desired plants and discouraging less desirable species, pest plant control, reestablishing vegetation in depleted areas, and general habitat improvement. NB-1

   Methods of vegetative control may include mechanical physical removal, the use of herbicides as allowed by the Department's pesticide manual, or biological control.

   Planting suitable nectar producing plants to supplement the food supply for the over-wintering Monarch butterflies could enhance this population.

2. Marsh management will be practiced in this unit in accordance with the State's policy for the preservation of wetlands in perpetuity. It will be done in cooperation with knowledgeable county, state, and federal agencies, and other informed sources. NB-2

3. Dune management is needed in this unit to preserve the sand resources and to keep it from encroaching upon other valuable natural resources and developments. NB-3

   Dune management will include stabilizing the dunes by establishing plant cover, protecting the vegetative cover from noncompatible uses, and providing well-placed walkways or trails.

4. Erosion control is an important management consideration within this coastal area, and a continuing program is mandated to protect the fragile resources found in this zone. NB-4

5. If archeological sites are located in the unit, they will need
NB-5 protection and preservation. The Department of Parks and Recreation shall endeavor to preserve intact any Native American cultural resource in the State Park System.

Proposed Development:

1. Remove existing 175-space day-use parking lot. Renovate area to establish day-use/picnic area.

2. Construct a 350-car parking lot on newly acquired inland parcel.

3. Change existing access. Construct new access into park unit from Natural Bridges Drive at inland side of property.

4. Close existing park entry road but retain for maintenance use.

5. Retain overlook parking area and implement measures to control shifting sand.

6. Implement interpretive facilities (panels and interpretive center) for the Natural Bridge, tidepools, and Monarch butterflies.

UTILITIES AND TRANSPORTATION

Water: The increased parking capacity will not make a significant increase in water use at this unit.

Sewage: The increase in public use will bring about a minor increase in sewage demands.

Electrical: No significant increase.

Highway/Roads: The change in access to the park will require a change in signing and may require a change in the traffic flow patterns on Highway 1.

OFF-SITE LAND USE INFLUENCE

A trailer park is situated atop a high bluff, overlooking the state beach from the upcoast side. This site is a negative visual instrusion to an otherwise highly scenic area. Attempts to establish a vegetative screen have been started, but to no avail. Its been reported that the trailer park residents may be doing some heavy-handed "pruning" (they rip out the saplings) in order to preserve their view of the ocean. Alternatives need to be sought to screen negative visual intrusions.

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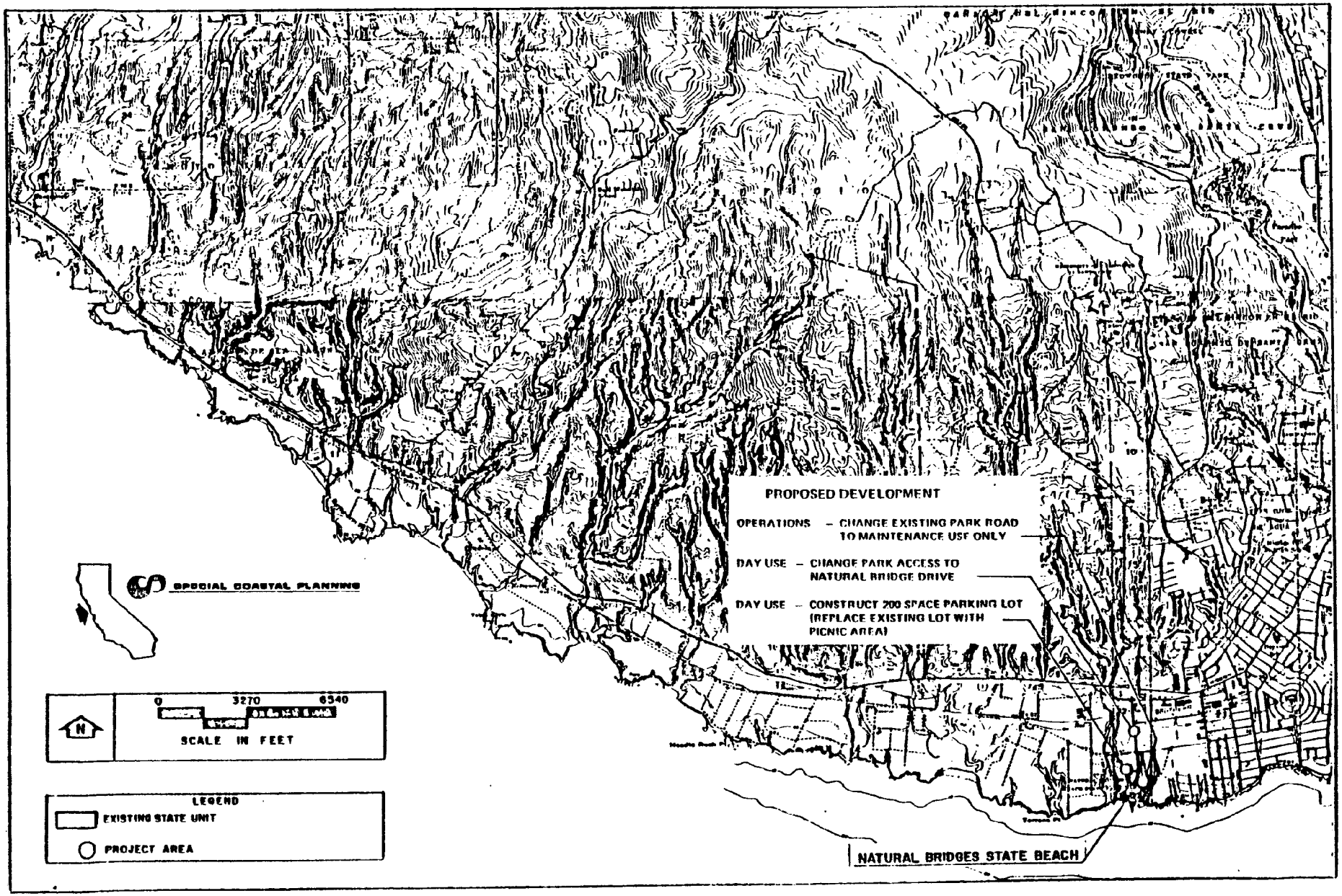
PROPOSED DEVELOPMENT
OPERATIONS – CHANGE EXISTING PARK ROAD TO MAINTENANCE USE ONLY
DAY USE – CHANGE PARK ACCESS TO NATURAL BRIDGE DRIVE
DAY USE – CONSTRUCT 200 SPACE PARKING LOT (REPLACE EXISTING LOT WITH PICNIC AREA)
SPECIAL COASTAL PLANNING
0
3270
6540
SCALE IN FEET
LEGEND
EXISTING STATE UNIT
PROJECT AREA
NATURAL BRIDGES STATE BEACH

State of California - The Resources Agency
Department of Parks and Recreation

TWIN LAKES STATE BEACH

Local Coastal Programs
Coastal Unit Evaluation

August 1980

FOREWORD

The purpose of this study is to provide information necessary to appropriately complete the Local Coastal Program encompassing this unit of the State Park System. Additionally, this plan will provide information regarding the intent of the Department to develop and manage the unit consistent with its mandated objectives. Further study will be necessary before details of the planned actions can be determined.

The Public Resources Code defines the various classifications of State Park System units in the following manner.

ARTICLE 1.7.
CLASSIFICATION OF UNITS OF THE
STATE PARK SYSTEM

5019.50. Classification of units of state park system. All units which are or shall become a part of the state park system, except those units or parts of units designated by the Legislature as wilderness areas pursuant to Chapter 1.3 (commencing with Section 5093.30) of this division, shall be classified by the State Park and Recreation Commission into one of the categories specified in this article.

5019.53. State Parks. State Parks consist of relatively spacious areas of outstanding scenic or natural character, oftentimes also containing significant historical, archaeological, ecological, geological, or other such values. The purpose of state parks shall be to preserve outstanding natural, scenic, and cultural values, indigenous acquatic and terrestrial fauna and flora, and the most significant examples of such ecological regions of California as the Sierra Nevada, northeast volcanic, great valley, coastal strip, Klamath-Siskiyou Mountains, southwest mountains and valleys, redwoods, foothills and low coastal mountains, and desert and desert mountains.

Each state park shall be managed as a composite whole in order to restore, protect, and maintain its native environmental complexes to the extent compatible with the primary purpose for which the park was established.

Improvements undertaken within state parks shall be for the purpose of making the areas available for public enjoyment and education in a manner consistent with the preservation of natural, scenic, cultural, and ecological values for present and future generations. Improvements may be undertaken to provide for recreational activities including, but not limited to, camping, picnicking, sightseeing, nature study, hiking, and horseback riding, so long as such improvements involve no major modification of

lands, forests, or waters. Improvements which do not directly enhance the public's enjoyment of the natural, scenic, cultural, or ecological values of the resource, which are attractions in themselves, or which are otherwise available to the public within a reasonable distance outside the park, shall not be undertaken within state parks.

State parks may be established in either the terrestrial or underwater environments of the state.

5019.56. State Recreation Units. State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities. Such units shall be designated by the commission by naming, in accordance with the provisions of Article 1 (commencing with Section 5001) and this article relating to classification.

In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics.

State recreation units may be established in the terrestrial or underwater environments of the state and shall be further classified as one of the following types:

(a)...

(b)...

(c)...

(d) State beaches, consisting of areas with frontage on the ocean, or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves.

(e)...

5019.65. State Reserves. State reserves consist of areas embracing outstanding natural or scenic characteristics of statewide significance. The purpose of a state reserve is to preserve its native ecological associations, unique faunal or floral characteristics, geological features, and scenic qualities in a condition of undisturbed integrity. Resource manipulation shall be restricted to the minimum required to negate the deleterious influences of man.

Improvements undertaken shall be for the purpose of making the areas available, on a day use basis, for public enjoyment and education in a manner consistent with the preservation of their natural features. Living and nonliving resources contained within state reserves shall not be disturbed or removed for other than scientific or management purposes.

State reserves may be established in the terrestrial or underwater environments of the state.

5019.71. Natural Preserves. Natural preserves consist of distinct areas of outstanding natural or scientific significance established within the boundaries of other state park system units. The purpose of natural preserves shall be to preserve such features as rare or endangered plant and animal species and their supporting ecosystems, representative examples of plant or animal communities existing in California prior to the impact of civilization, geological features illustrative of geological processes, significant fossil occurrences or geological features of cultural or economic interest, or topographic features, illustrative of representative or unique biographical patterns. Areas set aside as natural preserves shall be of sufficient size to allow, where possible, the natural dynamics of ecological interaction to continue without interference, and to provide, in all cases, a practicable management unit. Habitat manipulation shall be permitted only in those areas found by scientific analysis to require manipulation to preserve the species or associations which constitute the basis for the establishment of the natural preserve.

Any potential acquisition proposals that may be shown here are intended for long-range planning purposes only, and are not a commitment for acquisition.

The provision of facilities indicated on the lands not presently owned by the California Department of Parks and Recreation is contingent on State acquisition of those lands. Land uses shown represent potential opportunities based on available data. Additional investigations will be initiated if and when acquisition is completed, and alternate land uses may be indicated or necessitated by further study.

The Department's concerns regarding the future development of this unit and the impacts of surrounding land uses are reflected conceptually in this plan. Local Coastal Program staff and the Coastal Commission are respectfully requested to consider these concerns in the development of the Local Coastal Program and their certification.

Peter Dangermond, Jr.
Director
Department of Parks and Recreation

TWIN LAKES STATE BEACH

PREFACE

Location: Mostly within the city limits of Santa Cruz
Size: 85.69 acres
Ocean Frontage: 4,858 lineal feet (Lake Frontage: 11,200 lineal feet)
Existing Facilities:
Day Use -- Paved parking for 53 vehicles (heavily storm damaged)
Trails -- .7 miles
Operation -- Staff residences (4); maintenance building
Related LCP: Santa Cruz Port District, Santa Cruz City, Santa Cruz County
Visitation: 738;667 annual attendance (76/77)

DESCRIPTION

Location: Twin Lakes State Beach is mostly located in the City of Santa Cruz, fronting on each side of the Santa Cruz Small Craft Harbor.

Character and Existing Land Use: This popular park unit fronts densely populated residential areas, two natural lagoons, and the Santa Cruz Small Craft Harbor. Most of Schwan Lake, the largest of the two, is under State ownership. This includes the water surface, a narrow strip of shoreline along each side, and several acres of level land at the lagoon's inland end. The other, smaller lagoon is Benita Lagoon. This is a very fragmented, impacted beach unit: Schwan Lake is separated from the beachfront by East Cliff Drive, and the Santa Cruz Small Craft Harbor entrance channel bisects the stretch of beach.

Resources: The primary resources of Twin Lakes State Beach are the sandy beaches located on either side of the Santa Cruz Small Craft Harbor, Schwan Lake, and the upland associated with the lagoon. There are a number of other parcels of upland land that may also be useful for support purposes.

The main vegetative entity within the unit is Schwan Lake and its ecosystem, which is a freshwater area bordered, in portions, by a marsh. Dominant plants in the marsh include tules, Scirpus sp., cattails, Typha sp., rushes, Juncus sp., and willows, Salix sp. There are a number of exotic plants present in the area.

The lagoon is very attractive to waterfowl (both wild and domestic) and associated water birds, especially during the migratory season, and shorebirds are found on the beach sands. A black-crowned night heron, Nycticorax nycticorax, rookery is located at Schwan's Lagoon and the sora rail, Porzana carolina, occurs here.

Purpose of Unit: Twin Lakes State Beach is established to make possible the public use and enjoyment of the sandy ocean beaches between Black's Point and San Lorenzo Point on the coast of Santa Cruz County, excluding that portion of the area which is allocated to use by the Santa Cruz County Port District for a marina. The upland areas may be developed for public outdoor recreational activities which bear a positive relationship to the enjoyment of the ocean beach by the public.

Schwan Lake, which is within the State Beach, will be recognized as a prime scenic resource, and will be managed to perpetuate and enhance its scenic and recreational values. Facilities installed within Twin Lakes State Beach should be located in such a way so as to minimize any adverse impacts on the quality of the sandy ocean beach, the scenic and natural values of Schwan Lake, and any other upland natural and scenic values.

EVALUATION - ISSUES

Resource Management and Protection:

1. Vegetation management.
2. Marsh management.
3. Domestic waterfowl control.
4. Erosion.
5. Archeological considerations.

Visitor Demand: Studies made by the Department of Parks and Recreation indicate that demand for oceanfront recreation in Santa Cruz County will practically double between 1970 and 1990. Twin Lakes State Beach, which already receives the highest annual day use of any of the state park units in this coastal region, is expected to accommodate a heavy share of this increased demand. Lack of parking, though, is a limiting factor to increased use.

Existing Recreation and Development:

1. The existing paved parking for 53 vehicles (severely damaged in 1980 storms . . . to be restored) is totally inadequate for the high visitor use experienced at this unit. This parking area was severely damaged in the winter storms of 1980. The resulting on-street parking greatly impacts the surrounding residential community.

2. There is currently no formal public access provided to Schwan's Lagoon.

3. Substantial acreage is available at the inland end of Schwan's Lagoon. This should be used for the development of low profile public use facilities.

RECOMMENDATIONS

Proposed Resource Management and Protection:

TL-1 1. Vegetation management may be practiced in this unit to maintain the natural ecological associations and may include various methods of encouraging desired plants and discouraging less desirable species, pest and exotic plant control, replacement of exotics with native species, reestablishing vegetation in depleted areas, and general habitat improvement.

Methods of vegetative control may include mechanical physical removal, the use of herbicides as allowed by the Department's pesticide manual, or biological control.

TL-2 2. Marsh management will be practiced in this unit in accordance with the State's policy for the preservation of wetlands in perpetuity.

It will include habitat improvement that will increase the productivity of both the plant and animal populations, especially where the marsh has been degraded by former practices.

Facilities for visitors will be provided where they will be compatible with maintaining and preserving the marsh ecosystem.

TL-3 3. There is a need to control and remove domestic waterfowl that are released in the lagoon to prevent the possibility of introducing duck disease to wild migratory bird populations.

TL-4 4. Erosion control is an important management consideration within this coastal area, and a continuing program is mandated to protect the fragile resources found in this zone.

Shoreline protection will be done in accordance with the State's policy on this subject.

If archeological sites are located in the unit, they will need protection and preservation. The Department of Parks and Recreation shall endeavor to preserve intact any Native American cultural resource in the State Park System.

Proposed Development:

1. Though additional parking is desparately needed, there is no developable land within State ownership. Alternative solutions must be sought, such as utilizing vacant inland property in combination with a shuttle service.

2. Construct additional comfort stations on park unit property on both sides of the entrance channel.

3. Encourage access to the upper end of Schwan's Lagoon from either 17th Avenue or 7th Avenue, for additional recreation facilities.

UTILITIES AND TRANSPORTATION

Water: Demand will increase with proposed comfort stations.

Sewage: See above.

Electrical: Will be additional power required, but it is not expected to be substantial.

Highway/Roads: Proposed parking would lessen congestion through many residential streets. However, concentration of parking may demand alterations in intersection traffic control.

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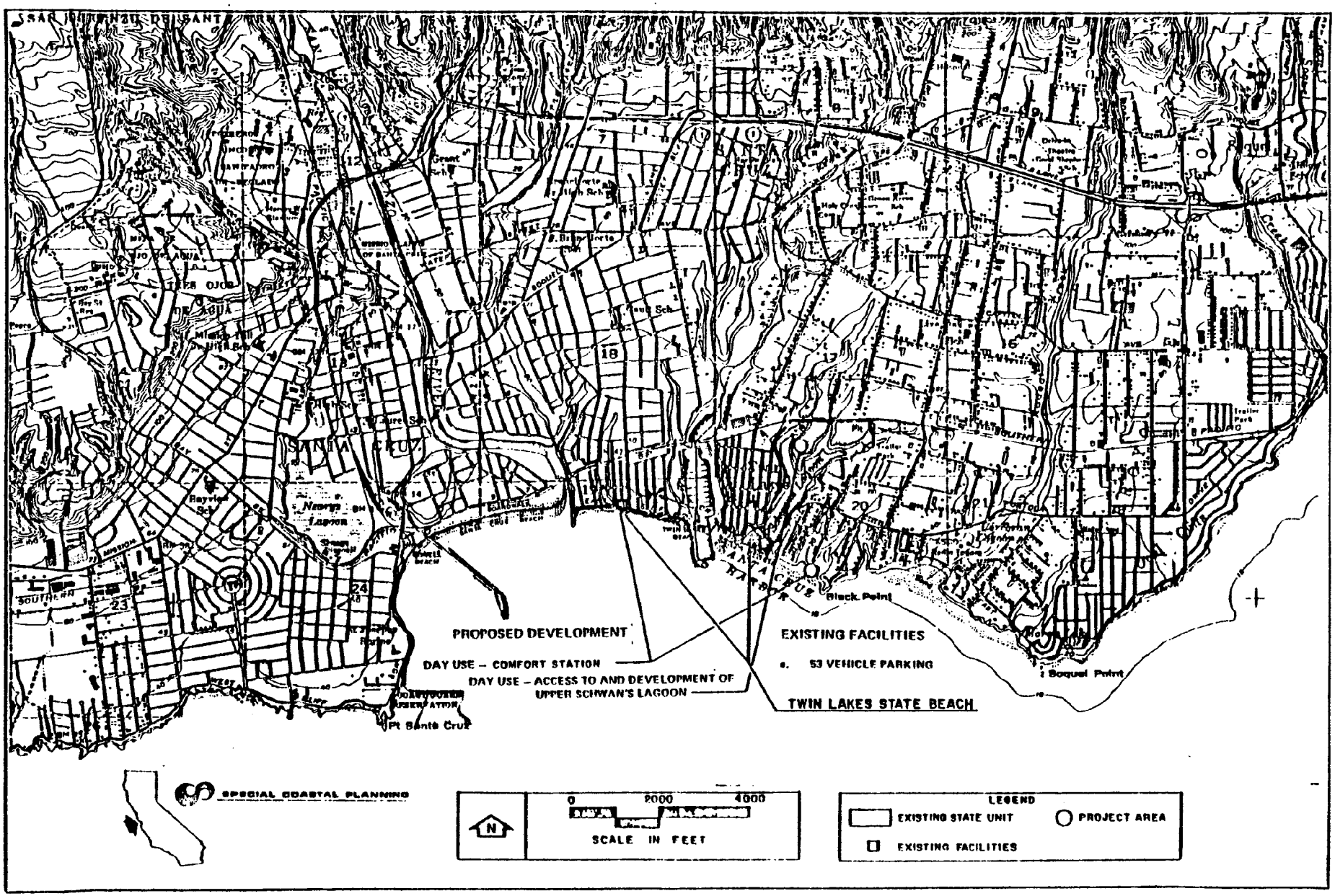
PROPOSED DEVELOPMENT
DAY USE – COMFORT STATION
DAY USE – ACCESS TO AND DEVELOPMENT OF UPPER SCHWAN'S LAGOON
EXISTING FACILITIES
a. 53 VEHICLE PARKING
TWIN LAKES STATE BEACH
Pt Santa Cruz
Black Point
Soquel Point
SPECIAL COASTAL PLANNING
0 2000 4000
SCALE IN FEET
LEGEND
EXISTING STATE UNIT
PROJECT AREA
EXISTING FACILITIES

SANTA CRUZ PORT DISTRICT

COASTAL LAND USE PLAN

March 1981

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SANTA CRUZ PORT DISTRICT

COASTAL LAND USE PLAN

Background

The Santa Cruz Port District is a special district established in 1950. Its taxing jurisdiction includes the City of Santa Cruz and the unincorporated area of northern Santa Cruz County, but Port-owned lands are confined to the approximately 90 acres of land and water that constitute the Santa Cruz Small Craft Harbor. The Harbor is located in the area formerly known as Woods Lagoon, the drainage basin for Arana Creek, which forms the City's eastern boundary. The Harbor is entirely within the Santa Cruz city limits.

As a special district, the Port District has exercised certain land use controls independently since its formation, pursuant to the Harbors and Navigation Code Section 6306. These powers do not include zoning or the adoption of ordinances governing land use. In 1975, the City and Port District agreed to the procedures that are currently in effect, namely that the Harbor is included in the City's zoning ordinance as a Special Use District. Harbor developments are regulated pursuant to this district by the issuance of City building permits after review by the Planning Commission and Port District Commission. Since 1973, permits for developments within the Harbor have also been required from the Central Coast Regional Commission.

The Harbor has developed incrementally. In 1964, the Lower Harbor (south of Murray Street) was completed and breakwaters were built to protect the new channel connection between Woods Lagoon and Monterey Bay. Commercial uses, concessions, and harbor facilities were developed in the lower harbor, mostly on the east side with access from Lake Avenue. In 1973, harbor expansion north of the Murray Street bridge added 560 berths and associated parking, but eliminated the remaining Woods Lagoon wetland. A commitment was made by agreement between the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers for the Port District to mitigate this loss. Since 1973, Harbor development has been limited: the parking lots have been reoriented and partially landscaped, the Crow's Nest Restaurant has undergone renovation and expansion, Aldo's has been converted from a small fisherman's supply enterprise to a newly-built restaurant, a new fuel dock and marine supply store have been constructed, and the University of California at Santa Cruz (UCSC) sailing program has installed a floating dock. Also in this period, the Port District sold a parcel on the west side of the lower harbor to the U.S. Coast Guard, which constructed a small station for its personnel.

Santa Cruz Harbor also includes about 3.3 acres of sandy beach on both sides of the jetties, contiguous to Twin Lakes State Beach. The nearly two-acre beach on the west side is managed by the State Parks Department. The 1-1/3-acre beach on the east side was briefly maintained by State Parks in 1977-79, and signs and one fire-ring remain from that period, but management was returned to the Port District. Beach uses include swimming, beachcombing, picnicking, sports, campfires, and storage and launching of small sailboats (Hobie Cats). Surfing has been discouraged off the harbor jetties because of conflicts with boat traffic. Twin Lakes State Beach, adjacent to the Harbor, is the most heavily used state park unit in Santa Cruz County, with an average annual visitation of 700,000 people (1977-79), about a third of whom come in the peak months of July and August.[1] Nevertheless, the segment of beach between Seabright Avenue and the Harbor (including Port District lands) has been characterized as being for all practical purposes unused because of lack of accessibility.[2]

Because of its placement with respect to normal movement of sand downcoast, and with respect to winter wave activity, Santa Cruz Harbor has historically had a severe shoaling problem. Annual dredging has been required in recent years to maintain an open channel in winter (and sometimes other) months. Notwithstanding, the Harbor mouth was closed for 60 (nonconsecutive) days in winter 1979-80. Volumes of dredged sand and silt have averaged 100,000 cubic yards per season. Dredging has been carried out (except in 1976-78) by contract between the U.S. Army Corps of Engineers and private firms, for the Port District, and spoils disposal has been through temporary buried and surface pipelines along the beach into the surf zone at Twin Lakes State Beach about 500' east of the Harbor mouth.

Planning in Santa Cruz Harbor

The Port District had never prepared a master plan for development until, in 1977-78, it began the process (which is nearing completion in late 1980-early 1981) of creating the Santa Cruz Harbor Development Plan. A draft plan was released in September 1980. Contents of the draft Development Plan are discussed further below. Other planning efforts have included the Harbor area, but little focussed attention has been placed on harbor-related development or impacts of Port District activities.

Within the Santa Cruz City General Plan process, the Harbor has always been recognized as a valuable visitor-oriented recreational opportunity.

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[1] Working Paper: Public Access, Santa Cruz County LCP, February 1980, and Visitor Attendance Estimates, California Department of Parks and Recreation, September 1979.

[2] R. L. Menefee, personal communication, November 26, 1980.

In the 1990 General Plan (adopted 1980), the Harbor waters, west-side lands, and beaches are designated "Coastal Recreation". East-side lands are designated "Regional/Tourist Commercial" and most Upper Harbor lands are designated "Natural Areas". Santa Cruz's Local Coastal Program process, begun as a pilot program in 1976, has, since its inception, identified enhancement of boating activities, and inadequate recreational access to the Harbor and Twin Lakes Beach as important focal points for the coastal planning effort. Other issues related to the Harbor have included criteria for construction of a roadway across Arana Gulch (Broadway-Brommer, no longer proposed), and land-use designation of parcels fronting the Upper Harbor bluffs (in particular, what the appropriate mix of residential and visitor-oriented uses might be). Issues relating to boating are, with the exception of very small boats (e.g., Hobie Cats), addressed in the draft Development Plan prepared by the Port District. Issues relating to land use on harbor-front parcels are addressed in the November 1980 draft Santa Cruz City LCP Land Use Plan and Site Suitability Study, and the November 1980 "Coastal Currents," Santa Cruz County's LCP newsletter.

Unresolved coastal planning issues regarding the Harbor relate primarily to activities over which the local governing bodies (including the Port District Commission) do not have complete jurisdiction: dredging of the Harbor mouth, access to and management of the public beach within and adjoining the Port District, and wetland mitigation for the loss of Woods Lagoon. These are discussed in more detail below. In all three, planning efforts have been undertaken to some extent by the agencies involved.[3]

Coastal Act Application

A number of policies adopted for use in the California Coastal Zone in the Coastal Act of 1976 apply to Santa Cruz Harbor, which is an important segment of the "existing developed uses. . .that are essential to the economic and social well-being of the people of this state".[4]

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[3]See, for example, Santa Cruz Harbor Shoaling Study, Moffat & Nichol, for the U.S. Army Corps of Engineers, June 1978; Draft Regional Transportation Study and Plan for Santa Cruz County, Santa Cruz County Transportation Commission, October 1980; Coastal Unit Evaluation, Twin Lakes State Beach, California Department of Parks and Recreation, August 1980; Draft Definitive Plan for the Arana Gulch Mitigation Project, Santa Cruz Port District, November 1980.

[4]Public Resources Code Section 30001(d), Coastal Act of 1976, Amended January 1980.

Of particular importance are policies relating to Public Access (30210, 30212, 30212.5, 30213, 30214), Recreation (30220, 30221, 30223, 30224), and Marine Environment (30230, 30231, 30232, 30233, 30234, 30234, 30236). Other relevant policies include Land Resources policy 30240(b), and Development policies 30251, 30252, 30253 and 30255. The Local Coastal Program for Santa Cruz Harbor (a portion of the Santa Cruz City LCP) must "meet the requirements of, and implement the provisions and policies of" the Coastal Act.[5] Nothing in the Coastal Act would restrict the ability of the Port District or the City of Santa Cruz to "adopt and enforce additional regulations, not in conflict with this (Coastal) act," nor would it require the City or the Port District "to exercise any power it does not already have under the Constitution and laws of this state".[6]

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[5] Public Resources Code Section 30108.6, Coastal Act of 1976, Amended January 1980.

[6] Ibid., Sections 30005(a) and 30005.5.

PUBLIC ACCESS COMPONENT

Several forms of public access to and along the shoreline are available at Santa Cruz Harbor. Maps in the City's LCP coastal access component show existing and proposed accessways in the City of Santa Cruz to the Harbor Area. Harbor access is discussed as Point #15.

Access to Twin Lakes State Beach on the east side of the Harbor is discussed on pages 22 and 23 of the LCP Working Paper on Public Access published by Santa Cruz County in February 1980; access to the Harbor shoreline itself is not mentioned, although some aspects of visual access are discussed in a later paper (Coastal Currents #4, p.74).

Coastal Act policies require that maximum access be provided to the shoreline, that new developments provide adequate parking and non-automobile circulation, and that public facilities be distributed to avoid overuse of any single area. The various aspects of access are discussed further below, including recommended policies for improvement of access at Santa Cruz Harbor.

SEC. 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

SEC. 30252

The location and amount of new development should maintain and enhance public access to the coast by. . .(3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

SEC. 30212.5

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

A. Personal motor vehicle access

Seabright Ave., Murray St., and Atlantic Ave., in the City and Brommer St., Seventh Ave., East Cliff Dr., Fifth Ave., Lake Ave., and Eaton St., in the County are road accesses to the Harbor. According to the Draft EIR on the Harbor Plan, all roads are adequate to handle harbor-generated traffic, except the Murray-Seabright intersection on peak days.[7] The intersection congestion experienced at Murray-Seabright and Lake-Eaton could be improved by traffic controls.[8] County staff has proposed additional traffic improvements in the vicinity -- a one-way street system and a widened Seventh Ave. As City General Plan policies (Residential Opportunities B-7 and Transportation and Public Facilities-D) would suggest, new Harbor development should be phased with traffic improvements, so that it does not result in congested conditions.

The Coastal Commission and Coastal Conservancy have established a new Coastal Access signing program. The City and County should participate so as to improve directional signing to the Harbor.

Parking is available for Harbor users on both east and west sides of the channel, and both north and south of Murray St. bridge. 533 spaces are provided to serve the 526 boat berths in the Upper Harbor. While these were developed when State standards for parking (required as part of DNOD loan/grant conditions) were one space per berth, observation of actual parking demand from December 1978 to May 1980 appears to justify a reduction in the standard to .60 spaces per berth, the minimum requirement recognized by the California Department of Boating and Waterways.[9]

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[7] Draft Environmental Impact Report: Santa Cruz Harbor Development Plan, Santa Cruz Port District, August 1980, pp. III-C-1 through 28.

[8] Ibid., pp. III-C-24 through 26.

[9] Ibid., pp. III-C-13 and 14. Department of Boating and Waterways is the successor agency to the Department of Navigation and Ocean Development.

A surplus of 217 spaces thus exists in the Upper Harbor. The draft Harbor Development Plan proposes to reduce the boat berths by 25 (to 501) and parking spaces by 30 (to 503), and with new uses including dry boat storage, launch hoists, commercial, and restaurant, to reduce the overall surplus to 61 spaces, most of which would be located on the east side.[10] If the new Upper Harbor restaurant becomes as popular as those in the lower harbor, more than half of the projected surplus will be needed for restaurant parking. (See Map 1.)

The west side of the Lower Harbor currently provides 150 spaces to serve 155 berths, 50 boats in dry storage, the UCSC dock, a 2650 sq. ft. restaurant (Aldo's), and two acres of beach. Both restaurants at the Harbor are observed to be attractions of visitor traffic in excess of the "standard" restaurant. (The Crow's Nest, for which some data are available, exhibits an actual parking demand 50% in excess of the City requirements.) No parking is currently provided explicitly for beach users, although it is assumed that some beachgoers use the "visitor" spaces in the Harbor parking lot. At least 12 on-street spaces are needed to serve Aldo's Restaurant. The Harbor Development Plan proposes to increase the parking provided to 196; estimates of parking needed for ultimate development (including a doubling of dry storage spaces) would range from 160 to 200 spaces.[11]

Uses on this side of the Harbor, including the beach, are also accessible from on-street parking in the Atlantic Avenue area. The area was surveyed in May-June 1979, and was found to have a capacity of 536 on-street parking spaces. Occupancy varied from 30% on weekdays to 50% on the weekend.[12]

The Harbor's east side contains the widest variety of existing land uses and a total of 260 parking spaces. Parking serves 243 boat berths, the Harbor launch ramp, almost 23,000 sq. ft. of retail commercial uses, the Port District headquarters, the U.S. Coast Guard Auxiliary, and the Crow's Nest Restaurant. Berth spaces have been converted to commercial spaces as the latter uses have increased parking demand, so that the current parking-to-berths ratio is only .40:1, well below the minimum state standard.

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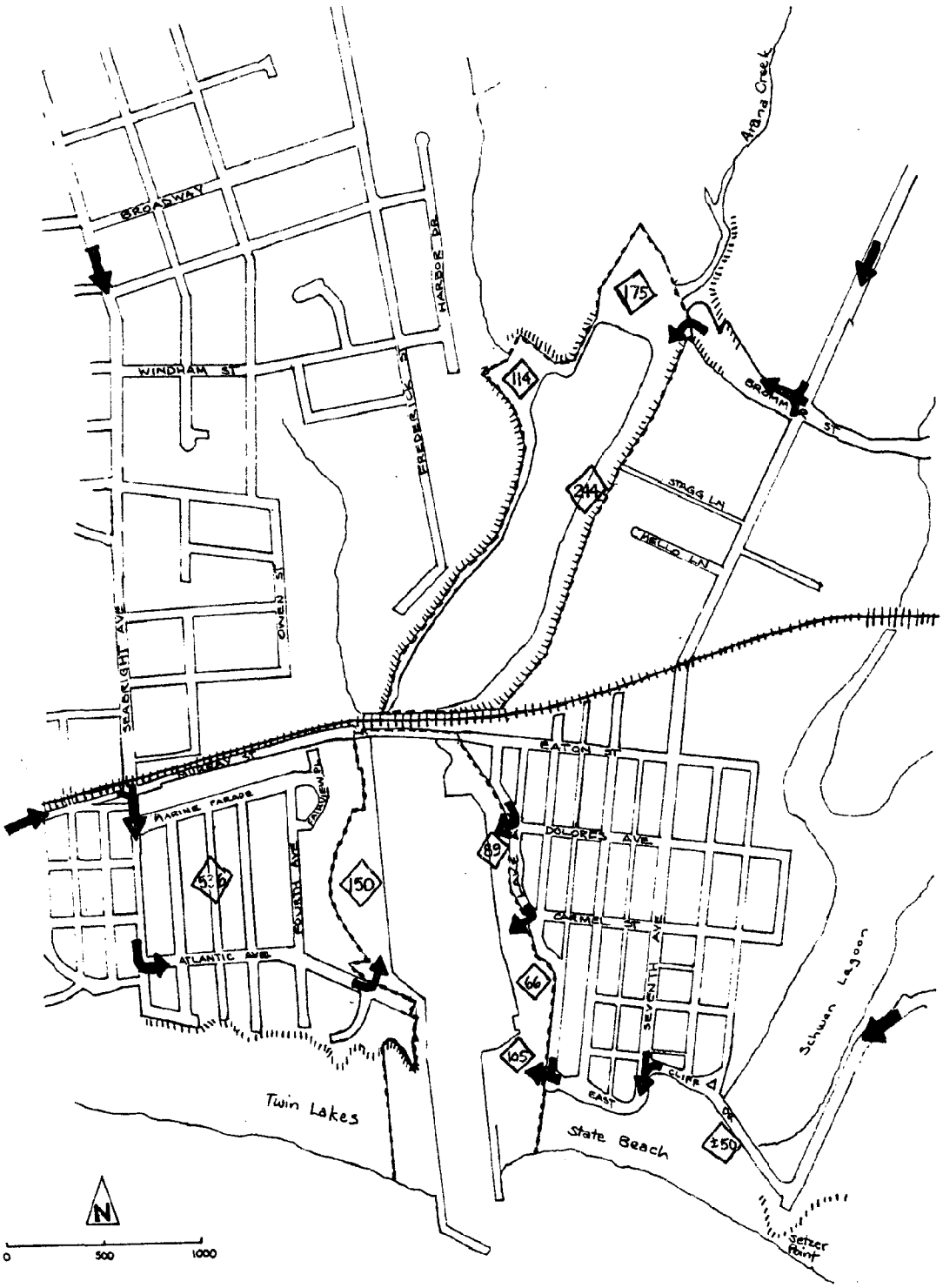
[10] Santa Cruz Harbor Development Plan, Santa Cruz Port District, December 1980, p. 28.

[11] See Appendix, Table 1.

[12] Seabright Parking Survey, Santa Cruz Department of Public Works, June 1979.



SANTA CRUZ HARBOR

LOCAL COASTAL PROGRAM

ACCESS ROUTES

100 CURRENT PARKING CAPACITY (SPACES)

MAP 1: VEHICLE ACCESS

Parking available to the Crow's Nest (in the Harbor's only metered lot) is estimated to meet the higher-than-normal restaurant demand discussed above. Observed use of the east side parking areas is high, ranging from 70% occupancy on weekday afternoons to 100% on weekends.[13] The draft Harbor Development Plan proposes a substantial increase in parking in this area of 121 spaces (to 381), while adding one boat berth, 2200 sq. ft. of retail, a commercial fish-receiving area, and a 3000 sq. ft. restaurant addition. Estimates of parking need at that level of development would range from 326 to 377 spaces.[14]

Spillover parking from east Harbor uses (incuding boat trailers) is often observed on nearby streets in the Twin Lakes neighborhood of the County. An experimental shuttle system is scheduled to serve this area starting in summer 1981, but has been designed primarily for beach users throughout Live Oak and will operate from a parking lot about 1-1/3 miles away (17th Avenue and the railroad tracks).

(A-1)

In order to ensure that "surplus" Harbor parking actually needed to serve the beach within Port District boundaries remains available for that use, 31 spaces in the west parking lot should be clearly signed and other uses prohibited.

(A-2)

Since few off-street parking opportunities for the Seabright-West Jetty portion of Twin Lakes State Beach appear to be available, the Port District should explore potential lease of the west parking lot by the State Parks Department and closing or reconfiguration of lower Atlantic Avenue to provide more beach parking.

B. Transit Access

Santa Cruz Metropolitan Transit District public bus routes #6, 7N, 67 and 68 provide transit service to Lake Avenue, adjacent to the Harbor (east side) every 15 minutes from the Transit Center at Soquel and Front Streets in Santa Cruz. Routes 67 and 68 also provide service from the Capitola Transit Center at 41st Avenue. The Santa Cruz Transit Center is within easy walking distance of the Greyhound Bus Terminal. Bus stops in the Harbor area are shown on Map 2.

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[13] Draft EIR, op. cit., p. III-C-14.

[14] Appendix, Table 2.

The proposed Live Oak shuttle, discussed above, will also serve the Harbor (east side). Similarly, if a shuttle were instituted from a centralized Santa Cruz city location to serve Seabright Beach, its terminus could be the west side of the Harbor. The City has participated in a shuttle system using the County Government Center lot, but it served only the main beach (Cowell-Boardwalk) in previous years.

Three forms of mass transit may be especially appropriate to Santa Cruz Harbor: a beach shuttle bus connected with remote parking; a rubber-tired intra-harbor tram which could potentially connect the Upper and Lower Harbors and east and west side use areas; and a ferry to connect Lower Harbor use areas by water independent of (and seaward of) the congested Murray St. bridge.

(A-3)

The City and Port District should investigate, and implement as funds become available, innovative transit systems which would enhance recreational use of Santa Cruz Harbor while reducing reliance of such traffic on the Murray St. bridge.

C. Pedestrian Access

Definitions:

Lateral Accessway: An area of land providing public access along the water's edge.

Vertical Accessway: An area of land providing a connection between the first public road, trail, or use area nearest the sea and the publicly owned tidelands or established lateral accessway.

The entire Harbor shoreline (except for the entrance channel) is walkable either via sidewalk or sandy beach. The Harbor Development Plan also indicates a loop pedestrian route around the Harbor, thus linking lateral access between the City's and Live Oak's ocean shorelines.[15] A short-cut across the Murray Street bridge is also possible.

---

[15] Santa Cruz Harbor Development Plan , Santa Cruz Port District, December, 1980, Figure 11.

(A-4)

Continuous lateral pedestrian access is an important element of the Harbor for visitors, and shall be retained. Minor exceptions (such as the boatyard), where conflicts between immediate-shoreline access and coastal-dependent uses would be severe, should be made, but new development should preserve this lateral access. Areas where the Draft Harbor Development Plan does not discuss access, but shows new development on existing accessways, include the Upper Harbor (new restaurant over revetment, new launch area) and Lower Harbor-East (Crow's Nest expansion over jetty, new commercial landing area). Lateral access should be designed into these projects in a way that will minimize or remove use conflicts. In the case of the restaurants, which are not coastal-dependent uses, accessways have priority for the immediate waterfront strip. An excellent example of continuous access design is found at Tom's Bait Shop in the fuel dock area of the Lower Harbor.

Proposed accessway #22 is part of a City-planned trail from Delaveaga Park to the coast, which would provide vertical access to the Harbor. Vertical access, too, is virtually continuous to the Harbor waters from the parking areas surrounding the Harbor and street access points (Lake Drive, Atlantic Avenue, Brommer Street). Other improvements to the vertical access system are discussed below under "Upland Access".

D. Bicycle Access

Definition:

Class III Bikeway (Bike Route): Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists; used primarily to provide a continuous link between Class I and Class II bikeways.

Proposed bikeways along Murray Street and Atlantic Avenue provide access to the western side of the Harbor. Designated county routes from the east, planned for future improvements, include Eaton Street and East Cliff Drive-Fifth Avenue-Lake Avenue. Again, a proposed loop bicycle route around the Harbor would link these accessways. (Figure 11, Harbor Development Plan). Ramps or driveways already exist at Atlantic, Fifth and on the south side of Eaton. Stairs exist at the south side of Murray. Ramps on the north side of these streets would provide easy bicycle access for west-bound bicyclists. A ramp is included in the City bikeway plan on the north side of Murray to connect to a proposed off-street bicycle path along the railroad tracks.

Broadway is the official, designated, Pacific Coast Bikecentennial Route through Santa Cruz, terminating at Frederick Street. Signs to the Harbor through Frederick Street Park (and stairway) could provide a "through" coastal route for cyclists (the Harbor bike path connects to Brommer Street), avoiding the narrow, heavily travelled Soquel Avenue and Murray-Eaton Streets.

E. Upland Access

Much of the Harbor is surrounded by bluffs, some of which (particularly along the lower west side) are developed with structures between the first road and the "sea" of Santa Cruz Harbor. Physical access from the bluffs is limited and paths are often informal. Opportunities for improved access exist, particularly improved visual access from these areas where panoramic views of the Harbor are often available.

Definitions:

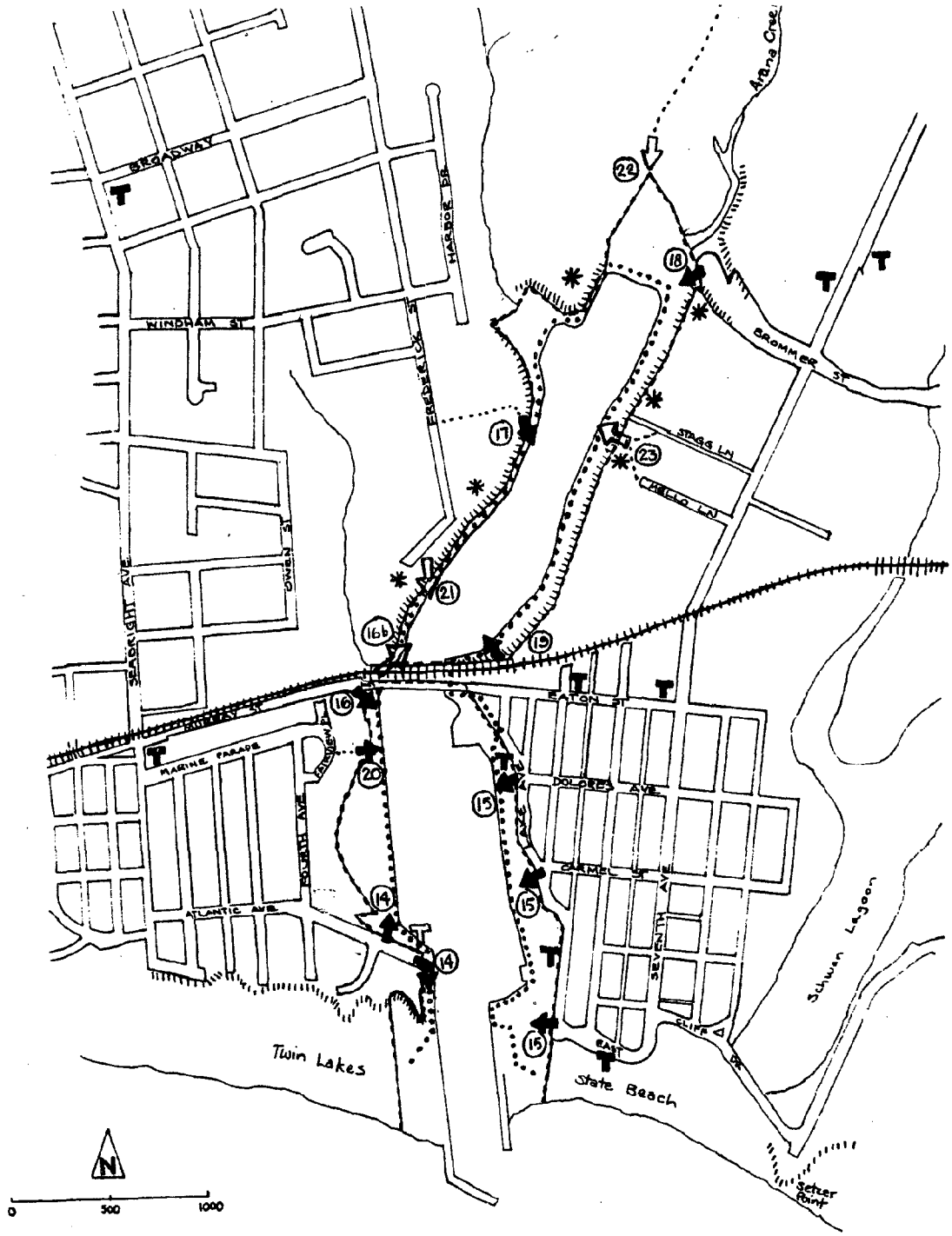
Upland Trail: An area of land providing public access along a shorefront bluff or along the coast inland from the shoreline where the opportunity for lateral access along the water's edge does not exist. An upland trail can also link inland recreational facilities to the shoreline.

Scenic Overlook: An area of land that provides the public a unique or unusual view of the coast.

Of the existing pathways shown on Map 2, only two provide improved pedestrian access: the stairs and ramp from Frederick Street Park, and the stairs from Murray Street sidewalk to the UCSC dock area. Other accessways use sloping streets (Atlantic Avenue and Brommer Street), Harbor parking lots and driveways (Lake Drive), or are informal paths down steep, vegetated bluffs (Fairview through the Coast Guard facility, Southern Pacific Railroad to the upper east parking lot). One new, improved path (#21) is scheduled to be provided in conjunction with a private residential development at the end of Frederick Street. Other potential improvements are discussed under Coastal Access Points, below. One (Mello/Stagg Lane, #23) would provide physical as well as visual access, and could use an easement from Seventh Avenue down Stagg Lane required as part of a Coastal Permit (P-77-36). Several other outstanding viewpoints are located on the Upper Harbor bluffs and could be developed as scenic overlooks with or without direct access down the bluffs to the water (see Map 2).

F. Coastal Access Point Descriptions

Following are descriptions of five existing public access locations from the public road nearest the coast to the Harbor shoreline. The location of these points is shown on accompanying Map 2. Two other public access points (#14 and #15) are already described by the City of Santa Cruz LCP in the Coastal Access Component. Some private access also exists from homes fronting on Harbor property. All the accesses described are recommended to remain open to the public.



SANTA CRUZ HARBOR

LOCAL COASTAL PROGRAM

EXISTING PROPOSED

PEDESTRIAN OR BICYCLE ACCESS (DESCRIPTION #)

TRANSIT STOP (Possible location)

VIEWPOINT OPPORTUNITY

LATERAL SHORELINE TRAIL

UPLAND TRAIL

MAP 2 : SHORELINE ACCESS

#16. SANTA CRUZ YACHT HARBOR (WEST)

Location

(a) south side of Murray Street

(b) north side of Murray Street

Local Roadway Access

Murray Street (designated coastal access route)

Ownership

(a) public

(b) Southern Pacific Railroad

Shoreline Use

Open harbor; berths, UCSC sailing facility

Topography, Natural Environment

(a) moderate slope

(b) gentle slope; gravel and dirt

Public Safety

(a) safe access; shoreline accessible for boat use

(b) crosses railroad tracks; steep shoreline at this point

Existing Access

(a) wooden stairs with rail

(b) informal path

Existing Parking

None to directly serve this accessway

Land Use

(a) Harbor uplands

(b) railroad tracks

Mass Transit

SCMTD's routes 6, 7N, 67 and 68 provide access

Trail Access

(a) accessible from sidewalk on Murray Street; leads to Harbor bicycle and pedestrian paths

(b) no sidewalk on north side of Murray; proposed bike path along railroad tracks

Proposed Improvements

(a) sign

(b) pave ramp as specified in City Bikeway Plan (p. 44), extend to Murray Street with curb cut pending completion of bikeway along railroad tracks

#17. SANTA CRUZ UPPER YACHT HARBOR

Location

Frederick Street Park

Local Roadway Access

Broadway or Soquel Avenue to Frederick Street

Ownership

Public

Shoreline Use

harbor - boat berths

Topography, Natural Environment

fairly steep slope, moderately wooded and grass-covered; some eroded slopes

Public Safety

stairs very safe; rest of slope unsafe

Existing Access

wooden stairs with railing and bicycle ramp; also informal, eroded access trail

Existing Parking

on Frederick Street

Land Use

local park

Mass Transit

none nearby

Trail Access

continuation of partially paved trail through Frederick Street Park

Proposed Improvements

sign; stablilize and revegetate eroded path or, if economical, install second stairway

#18. SANTA CRUZ UPPER YACHT HARBOR

Location

Brommer Street

Local Roadway Access

Seventh Avenue to Brommer Street

Ownership

Public

Shoreline Use

parking

Topography, Natural Environment

gentle slope; little vegetation

Public Safety

pedestrians and bicyclists must use roadway

Existing Access

roadway

Existing Parking

Upper Yacht Harbor parking lot; room along Brommer Street

Land Use

Harbor parking lot

Mass Transit

SCMTD's Routes 65 and 66 provide access at Seventh Avenue and Brommer

Trail Access

Seventh Avenue bikeway

Proposed Improvements

stripe bicycle lane; provide sidewalk on north side (across from agricultural parcel, unless converted to other use); sign; fence off adjacent agricultural land if necessary; landscape

#19. SANTA CRUZ YACHT HARBOR (EAST)

Location

(a) south side of Eaton Street

(b) north side of Eaton Street

Local Roadway Access

from west: Murray Street; from east: Seventh Avenue to Eaton, also from Alta Loma Lane along railroad tracks

Ownership

(a) public

(b) private - Southern Pacific Railroad

Shoreline Use

harbor - open area

Topography, Natural Environment

(a) gentle slope

(b) moderate slope, eroded path, brush and grasses

Public Safety

(a) no sidewalks on Eaton Street, path serves both bicyclists and pedestrians

(b) no current formal access, unimproved trail may be unsafe; crosses railroad tracks

Existing Access

paved path

Existing Parking

on street

Land Use

(a) harbor - boat building and repair

(b) railroad tracks

Mass Transit

SCMTD's Routes 6, 7N, 67 and 68 provide access

Trail Access

proposed Eaton and Murray Street bike paths

Proposed Improvements

sign; provide paved or stair access on north side of Eaton Street; provide a bus stop closer to this accessway

#20. SANTA CRUZ YACHT HARBOR

Location

Coast Guard Station

Local Roadway Access

Seabright Avenue to Marine Parade to Fairview

Ownership

U.S. Coast Guard

Shoreline Use

harbor - boat berths

Topography, Natural Environment

gentle slope, some trees

Public Safety

appears very safe

Existing Access

footpath, south side of AP# 010-262-55

Existing Parking

on street (limited)

Land Use

Coast Guard facility

Mass Transit

none nearby

Trail Access

none

Proposed Improvements

sign, mark edge of path, obtain formal easement

G. Proposed Accessways

The following are descriptions of three proposed public access points from the nearest public road to the coast to the Harbor shoreline. The location of these points is shown on accompanying Map 2. Since portions of these accessways are privately owned, they will either have to be publicly purchased or secured through easement dedications. Section 30212 of the Coastal Act applies to coastal development permit approvals on the identified sites:

SECTION 30212:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the regional commission or the commission determines that such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by Cal. Stats. 1979, Ch. 919.)

#21. SANTA CRUZ UPPER YACHT HARBOR

Location

End of Frederick Street

Local Roadway Access

Seabright Avenue (designated coastal access route) to Broadway to Frederick; also from Soquel Avenue

Ownership

Private

Shoreline Use

open

Topography, Natural Environment

almost vertical slope, partially vegetated

Public Safety

steep slope will require steps, some horizontal configuration to be safe

Proposed Access

stairs and paved path from end of Frederick Street through AP# 11-171-37*, follow contours of slope; include bicycle ramp on stairs; provide benches at top of path and parking; sign

Existing Parking

on Frederick Street shoulders (Frederick street will be improved, ending in cul-de-sac, with parking provided)

Land Use

proposed condominium project

---

* Required as condition of coastal development permit P-80-237

Mass Transit

not served by mass transit

Trail Access

from Broadway Bikecentennial route; sign as bicycle access to Harbor

#22. SANTA CRUZ UPPER YACHT HARBOR

Location

Arana Gulch

Local Roadway Access

Capitola Road

Ownership

Private

Shoreline Use

harbor - boat berths

Topography, Natural Environment

flat to rolling; mostly grasslands, with some oaks and riparian vegetation

Public Safety

current conflict with grazing use; access into wet areas would be hazardous

Proposed Access

from Capitola Road along Arana Gulch through AP# 11-101-12, final location to be determined; require only as part of a development proposal for a change in use; inappropriate as long as grazing continues

Existing Parking

on street - Capitola Road

Land Use

grazing; open space - riparian corridor

Mass Transit

SCMTD Routes 65, 66, 69 and 70 provide access along Capitola Road

Trail Access

Capitola Road bicycle lane; proposed pedestrian trail from De Laveaga Park

#23. SANTA CRUZ YACHT HARBOR

Location

end of Stagg Lane

Local Roadway Access

Seventh Avenue to Stagg Lane

Ownership

private; stairs would be on public (Harbor) property; public easement on private road required as condition of coastal development permit P-77-36

Shoreline Use

harbor - boat berths

Topography, Natural Environment

almost vertical rock-wall slope

Public Safety

currently unsafe steep slope

Proposed Access

stairs from end of Stagg Lane or bluff-top path could extend along AP# 26-271-61 and -70 with stairs at end

Existing Parking

on street (limited)

Land Use

vacant

Mass Transit

SCMTD's Routes 65 and 66 along Seventh Avenue

Trail Access

none

BOATING FACILITIES

The only protected boating facility in northern Monterey Bay is located at Santa Cruz Harbor. The Harbor contains just over 50% of the Bay's boat slips, and 42% of the in-harbor dry storage capacity. Despite its preeminent regional role in accommodating a great number of boaters, Santa Cruz Harbor is third among the Bay's three port facilities in commercial fishing, with only about 1% of the region's weight and value of catch.[1]

Santa Cruz Harbor currently provides berthing for approximately 215 commercial fishing vessels, which land fish valued in excess of $1 million per year. The associated industry - fish buyers and retailers - accounts for an additional $1 million of annual gross product. Additionally, from July through October, the Harbor becomes the resting stop for vessels engaged in the catching of albacore, salmon and swordfish. In 1979, Santa Cruz Harbor provided overnight accommodations for 1,404 large commercial vessels from other ports over the course of the year.[2]

The Harbor also provides berthing for approximately 759 recreational boats (709 wet berths and 50 dry storage spaces). Because of the mild climate, recreational boating activity is high and a 30 percent use factor on weekend days is not unusual. Approximately 62 percent of the slips are rented by Santa Cruz County residents, 32 percent by Santa Clara County residents, and 6 percent by residents of other counties. Additionally, there are 10,000 boat launchings per year. Like Moss Landing and Monterey, Santa Cruz Harbor's berths are 100% occupied, a long waiting list (900 according to the Harbor Development Plan, p.11) is maintained, and demand is reported to be increasing.

A review of waiting lists at the four Monterey Bay harbors (Santa Cruz, Moss Landing-North, Moss Landing-South, Monterey) has revealed only a small (7%) duplication in names.[3] Three of the four harbors do not distinguish between commercial and recreational boats on the waiting list, and the fourth (Moss Landing-South) estimates that demand "would appear to be generated primarily by part-time sport fishermen and recreational boaters". [4]

Santa Cruz Harbor is confined by its location. Expansion of the navigable area would require acquisition of land and dredging of Arana Creek, and would expand the Harbor's boating facilities very little. In this context, the Port District has sought to improve facilities for both recreational and commercial users within the existing Harbor.

---

[1] California Department of Fish and Game.

[2] Santa Cruz Harbor Development Plan, December 1980, p.6

[3] Moss Landing Community Plan Background Report: Harbor Development, Jefferson Associates Inc., August 1980, p. 21.

[4] Ibid., p. 22.

The Santa Cruz Harbor Development Plan proposes five modifications to the boating facilities at the Harbor.[5]

(1.) A reduction of 24 wet berths overall, due primarily to the elimination of slips in the Upper Harbor at the new launch site.

(2.) Addition of dry storage capacity for 157 boats/trailers; this would include 111 new spaces in the Upper Harbor, replacement of 16 car-trailer spaces at the existing Lower Harbor launch ramp with 13 such spaces at the new Upper Harbor launch facility, and an increase from 50 to 99 spaces in the Lower Harbor West storage area currently leased by the Santa Cruz Yacht Club.

(3.) Provision of three new launching facilities (commercial hoists)-two on the Lower Harbor west side, and one at the Upper Harbor.

(4.) Modification of the commercial slip area in the Lower Harbor currently leased by C. Stagnaro to accommodate a reconfigured berthing arrangement and a new fish unloading-icing-marketing facility.

(5.) Modification of the UCSC Sailing Program area in the Lower Harbor to increase the dock space and provide a support (storage) building.

Coastal Act Consistency

Two Coastal Act policies refer specifically to the provision of boating facilities:

> SEC. 30224
>
> Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

---

5. Santa Cruz Harbor Development Plan, op. cit., pp.17 to 24.

SEC. 30234

> Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Modifications (2), (3) and (4), discussed above, directly address the concerns of these policies. The elimination of wet berthing (Modification (1)) could be considered a "reduction in recreational boating space," but because of the large increase in dry storage facilities and increased launching potential offered by the three new hoists, actual numbers of recreational boating opportunities should increase. The limitation of east side launches to those who park trailers in the available spaces (Harbor Development Plan, p. 47) should not be allowed to reduce the overall launching capability of the Harbor.

The local coastal program land use plan should therefore support the major boating proposals of the Harbor Development Plan. Additional policies should clarify three points, however:

(B-1)

> In providing new and improved Harbor facilities, the Port District will maintain at least 900 wet berths, shall minimize losses of wet berthing opportunites due to provision of new shoreline uses and shall seek to increase such opportunities where feasible by reconfiguring berths.

(B-2)

> The Port District shall continue to encourage the forms of increased access to Harbor and Bay waters and boating opportunities provided by teaching programs, commercial group fishing trips, and shared boat or slip ownership.

(B-3)

> The overall launching capability of the Harbor shall be maintained at a level limited only by demand and safety considerations; restrictions on parking associated with use of individual Harbor launching facilities shall be designed to mitigate against localized traffic impacts only.

Small Boats

The Harbor channel area is rather narrow (100 ft. wide) and provides little opportunity for non-motorized boating. Nevertheless, occasional rowers and small sailboats tacking across the channel make use of this area.[6] The Port District has found that traffic controls are adequate to prevent congestion due to this type of boating activity.

The primary small-boating activity at Santa Cruz Harbor is centered on small catamarans ("Hobie Cats") launched from the beach. These highly portable sailboats have gained a great deal of popularity in recent years.

Because of their size, cost and mobility, wet berthing is impractical for small catamarans, and even secured dry storage is often not preferable for the day- or weekend-use that has become typical of the Santa Cruz area. Two areas of the Santa Cruz beaches have been available, first through informal acquiescence, and, more recently, through a permit system, for overnight or longer storage of the Cats: Hooper Beach in Capitola and the East Harbor Beach. State Park personnel report that the numbers of such stored boats on the Harbor beach have increased from less than 15 in 1977, to over 100 in summer 1979, with 50-60 stored year-round.[7] A major issue resulting in return of the East Harbor Beach to Port District management was the growth in Hobie Cat storage.

The major issue of concern regarding catamaran storage on the beach is one of priorities.

> SEC. 30211
>
> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
>
> SEC. 30101
>
> "Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.
>
> SEC. 30221
>
> Oceanfront land suitable for recreational use shall be protected for recreational use and development un-

---

[6] Draft EIR: Harbor Development Plan, August 1980, pp. III-C-29 through 31.

[7] R.L. Menefee, personal communication.

less present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Boat storage per se is not a coastal-dependent use, although its proximity to launching facilities is energy-efficient and sensible. Nor is Hobie Cat storage dependent on the public facilities of a Harbor District: private beaches and commercial storage opportunities are available and used for this purpose elsewhere in the county. It could be argued that Twin Lakes State Beach provides ample opportunity for public oceanfront recreation; the consistent popularity of this beach compared to others in the county and the persistent public use (sunbathing, jogging, swimming) of the Port beaches despite boat storage - perhaps at a reduced level because of boat storage - argue to the contrary, however.

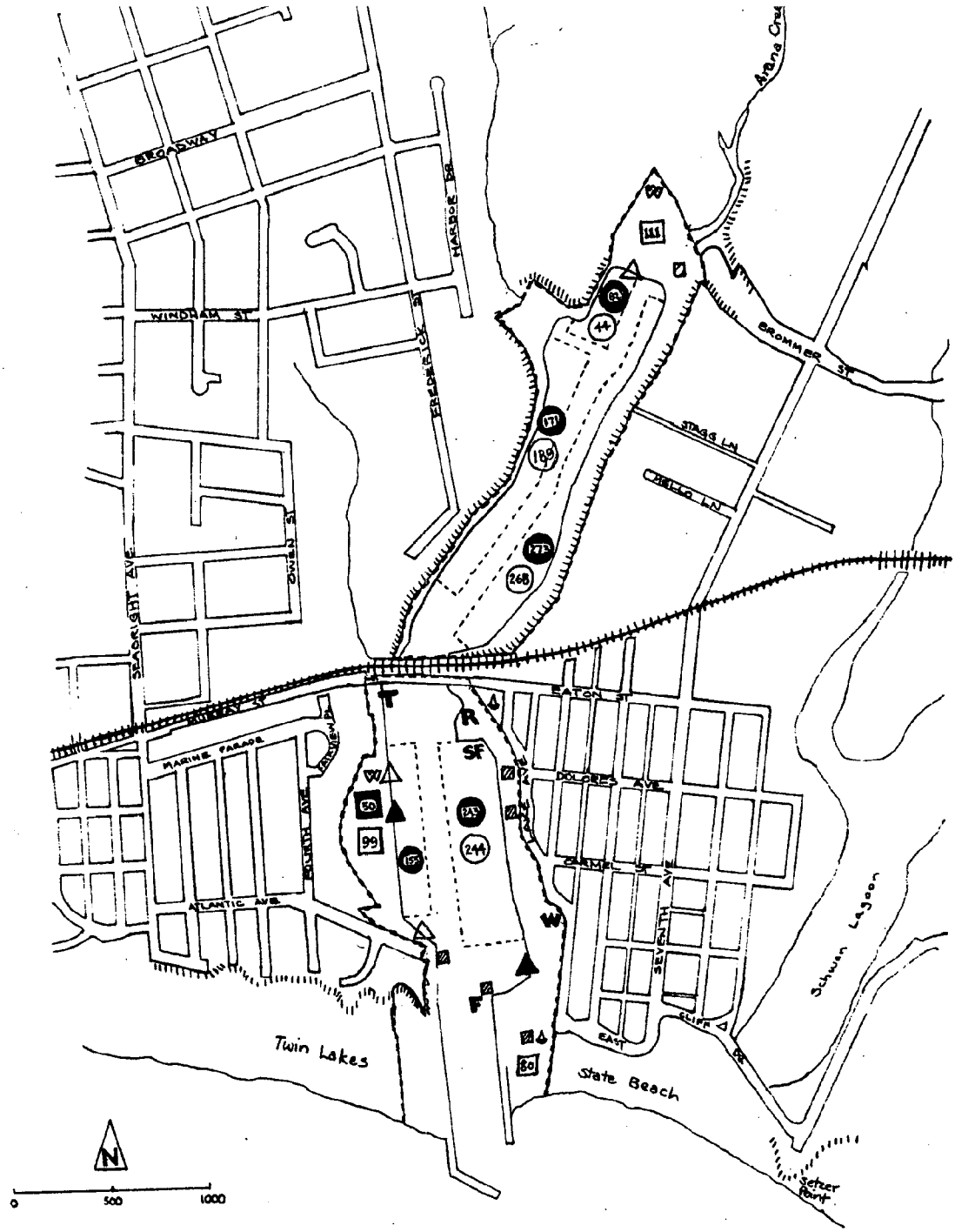
The Port District emphasizes its obligation to all the boating public. In the event that complete removal of boat storage from the beach is not desirable, the District should, in any event, maximize the recreational use potential of its beach by reducing the obvious use conflict.

(B-4)

A catamaran dry storage area may be provided within the Port District boundaries for a mzximum of 80 boats. The area for boat storage shall be clearly marked and manage to minimize conflicts with other beach users.

Boating Facilities Map

Map 3 summarizes the recommendations of the Draft Harbor Development Plan and policies B-1 thru B-5. This map should be incorporated in the Santa Cruz City LCP.



SANTA CRUZ HARBOR
LOCAL COASTAL PROGRAM

		EXISTING	PROPOSED	
Δ	BOAT SALES			
R	REPAIR YARD	(15)	(25)	BOAT SLIPS (TOTAL)
SF	SPORTFISHING	50	60	DRY STORAGE (TOTAL SPACES)
T	TEACHING	▲	△	Llaunching
F	FUEL			
W W	WASH-DOWN (EXISTING AND PROPOSED)	◪	◪	SUPPLIES (RETAIL)

MAP 3 : BOATING FACILITIES

NATURAL ENVIRONMENT

Santa Cruz Harbor required a substantial alteration of the natural coastal environment for its creation; results of that alteration are still among the Harbor's major opportunities and problems.

Environmental Setting

The Harbor was dredged from Woods Lagoon, the lower portion of Arana Gulch watershed, one of six watersheds draining the City of Santa Cruz. Surface runoff from the city east of Cayuga Street and Stanford Avenue eventually enters the Harbor via one of its two tributary arroyos (east of Owen Street, and east of Harbor Drive). Arana Creek, itself, drains the Delaveaga Park area and the portion of Live Oak west of Seventh Avenue and Dominican Hospital (see Natural Resources section of the Santa Cruz City LCP Land Use Plan).

Harbor jetties interrupt a natural littoral cell (sandy beach) that extended from San Lorenzo Point to Black Point, fed primarily by the San Lorenzo River. Although the jetties have disturbed downcoast sand movement and altered the shape of both east and west portions of Twin Lakes State Beach, movement of sand in this cell is still substantial, and the Harbor mouth shoals every year.

The low-lying alluvium characterizing the Woods Lagoon basin is subject to a number of natural hazards: liquefaction (because of the regional location and underlying soils), tsunami (because of low elevation and exposure to the sea), and flooding (in the Upper Harbor from Arana Creek). The hazards themselves are discussed in the Natural Hazards section of the Santa Cruz City LCP, and in the Seismic Safety and Safety Elements of the General Plan. The Harbor Development Plan EIR addresses the seismic hazards and recommends no mitigation beyond adherence to the Uniform Building Code.[1]

Arana Gulch's dropping of sediment in the Upper Harbor is considered to be more of a nuisance than a hazard to the Harbor, and the Port District has been investigating both temporary (dredging) and permanent (creation of a silting basin) solutions.[2]

Creation of the Harbor has had two significant consequences for natural habitats. First, opening of Woods Lagoon to the sea has substituted marine (saltwater) for brackish and freshwater habitat in the Harbor itself. Benthic (bottom-dwelling) and pelagic (fish) communities have become well-established around Harbor pilings and revetments, attracting

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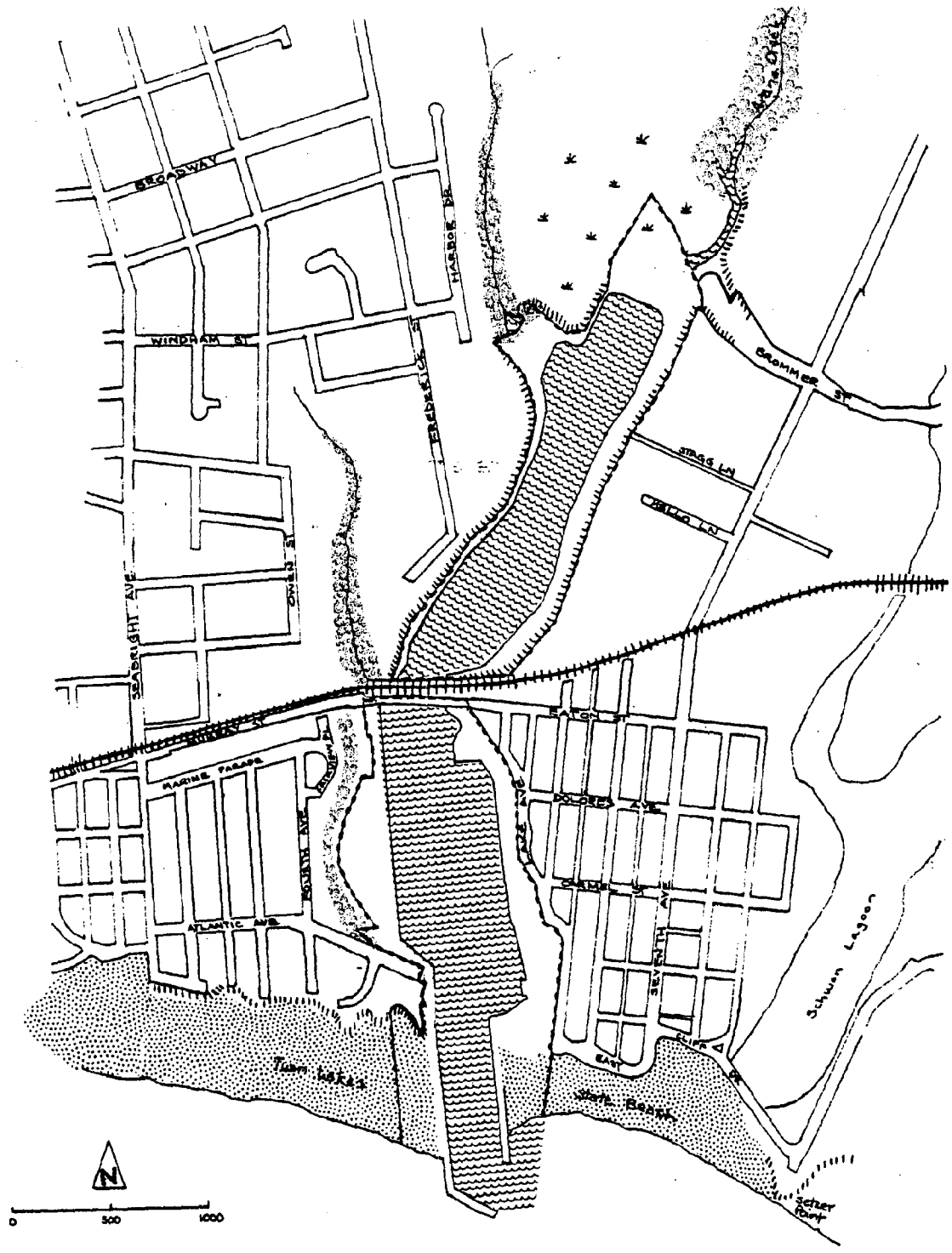
[1] EIR: Santa Cruz Harbor Development Plan, December 1980, pp. III-H-1 through 3.

[2] Draft Definitive Plan for the Arana Gulch Mitigation Project, November 1980.



SANTA CRUZ HARBOR
LOCAL COASTAL PROGRAM

MARINE HABITAT

RIPARIAN/ OAK WOODLAND

GRASSLAND

SANDY BEACH

MAP 4 : NATURAL RESOURCES

seabirds such as the endangered California Brown Pelican and the more common gulls and kingfishers. The Harbor also acts as a trap for schools of anchovies, which periodically are found nearshore in late summer. Once confined in the Harbor channel, the anchovies rapidly depete the water's limited oxygen supply and die. The second major consequence of the Harbor on habitats has been the alteration of lower Arana Gulch as it enters the Upper Harbor. This stream, with a one c.f.s. flow measured in October 1977,[3] enters the Harbor through four 72-inch drainage pipes. The pipes do not prevent the tides from entering Arana Gulch, however, and salt marsh vegetation now extends as far as 1200 ft. upstream from the Upper Harbor parking lot.[4] Salt-water influence has also been observed 100 ft. up the Harbor Drive arroyo.

Arana Gulch above the Harbor contains outstanding riparian habitats: oak woodland in the Darwin Street and Harbor Drive arroyos, grasslands in the flood plain and grazed uplands (including examples of the rara Santa Cruz tarweed), and willow thickets along the creek south of Capitola Road. Generalized habitats are shown in the Santa Crux City LCP and species lists are included in the Draft Mitigation Project document (following page 41).

Wetlands and Natural Habitat

The Coastal Land Use Plan including this document provide policies that protect Arana Gulch and the Harbor Waters.

Tidelands within the Santa Cruz Harbor area have been granted in trust to the Port District, just as tidelands underlying Santa Cruz Municipal Wharf have been granted to the City. In both these areas, marine habitats will be subject to some disruption due to new development, piling and revetment maintenance, and, at the Harbor, maintenance dredging of the navigation channel. The public trust retained by the State in these areas includes "commerce, navigation, and fisheries"; therefore, maintaining viable marine habitats which support fisheries in the Harbor and Wharf areas is recognized as a matter of broader-than-local significance.

The EIR on the Harbor Development Plan discusses the following potential impacts of proposed activities (p. III-I-2):

---

[3] Draft EIR: Santa Cruz Harbor Development Plan, op. cit., p. III-D-1

[4] Draft Definitive Plan for the Arana Gulch Mitigation Project, op. cit., p. 7 and Figure 2.

Noise and activity during construction may temporarily frighten fish, wildlife and birds. As these activities will be limited in size, scope and duration, the associated impacts on wildlife are not anticipated to be significant.

Once construction is complete and landscaping is established, most of these wildlife species could be expected to return. The landscaping that will be provided may supply a food source and some nesting areas for birds and some small animals.

The addition of floats and piles for the boat slips and commercial fish receiving facility will provide a habitat for mussels, crustaceans and small fish.

The construction of additional boat berthing and incremental increase in boating activity, plus the increased water runoff from the development could have an adverse impact on the water quality and turbidity of the harbor. Sediments, parking runoff, nutrient and biocide runoff from landscaping could adversely impact marine organisms. There will also be some change in the character of the bottom of the harbor basin in a few limited areas due to the excavation discussed above. However, this impact is not anticipated to be significant.

Not discussed are permanent disruptions to existing revetment areas that provide intertidal habitat at the present time. Such impacts are likely to occur in the commercial fish-receiving area and Upper Harbor launch site (where revetments would be replaced by bulkheads) and could potentially occur in other areas where structures are proposed over existing revetments (Upper Harbor Restaurant, Crow's Nest expansion). Mitigation will probably be necessary since, unlike pilings, the replacement structures will not necessarily provide a comparable habitat. The EIR proposes a single wetland restoration project in Arana Gulch above the Harbor to mitigate for past dredging of Woods Lagoon and for the future adverse habitat impacts discussed above.

Coastal Act Consistency

SEC. 30230

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

SEC. 30233

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411 for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.

SEC. 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

The Coastal Act policies cited above are quite specific regarding permitted activities within wet habitat areas. Proposed Harbor activities which are related to the Harbor's boating functions (commercial fishing facilities, launching, channel dredging) are clearly permissible disruptions to the existing marine habitat, but must be carried out subject to there being no feasible, less environmentally damaging alternative, the provision and incorporation of feasible mitigation measures, and significant disruption (in the case of dredging) being avoided.

Adverse impacts for purposes such as restaurant expansion would not appear to be permissible at all, and care must be taken to ensure that impacts on marine habitats that may result from such construction are both severely limited and temporary or are adequately mitigated.

The Santa Cruz Harbor Development Plan suggests generally how the Port District has addressed these Coastal Act policies, and does not discuss specific mitigation measures or activities that are of particu-

Sand Movement and Dredging

According to the U.S. Army Corps of Engineers 1978 Santa Cruz Harbor Shoaling Study, the San Lorenzo has made a highly variable discharge of sediment to the littoral cell;[6] high volumes of discharge have been attributed to high flow rates (wet winters) and sedimentation of the once-new flood control channel. The study estimates an overall annual downcoast drift at the West Harbor jetty of 300,000 to 500,000 cubic yards of sand.

During and subsequent to construction of Santa Cruz Harbor jetties, the beach west of the jetties experienced rapid accretion, building out from the 1962 pre-project shoreline about 250 feet by 1965, and about 500 feet by 1977. The growth of the beaches has protected the bluffs along East Cliff Drive from rapid erosion by wave action. The beach east of the jetties soon receded 150 feet and the beach at Capitola vanished.

Shoaling of the channel has required annual maintenance dredging reported to be on the order of 100,000 cubic yards per year since 1965. A 12-inch hydraulic dredge was delivered to the Port District in 1972 to maintain the channel. However, the dredge was not sufficiently seaworthy to maintain the channel during the winter. Subsequently, the annual maintenance dredging was performed by a dredge under contract to the Corps of Engineers until 1977 when a multi-year, periodic dredging program was implemented to maintain the channel during the winter season. In addition to the maintenance dredging, an experimental jet pump bypassing system was installed in 1976 by the Army's Waterways Experiment Station (WES) to field-test this new equipment. During the first year, sand was removed from an area between the jetties but outside the project channel. During the second year, an eductor was placed in the updrift surf zone to bypass sand. The eductor field experiment was terminated in March 1978.[7] Annual dredging was resumed.

Current Port District and Corps of Engineers plans call for a continuation of the annual dredging requirement. Disposal of dredge spoils in the downcoast surf zone or on Twin Lakes Beach has been a regular feature of the annual dredging operation with permission of the State Department of Parks and Recreation. However, numerous complaints and difficulties have arisen from the installation and maintenance of temporary pipelines under and across the beach during periods of high wave activity, and from the disposal of dark sediments often relatively high in organic material and odor compared to native beach sand.

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[6] Op. cit., p. C-50

[7] Ibid., pp. B-12 to 13.

lar concern.[5] Policy guidance should be available, both to the Port District Commission and the City, for determining the adequacy of measures taken to protect the Harbor's habitats.

(C-1)

Santa Cruz Harbor shall be identified and mapped under "Ocean and Bays" and "Marine" habitat types in the Santa Cruz LCP Land Use Plan.

(C-2)

Permanent adverse impacts on marine habitat within the Harbor shall be avoided by the investigation and use of least-environmentally-damaging construction techniques (such as pilings instead of fill), mitigation of adverse impacts by marine resource enhancement within the City of Santa Cruz to the satisfaction of the California Department of Fish and Game, and by the avoidance of projects that would require dredging or fill unless they are necessary to the effective functioning of recreational or commercial boating.

(C-3)

The Port District should work with the California Department of Fish and Game (CDFG) and local marine scientists to devise methods to mitigate the periodic anchovy kills. One possible technique could involve harvesting of the anchovies prior to their confinement in the Harbor, based on reasonable certainty of that happening and with permission of CDFG.

(C-4)

The Port District shall undertake a mitigation project for the 1972-73 loss of Woods Lagoon wildlife habitat. The preferred location and type of project would be salt marsh enhancement and restoration in Arana Gulch above the Upper Harbor parking lot, for which preliminary studies have been completed, but for which involvement of other public agencies and property acquisition may be required. The minimum financial contribution of the Port District shall be as approved by the U.S. Fish and Wildlife Service, and shall be placed in an interest-bearing account prior to the construction of any other developments at Santa Cruz Harbor.

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[5] Op. cit., pp. 51-52.

(C-5)

Annual or periodic dredging required to maintain the boating functions of Santa Cruz Harbor shall be carried out in a manner protective of the public health and safety and right to enjoy the use of downcoast beaches. In this regard,

a) Spoils shall be sampled periodically to determine their continuing compatibility with public recreational use. Toxic spoils shall not be deposited in the littoral cell.

b) Installation of any disposal system on land or offshore shall minimize visual and physical disruption of recreational beach use. Pipelines shall be buried at all times.

c) Maximum use of eroding downcoast beaches that will benefit from deposition of sand shall be made for spoils disposal.

DEVELOPMENT

Much of Santa Cruz Harbor's potential development has already occurred. Past development patterns have established the lower Harbor's east side, adjacent to Lake Avenue as the focus of most activity. New opportunities exist for development of less than two acres of vacant land in the Upper Harbor, and for reorganization of parking and other uses throughout the Harbor.

Port District Facilities and Coastal Dependent Uses

The largest part of the developed Santa Cruz Harbor is occupied with activities that require a site on or near the sea to function at all, i.e., boat slips, launch ramps, fuel dock, dry dock and marine repair. Except for the entrance channel, the area above the Murray Street and railroad bridges where the waterway narrows, and the area in front of the Coast Guard Station where the dredge is stored, the Harbor's shoreline is entirely devoted to these coastal-dependent uses. The Draft Harbor Development Plan proposes to intensify use in several shorefront areas, but not to change the essentially marine-dependent nature of Santa Cruz Harbor. The proposals include

(1) expansion of the Crow's Nest restaurant onto the east jetty,
(2) modification of the commercial fishing lease area and charter fishing boat area into a major fish-receiving facility,
(3) construction of a new restaurant over the Upper Harbor's eastern revetment,
(4) installation of a launching facility at the top of the Harbor,
(5) construction of a recreational parcours along the Harbor banks,
(6) modification of the UCSC teaching facility, and
(7) installation of two additional launch facilities on the lower west side.

Service facilities of the Port District must also be considered coastal-dependent, either because they require direct visual or physical access to the water, or because no alternative location is available to the District other than its Harbor. These include

(1) Port District offices, scheduled for expansion by remodeling or reconstruction;
(2) parking controls such as kiosks, electric gates, and meters;
(3) fuel dock, located adjacent to the east-side launch ramp;
(4) a maintenance yard for equipment storage, scheduled for location in the west arm of the Upper Harbor; and
(5) restrooms serving the boat slips and also visitors to the Harbor.

Coastal Act Consistency

SEC. 30233

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(b) Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

SEC. 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Continued dredging to maintain the Harbor channel is clearly consistent with the Coastal Act; spoils disposal in the past has been carried out within the requirements of the contracting agency (Port District or Corps of Engineers) and the conditions of Coastal Development Permits. Although performance of the dredging contractors has varied in its compliance with these requirements, it is important for the continuing policy direction of the agencies permitting spoils disposal in the coastal zone to be clear and to protect the public's right to continued enjoyment of Twin Lakes and downcoast beaches.

Coastal Act Consistency

SEC. 30255

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland.

SEC. 30220

Coastal areas suited for water-oriented recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

The Santa Cruz Harbor Development Plan appears to reflect Coastal Act priorities for coastal-dependent uses quite well. Port facilities such as the Harbor offices and maintenance yard, which do not require immediate shoreline locations, are proposed for the inland edges of the District property. Three of the proposed shoreline activities are not coastally-dependent. As discussed above,[1] public access facilities and protection of marine resources have priority in Coastal Act policies over development. Design of both proposed restaurants therefore should incorporate shoreline access and resource protection, which may require a setback from the water. The proposed parcours is a more temporary commitment of coastal land, and stations can be relocated as needed to accommodate future coastal dependent use.

(D-1)

Support the implementation of the shoreline use proposals of the December 1980 Santa Cruz Harbor Development Plan.

Coastal-Related and Visitor-Serving Uses

A portion of Santa Cruz Harbor development is devoted to uses which do not require, but are enhanced by their coastal location, and/or which provide increased public opportunities to enjoy the shoreline. Examples include both Lower Harbor restaurants, whose outdoor seating areas have become extraordinarily popular attractions for visitors and local residents alike. Other coastal-related uses include several marine-oriented businesses (boat sales, marine electronics, bait sales, dry boat storage).

The EIR on the Santa Cruz Harbor Development Plan notes that many marine businesses (such as boat storage, boat sales, marine repairs, and sail manufacture) have located in the County area nearby, in part because the Port District cannot provide adequate space for the demand. Likewise, visitor lodgings, restaurants, and other visitor-serving facilities that support use of the Harbor are located in both the City and County within reasonable proximity to the Harbor.[2]

It is apparent that the reliance of such uses on land near, but not in, the Harbor will continue. One area in particular, adjacent to the Harbor's lower west side parking and boat storage would be suitable for low-intensity boating support uses. The Draft Harbor Development Plan does propose to locate several new coastal-related and visitor-serving uses within the Port District:

(1) an 8,000 sq. ft. restaurant with "view" seating at the east side of the Upper Harbor;

(2) a new structure housing a coffee shop and 2,700 sq. ft. of marine-oriented retail businesses adjacent to the Brommer Street entrance to the Upper Harbor;

(3) a fenced storage area for 111 boats in the Upper Harbor;

(4) doubling of the dry boat storage area on the west side of the Lower Harbor;

(5) a 4,200 sq. ft. retail expansion to the second floor of the O'Neill's building on the east side of the Lower Harbor.

The proposed uses comply with the Coastal Act's locational requirements, and do not appear to displace the potential for other, higher-priority (i.e., coastal-dependent) uses. The policy directions governing occupancy of new commercial buildings should make clear their intended use, however. In addition, it would be appropriate for both City and County to recognize their obligations to permit harbor-related uses in the area surrounding Santa Cruz Harbor.

(D-2)

Allow land uses in the Harbor thatprovide marine related services or goods which contribute to the pedes-rian and beach scene and are compatible with existing uses and represent intense and diverse activities.

(D-3)

Allow marine-oriented retail uses in commercial zones within 1/2 mile of the harbor and boat building and storage in industrial zones.

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[2] Op. Cit., p. III-B-2 and Figure III-B-I.

Coastal Act Consistency

SEC. 30213

Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

SEC. 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights of private property owners, and natural resource areas from overuse.

SEC. 30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

SEC. 30252

The location and amount of new development should maintain and enhance public access to the coast by . . . (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

SEC. 30253

New development shall:

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Existing City Land Use policy provide opportunities for some visitor-serving uses in commercial and residential areas in close proximity to the Harbor.

Non-Boater Recreation

Although the Harbor is the focal point for boating activities in Santa Cruz County, and the Lower Harbor contains intensely used commercial areas, other recreational uses of the Harbor area by local residents and visitors are also present. Although no facilities for non-boater recreational users currently exist in the Harbor, typical activities include walking, jogging, watching sunsets, observing the boating scene, photography, fishing from the jetties, and using the Port District portions of Twin Lakes Beach.

The City of Santa Cruz Special Use Permit SU-2 (for Upper Harbor development) required the provision of a 1½ acre neighborhood park within the Harbor. This park was never developed in part due to Port District finances and to uncertainties caused by City/County acquisition of the Broadway-Brommer right-of-way. The Draft 1980 Santa Cruz Harbor Development Plan does not discuss this park proposal, but contains several improvements for recreational activities on land. Taken together, although a single neighborhood park is not designated, these proposals would enhance the Harbor's park-like atmosphere and usability by non-boat-owners:

(1) Mini-parks on both sides of the Lower Harbor, to contain shade structures, benches, picnic tables, public restrooms, drinking fountains, bicycle racks and landscaping;

(2) A parcours, or series of stations for individual physical exercise, laid out around the perimeter of Harbor waters;

(3) Pedestrian and bicycle ways around the Harbor shoreline linking mini-parks, parcours and public observation decks. The designated routes will formalize and improve on the existing access;

(4) Landscaping and architectural design control in an overall scheme that will enhance the physical and visual amenity of all Harbor uses.

Several Coastal Act policies are most effectively carried out by a careful process of development review: precise delineation of habitat boundaries, specific architectural details, mitigation measures for particular environmental impacts, and structural design to accommodate public access and avoid hazards are among the matters that can be addressed on a case-by-case basis. But the case-by-case review ensures consistency with broad policy guidelines typical of the General Plan or the Coastal Act only by reference (during the development review process) to a set of standards which can be used for all development.

SEC. 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

SEC. 30253.

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

SEC. 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff...

SEC. 30232

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

SEC. 30233

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.

SEC. 30252

The location and amount of new development should maintain and enhance public access to the coast by (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

SEC. 30240

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The Santa Cruz Harbor Development Plan proposes to develop a set of standards for the review of projects within the Harbor. While it is appropriate to do so, and such standards could be designed to meet the particular needs of the Port District, its lessees and users, it will also be necessary to assure the public, Port District Commissioners, and City officials that common review standards which fulfill Coastal Act requirements are being followed in the interim. The following policies

The Harbor Development Plan review of Coastal Act policies points out that the non-boater recreational facilities to be provided by the Harbor will be free of charge to their users.[3] In conjunction with its recreational boating opportunities, Santa Cruz Harbor would thus provide a maximum amount of recreational opportunity "for all the people".

The Port District proposals for non-boater recreation also complement, rather than duplicate, the City's own neighborhood park development program. Frederick Street Park, adjacent to the west side of the Upper Harbor, was developed subsequent to the City's Harbor use permit requirement for a neighborhood park, provides views of the Harbor, picnic facilities, sports facilities, and is connected by pathway to the Upper Harbor parking lot.

In focusing on enhancement of recreational opportunities within the Harbor, the Development Plan protects the existing informal recreational uses and increases the types of non-boater recreation that can occur near the water.

(D-4)

Provide non-boater recreational opportunities throughout Santa Cruz Harbor in a park-like setting as set forth in the December, 1980 Santa Cruz Harbor Development Plan. Phase development of these facilities so that recreational improvements are in place prior to occupancy of intensified commercial leasehold uses or according to facilities improvement program.

Development Standards

Past developments have formally and informally responded to concerns and lease requirements of the Port Commission and staff, to City zoning and architectural reviews, and to public comments on a case-by-case basis. The result has been a collection of disparate architectural styles, inefficient parking layout (which has been modified several times), a general absence of public amenities such as landscaping and restrooms (although some of each do exist), and an uncertain and confusing development review process. To a certain extent, these difficulties have been magnified in recent years by the additional requirement for coastal development permits.

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[3] op. cit., p. 50

may therefore be superseded by more detailed requirements, if adopted by the City and Port District.

(D-5)

Require design review of harbor development to ensure that scenic and visual qualities of the Santa Cruz Harbor are protected, public views to and along the water of the Harbor and Twin Lakes Beach are protected and development is compatible with the architectural character of surrounding developed areas.

(D-6)

Control water runoff by minimizing the quantity of runoff through use of drainage retention measures and protecting the water quality through necessary means to meet Water Quality Control Board Standards.

(D-7)

Require each development in Santa Cruz Harbor to be served by adequate vehicular parking according to the standards of the City, with the following additions: one space for every 85 sq. ft. of restaurant in the Lower Harbor, one visitor space for every five car-trailer spaces at a boat launching area, seven spaces for every twenty boats in dry storage, six spaces for every ten boats berthed.

LAND USE MAP

The Land Use Map is intended to sumamrize the application of local coastal program policies to lands within (and in some instances adjacent to) the Port District. Land use designations on Map 5 are somewhat more specific than the Santa Cruz General Plan 1990 and somewhat less specific than the Santa Cruz Harbor Development Plan. The following descriptions are meant to supersede those in the General Plan, and constitute an Area Plan for the port District. To the extent that they coincide with the recommendations of the Harbor Development Plan, that plan should be referred to for details such as parking layout, landscaping, and specific uses.

Waterfront Recreation: This designation includes most of the Harbor's waters and sandy beaches and a portion of land along the immediate shoreline. Principal uses include active (e.g. parcourse, bicycling, jogging, swimming) and passive (sunbathing walking, photography, etc.) recreation and boating. Automobile parking is an accessory use, subordinate to recreational needs. Only minimal public safety improvements, and floating docks shall be permitted to intrude upon the beach, harbor channel or the jetties.

Marine/Tourist Commercial: This designation includes structures, parking and leased areas serving primarily commercial purposes. Principal uses include boat rental/sportfishing charters, marine equipment sales, restaurants/food service, and other retail sales oriented to Harbor visitors and boaters. Intensities are limited to the square footage and size of building indicated in the Harbor Development Plan, and for which parking, public access, and marine resource protection can be provided.

Marine Industry: This designation includes leased areas devoted to industrial-type uses dependent on a shoreline location. The principal uses are boat repair and construction.

Boating Support Facilities: This designation includes Port District and private lands which are needed for land-based support of recreational boating. Principal uses include launch ramp and berth parking and dry boat storage as shown on the Boating Facilities Map. Accessory uses include restrooms, parks, wash-down areas, and fuel sales.

Public Offices and Storage: This designation includes Port District, University, and U.S. Coast Guard land-based facilities needed to support the Harbor activities of those agencies. Principal uses include offices, and equipment storage.

Open Space: This designation includes lands within the Port District which are part of (or buffer) a larger natural habitat or visually significant natural area. Uses are limited to public non-vehicular access consistent with the resources present.

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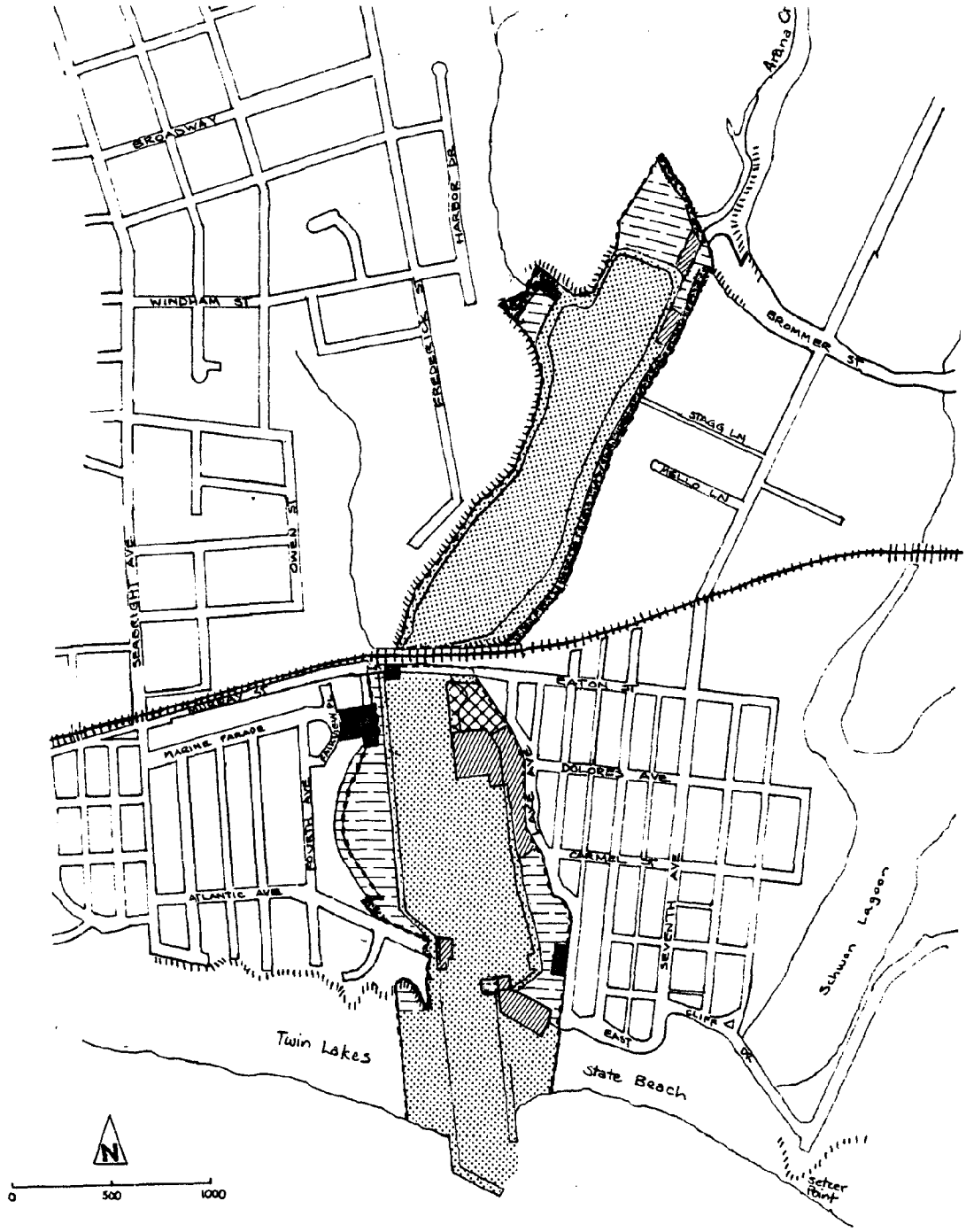


SANTA CRUZ HARBOR
LOCAL COASTAL PROGRAM

- WATERFRONT RECREATION
- BOATING SUPPORT FACILITIES
- MARINE/TOURIST COMMERCIAL
- PUBLIC OFFICES/ STORAGE
- MARINE INDUSTRY
- OPEN SPACE

MAP 5 : LAND USE PLAN

SUGGESTED IMPLEMENTATION

The following measures represent likely potential methods of carrying out LCP policies at Santa Cruz Harbor. The list is not exhaustive, i.e., other techniques may be suggested which taken together are equally effective in carrying out the proposed policies and land use designations.

Area Plan

Santa Cruz has adopted the method of preparing neighborhood or area plans to provide additional specificity to General Plan proposals where needed. Planning work done at Santa Cruz Harbor, focusing on these LCP policies and the Harbor Development Plan, could be adopted as an Area Plan.

Special Use District

The SU(2) zone district was prepared for Santa Cruz Harbor in 1975 because the small craft harbor is a "special use" which does not exist elsewhere in the city. The zone district permits wide discretion to the City Planning Commission in determining appropriate land uses and developments within the district. The LCP and Harbor Development Plan could be incorporated in a revised Special Use Permit. The Development Standards would become conditions of the Special Use.

Other Zoning Designations

Categories of development such as those shown on the LCP Land Use Plan map which are not presently found in the local zoning ordinance could be defined, and districts created for them, within the ordinance. This approach would be similar to the five zoning categories used exclusively in the Beach Area. An advantage of this approach would be its easy application to lands outside Port District boundaries.

Improvement Programs

Various techniques for phasing development, carrying out publicly-funded projects, and working with other agencies could be compiled into a City Harbor Improvement Program (see Implementation Program (Section VI) of Appendix 1 for an example of how the Port District along would propose to do this). Alternatively, the zoning (like a Planned Unit Development) could carry a specific development phasing program with it, and require renewal of the basic use after a suitable period (5 or 10 years).

APPENDIX

Table 1

ESTIMATE OF FUTURE PARKING DEMAND, LOWER HARBOR WEST

Land Use	Size	Harbor EIR/standard	staff estimate/standard
Aldo's Restaurant	2,650 sq.ft.	22/1 per 120 sq.ft.	31/1 per 85 sq.ft.*
Dry Boat Storage	99 spaces	35/.35 per space	35
UCSC docks	2,000 sq.ft.	10/?	10
Boat berths	155 berths	93/.60 per berth	93
Beach	85,000 sq.ft.	0/surplus	31/1 per 2700 sq.ft.*
Totals		160	200

Table 2

ESTIMATE OF FUTURE PARKING DEMAND, LOWER HARBOR EAST

Land Use	Size	Harbor EIR/Standard	staff estimate/standard
Crow's Nest Restaurant	8,500 sq.ft.	71/1 per 120 sq.ft.	100/1 per 85 sq.ft.
Retail Commercial	25,280 sq.ft.	63/1 per 400 sq.ft.	63
CG Auxiliary/Port HQ	3,450 sq.ft.	22/?	22
Commercial Fish Receiv.	4,000 sq.ft.	10/1 per 400 sq.ft.	10
Boat berths	244 berths	147/.60 per berth	147
Boat repair yard	3,600 sq.ft.	4/1 per 1000 sq.ft.	4
Boat launching	*	45 + 9 guests/double length space per launch	45 doubles + 9
Beach	58,300 sq.ft.	0/surplus	22/1 per 2700 sq.ft.
		326 + 45 doubles	377 + 45 doubles

*Notes: Restaurant standard of 1 space per 85 sq.ft. based on local experience.
Beach standard of 1 space per 2700 sq.ft. based on 750 sq.ft. per person, 3.5 persons per car.
Number of launches is proposed to be limited according to the availability of parking for the trailers.

Sources: Draft Santa Cruz Harbor Development Plan and Environmental Impact Report, August 1980.

Lighthouse Field State Beach

Background

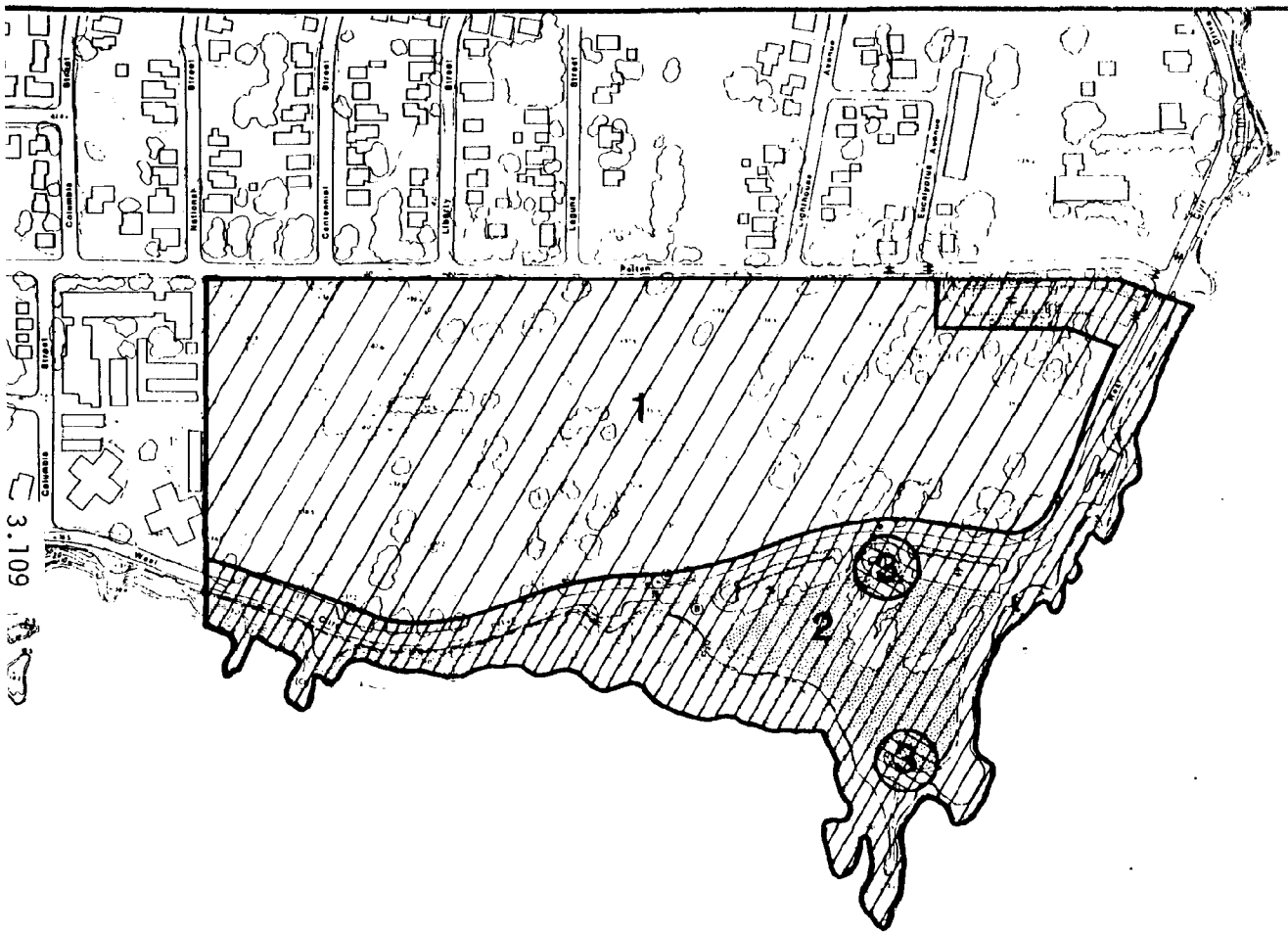
Lighthouse Field State Beach since its purchase by the State of California has been the subject of a special cooperative planning effort involving the State Department of Parks and Recreation, City and County of Santa Cruz, California Coastal Commission, the Lighthouse Field Committee, and interested citizens and neighborhood residents. The purpose of the effort has been to prepare a land use plan for the park to fulfill the requirements of the City's Local Coastal Plan. The material contained in this section provides a basic description of the proposed development plan for Lighthouse Field State Beach.

Low-Intensity Uses - Categories of uses which fall in this category include nature observation, hiking trails, and interpretive trails. The location of the proposed low-intensity use is shown on the Use Intensity Diagram, page 35, of the Lighthouse Field State Beach General Plan.

Moderate-Intensity Uses - Moderate intensity uses include parking and active recreation uses. West Cliff Drive in its current alignment will not affect the amount of area devoted to moderate intensity uses, but divides the area between those areas focused on Lighthouse Point in picnic and informal play areas, and other uses which will now be located north of West Cliff Drive.

High-Intensity Uses - High-intensity uses proposed as part of the Lighthouse Field State Beach General Plan include the expansion of the Lighthouse museum, an interpretive center, and a restroom. The location of these uses is shown on page 35 of the Lighthouse Field State Beach General Plan.

Low-Intensity Design Features - Proposals in this area include signs and a portico to mark the main entrance to the State Beach. Other features include benches, picnic tables, trash receptacles, drinking fountains, bicycle racks and interpretive markers to provide design detailing and highlights for the park. Descriptions and locations of the design features are set forth on pages 51, 58, 61, 63 and 64 of the Lighthouse Field State Beach General Plan.



NOTE: All boundaries are approximate only.

USE INTENSITY DIAGRAM

Category	Activity/Facility
LOW 1	• Nature Observation • Interpretive Trails • Photography
MODERATE 2	• Picnicking, Biking • Informal Play • Beach Activities
HIGH 3	• Historic Museum • Interpretive Facility • Restroom

LIGHTHOUSE FIELD STATE BEACH

City of Santa Cruz
County of Santa Cruz
State of California

NORTH

0 100 300 600
Feet

CHNMB Associates
Torrey & Torrey Inc.

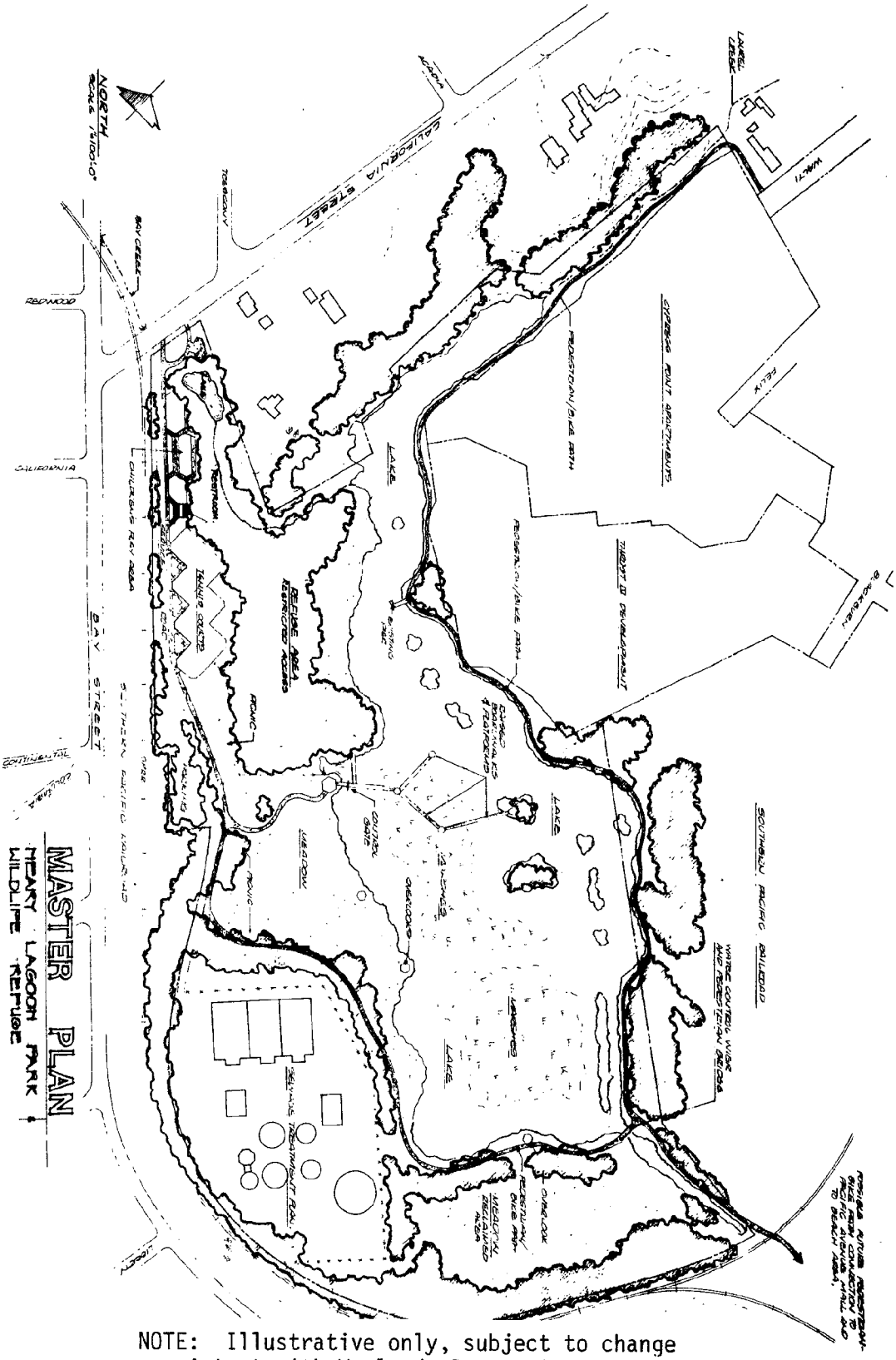
3.109

Medium Intensity Safety and Security Elements - Minimal fencing, regulatory signs, stairway accesses, pedestrian crosswalks, access for the handicapped, street and stair lighting are included in the project. These uses are generally located in the high intensity and medium intensity areas shown on page 35 of the Lighthouse Field State Beach General Plan.

Other Features Affecting Intensity of Park Use and Environs - The Lighthouse Field State Beach General Plan allows West Cliff Drive to be retained in its current alignemnt. Parking and all other features of the current bike path and sidewalks will be specified in the working plans.

Summary - The general land use or user intensity classification of this park can be typified as low-intensity regional open space and recreation. The proposed total mean use intensity would allow the park to accommodate 1,598 visitors on a peak day. A complete description of the facility's capacities is contained on pages 70 and 71 of the Lighthouse Field State Beach General Plan.

Nearv's Lagoon Park Plan



NOTE: Illustrative only, subject to change consistent with Wetlands Protection Policy.

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

UCSC Marine Laboratory

BERKELEY • DAVIS • IRVINE • LOS ANGELES • RIVERSIDE • SAN DIEGO • SAN FRANCISCO

SANTA BARBARA • SANTA CRUZ

COASTAL MARINE LABORATORY
DIVISION OF NATURAL SCIENCES
APPLIED SCIENCES BUILDING

SANTA CRUZ, CALIFORNIA 95064

October 28, 1980

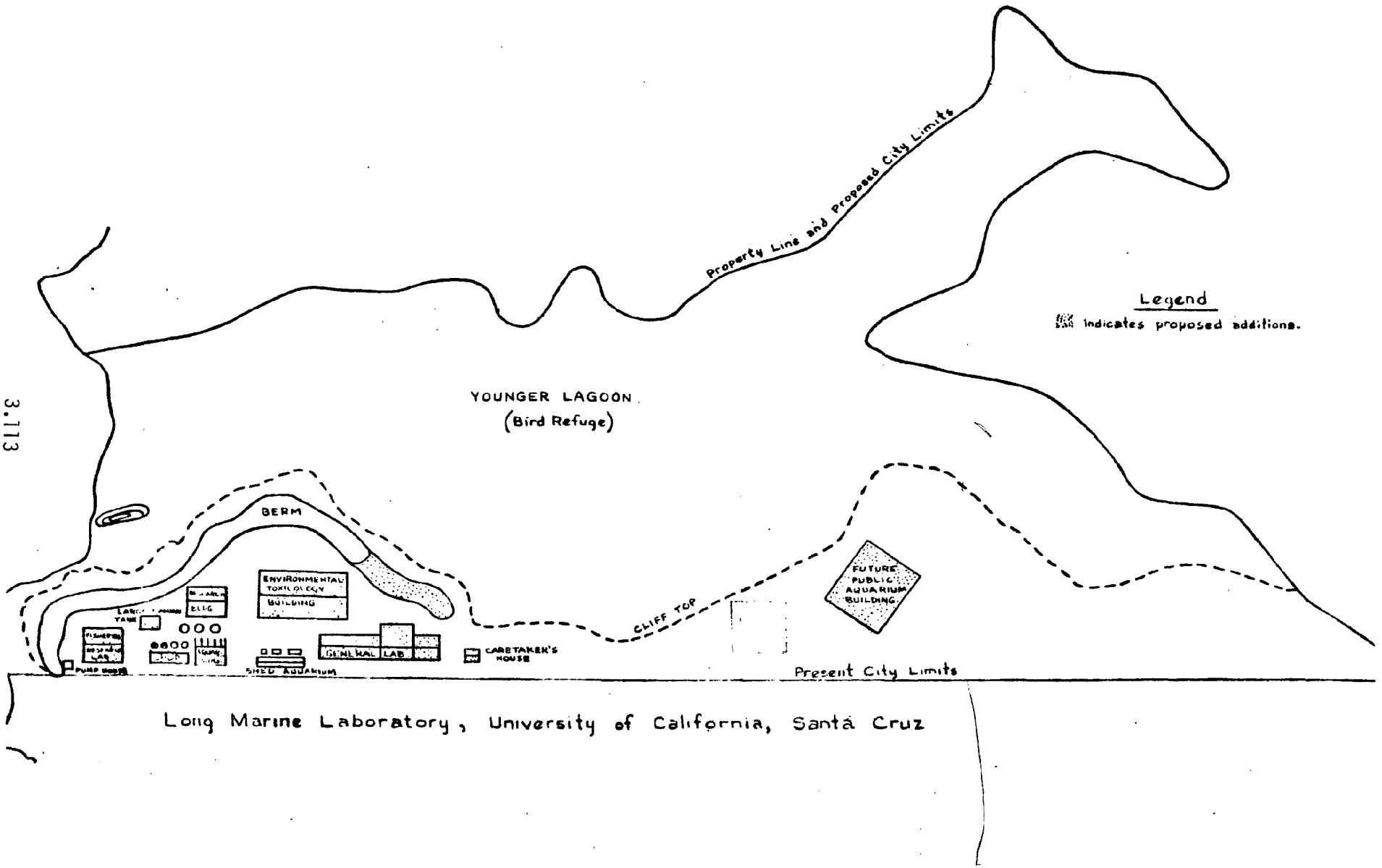
Long Marine Laboratory, a facility of the Center for Coastal Marine Studies of the University of California, Santa Cruz lies within Sub-Region 4 of the California Coastal Commission, Central Coastal Regional Commissioner's jurisdiction. Because of this, the Laboratory is subject to the permit requirements of the Commission.

The Laboratory lies outside the western limits of the city, but it has been proposed by the City of Santa Cruz, with the concurrence of the campus, that the laboratory be annexed to the city. If the Lab is annexed, its future development will have to be considered in the city's L.C.P.

Pursuant to Regents Policy of the University of California stated in Procedures for Implementation of the California Environmental Quality Act of 1970, an Environmental Impact Report on the Coastal Marine Laboratory was prepared in 1975, and accepted by the Regents in 1976.

The E.I.R. showed all planned facilities contemplated at the time and the Central Coastal Commission issued permits for Phase 1 construction. Since then, what was to have been a large indoor marine mammal research facility has been re-designated as an Environmental Toxicology research center.

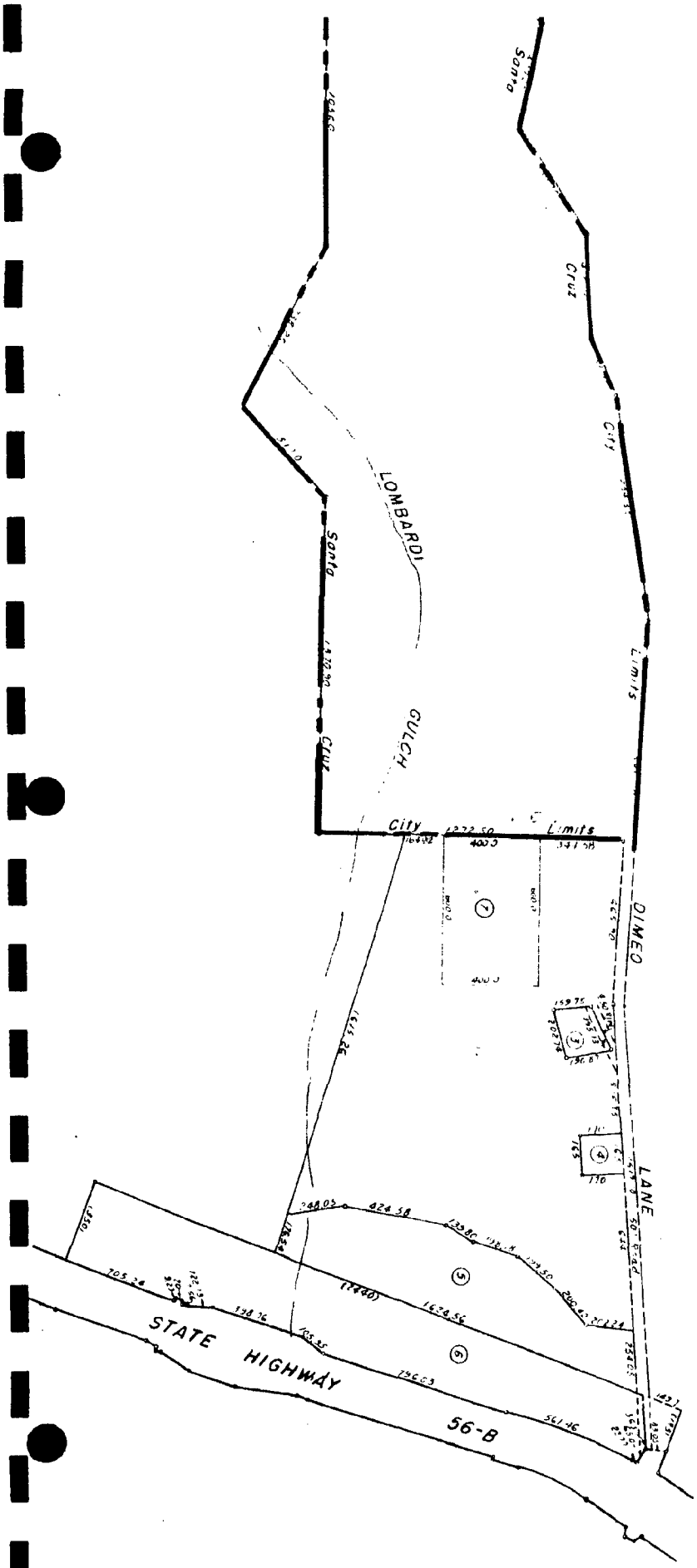
Construction that wasn't contemplated at the time, includes a separate shop, two new seawater storage tanks, a large outdoor marine mammal tank and the possible siting of a joint City-University Aquarium and Interpretive Center on the rock terrace. (See map for existing and projected facilities and the Final Environmental Impact Report of the Proposed Coastal Marine Laboratory, University of California Santa Cruz 1976 for detailed discussion of the long-range development of the laboratory.)



Long Marine Laboratory, University of California, Santa Cruz

- Sanitary Land Fill

Use the Long-Range Development Plan for Sanitary Land Fill Site as a basis for future use. Future reclamation and use of the site should be consistent with, and minimize impacts on, surrounding park use. The following land use map shows the location of the site and the land fill use.



CITY OF SANTA CRUZ

MUNICIPAL REFUSE SITE

E-A-20 EXCLUSIVE AGRICULTURE DISTRICT

Coastal Sites

Certain vacant coastal sites were identified in the LCP work program for detailed land use review. From west to east, sites studied are Bay Street and West Cliff Drive, Neary's Lagoon, San Lorenzo Point, Seabright Avenue and Murray Street, and Frederick Street. Each of the foregoing sites was evaluated in detail for priority coastal development suitability. Factors such as location, size, setting, available facilities and services, impact of development on surrounding area, economic feasibility, availability of similar visitor-serving uses, and overall land use needs of the community were used to evaluate each site. Based on extensive city review, it was determined by the City Planning Commission and the City Council that the following land use policies should apply to the following five coastal sites.

- Bay Street/West Cliff Drive Site

Policy: Designate the northern portion of the Bay/West Cliff site for visitor-serving uses (visitor lodging facilities, restaurants, retail business and services, art galleries, cultural, recreational or educational uses catering to the coastal visitor). The design of the visitor-serving uses shall be visually compatible with, and buffered from, surrounding residential areas. Designate the southern portion multi-family residential with the following development guidelines:

- Require that 15% of all residential units be provided for low- and moderate-income persons consistent with inclusionary requirements.

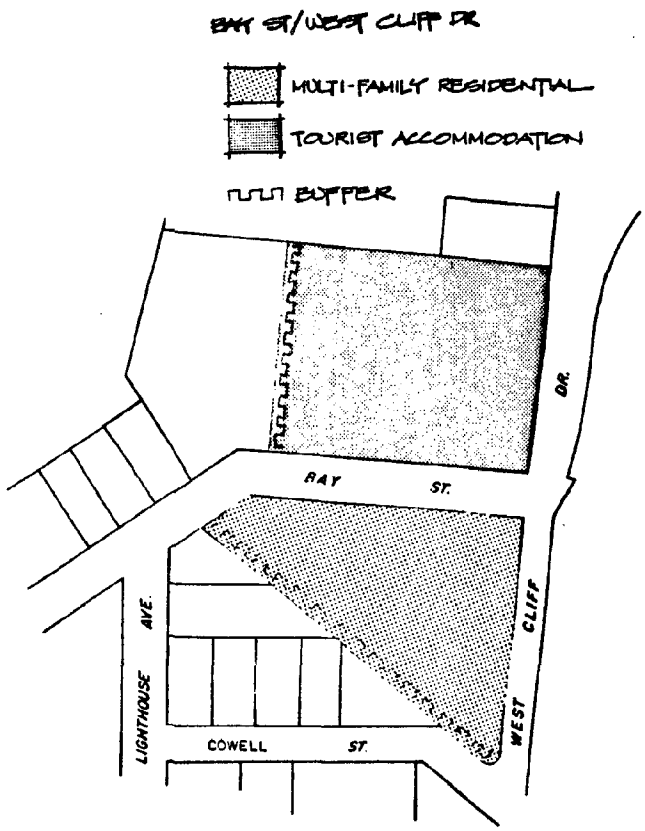
- Require that 10% of all residential uses be available as short-term rentals or available as "time-share" units.

- The development should be compatible with the best design of residential structures in the Beach Area.

- Drainage from the site should be controlled so as not to affect significantly the quality or quantity of exising predevelopment runoff.

- Require the provision of a bus stop or bus pullout with shelter to meet the specifications of the Metropolitan Transit District.

- Encourage the use of native, drought-resistant plant species in landscape plans.



- Neary's Lagoon Site

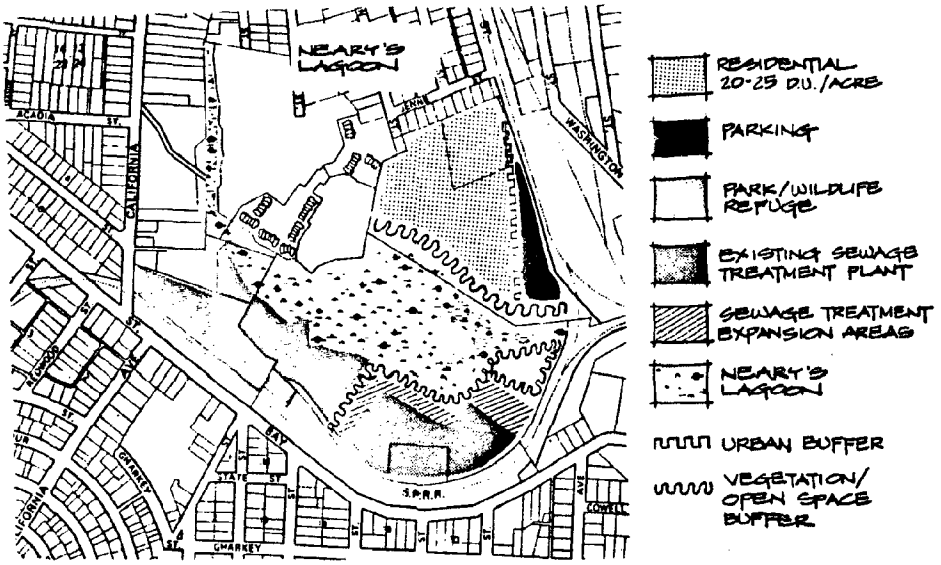
Policy: If the sewage treatment plant remains in Neary's Lagoon, any expansion plan should provide for the preservation of the lagoon as a unique natural habitat. (General Plan, 1980)

Policy: Provide at least a 100-foot buffer between land uses (parking, housing, sewage treatment plant) and the lagoon.

Policy: Reserve adequate site area for sewage treatment plant expansion including replacement wetlands and wetlands buffer area.

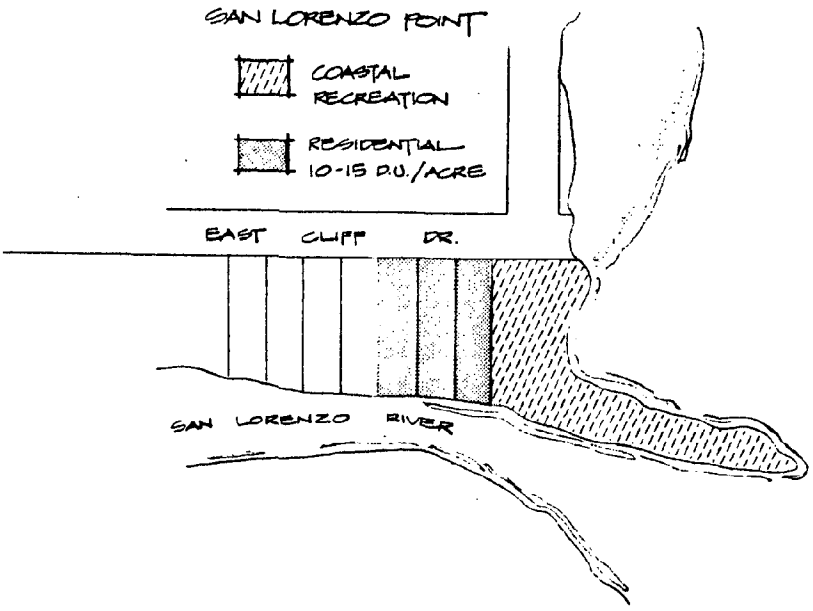
Policy: Prepare Management Plan for Neary's Lagoon and wetland habitat.

If lands adjacent to and east of Neary's Lagoon are available, designate area for multi-family residential 20-25 dwelling units per acre, and allow for parking next to railroad tracks if adequately screened from residential and other uses as shown on map below.



- San Lorenzo Point Site

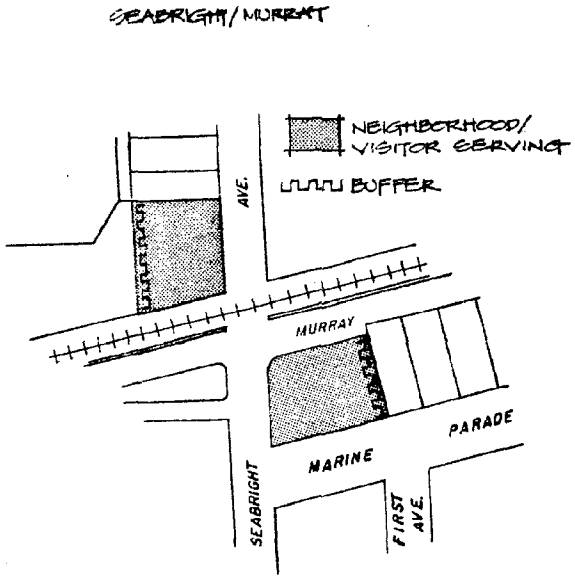
Policy: Any development on lands shown below, should be considered using the following review criteria derived from Coastal Act policy. The residential development should be set back 10 feet from the cliff edge, not cover more than 65% of the lot, be buffered from the adjacent park area, and be compatible with the best residential design in the area.



- Murray Street/Seabright Avenue Site

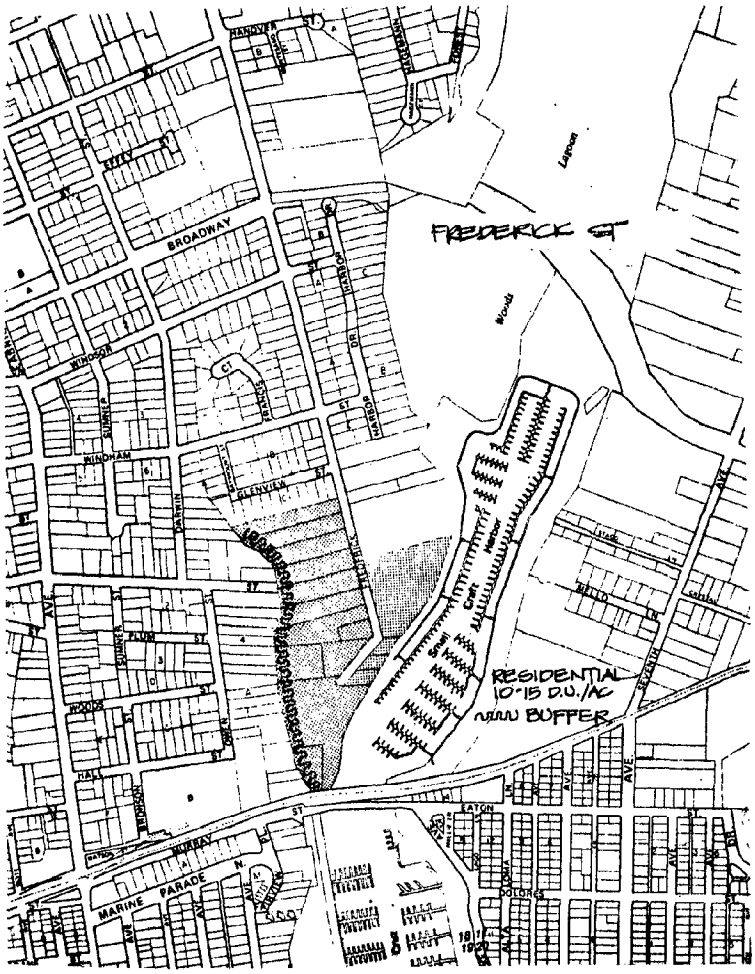
Policy: Designate corner of Seabright and Murray visitor-serving neighborhood commercial allowing convenience shopping establishments, such as grocery stores, fruit or fish markets, delicatessen eating places, refreshment stands, marine-related hardware stores, second-floor residential uses, second-floor general business offices, parking facilities, or other visitor-serving accommodations.

Policy: Visitor-serving neighborhood commercial uses shall be adequately buffered from, and compatible in design with, adjoining neighborhood areas.



- Frederick Street Site

Policy: Any development on lands shown below should be reviewed for consistency with Coastal Act policy. Coastal policy areas include timeshare units, low- and moderate-income housing, minimal tree removal, protection of existing native vegetation, grading and drainage control, bluff setback and maintenance, design in character with surrounding area, and project not visually intrusive to people in the harbor.



Coastal Access

Program 1:* Discourage the use of automobiles through increased public transit opportunities, the encouragement of rail service, the provision of pedestrian and bicycle paths, and the establishment of car pool incentives.

It is a basic General Plan policy that automobile transportation should be discouraged and other forms of transportation encouraged as much as possible. The City is currently participating in a shuttle service running from the downtown area and downtown parking lots to several beach areas. The Santa Cruz Metropolitan Transit Districtg provides access to virtually all oif the coastal access points described in this access component, and the bicycle-pedestrian pathway system has been previously cited, providing access to essentially all of the Santa Cruz City coastline.

Economic Opportunities

Policy A:* Designate land for commercial and industrial uses properly located and times to provide for projected economic development.

Program 1:* Use beach area planning efforts to designate land for tourist/commercial uses, including recreation/commercial facilities and visitor accommodations; such planning efforts need to take into account and be compatible with desirable neighborhood characteristics.

The Beach Area Plan, which covers the Beach Flats, Beach Hill, the Beach Commercial subarea, and the Municipal Wharf, is a direct response to this General Plan program. It is materially concerned with the access questions relative to Cowell Beach, the Municipal Wharf, and the Main Santa Cruz Beach. The Plan sets forth an overall circulation program for the Beach Area, including the use of beach shuttles and remote parking, and the creation of a greater pedestrian orientation for the entire area. The tenets of this plan are consistent with the Coastal Act access requirements. The City Council adopted the Beach Area Plan in July, 1980.

Community Design

Policy A:* Maintain the natural features of Santa Cruz to insure that its community design contains elements of its unique natural setting.

Program 2:* Protect natural views of the coast, Pogonip, the far west side, UCSC, De Laveaga Park and other areas of scenic importance, through development regulations, landscape plans and sensitive location of buildings and public facilities.

Development of Lighthouse Field State Park, another component of the City's Local Coastal Land Use Plan, will respond to this General Plan program. As noted in the LCP work program on Lighthouse Field, location and design of all facilities will be predicated on protecting the natural views of the coast, and providing the maximum number of recreational opportunities on the site, while protecting Lighthouse field's physical integrity. Access to the park is a critical element of the planning process, and is discussed in the LCP work item on Lighthouse Field.

The City of Santa Cruz makes available to its own citizens and to the hundreds of thousands of visitors coming to the City each year, all of its coastal resources. As previously noted, the City has an exceptional number of access points in its 4.6 miles of coastline. The City recognizes the value of this unique natural resource, and is taking numerous steps to enhance the attributes of its coastline. The development of Lighthouse Field State Park is one of the most dramatic manifestations of this activity.

Environmental Resource Management

Policy A:* Regulate development in unsafe areas identified in the Open Space and Conservation Element and the Seismic Safety and Safety Element of the General Plan.

Program 4:* Prohibit development along ocean bluffs subject to wave action.

The relationship between the City's arterial system and geography has dictated basic compliance with this General Plan program. Virtually all of the coastline has a road on the water side of development. In fact, the West Cliff bicycle-pedestrian pathway is threatened periodically at various points by wave action. Development of Lighthouse Field State Park, and other public improvements along the water's edge, will be predicated on staying a safe distance away from the ocean bluff.

Policy B:* Preserve open space within the City to meet recreational, social, economic, and environmental needs of the community.

Program 2:* Provide for maintained safe pedestrian access to Santa Cruz beaches. (see proposed pedestrian ways map).

The primary access points to major Santa Cruz beaches are safe. These access points are along the Santa Cruz Main Beach, Cowell Beach, and two of the access points to Seabright Beach. Where appropriate, stairways have been built, such as the Steamer Lane stairway. The City will continue to maintain safe pedestrian access to its beach resources.

Program 4:* Develop greenways and pathways along the San Lorenzo River, the Ocean and Bay frontage, within DeLaveaga Park, along canyons and arroyos, including Arana Gulch, Reinelt Canyon and Moore Creek Canyon, proceeding with a work program to be completed within the planning period.

The City's bicycle-pedestrian pathway system takes full advantage of the coast. The principal example is the West Cliff bicycle-pedestrian pathway which runs the length of West Cliff Drive from Natural Bridges State Beach to Cowell Beach. There are additional bicycle and pedestrian pathways along the Boardwalk area (Beach Street and Seabright Beach as it terminates in the Yacht Harbor breakwater. The City is in the process of adopting a bikeway system for the entire City of Santa Cruz. This is currently being done in segments, including implementation.

Policy C:* Energy conservation shall be considered in the development of land use regulations, and in the designation of land uses throughout the City. Land use policies and programs should be developed to encourage public transit use, as set forth in the Transportation and Public Facilities section of the General Plan, and to minimize energy consumption.

- Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation (Section 30211).

- Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects, except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby; or (3) agriculture would be adversely affected. Dedicated accessway would not be required to be open to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway (Section 30212).

- Wherever approprate and feasible, public facilities, including parking areas of facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area (30213).

In the case of the City of Santa Cruz, the descriptions of access points demonstrate that the City meets the requirements of the 1976 Coastal Act. To an appreciable degree, this is due to the peculiar nature of the coastline in Santa Cruz, which includes a public right-of-way running along the edge of the ocean for essentially the entire length of the City.

Following is a discussion of General Plan policies and programs relevant to Coastal Access. After placing coastal access in the framework of the City's newly adopted General Plan, individual descriptions of the 15 access points are provided.

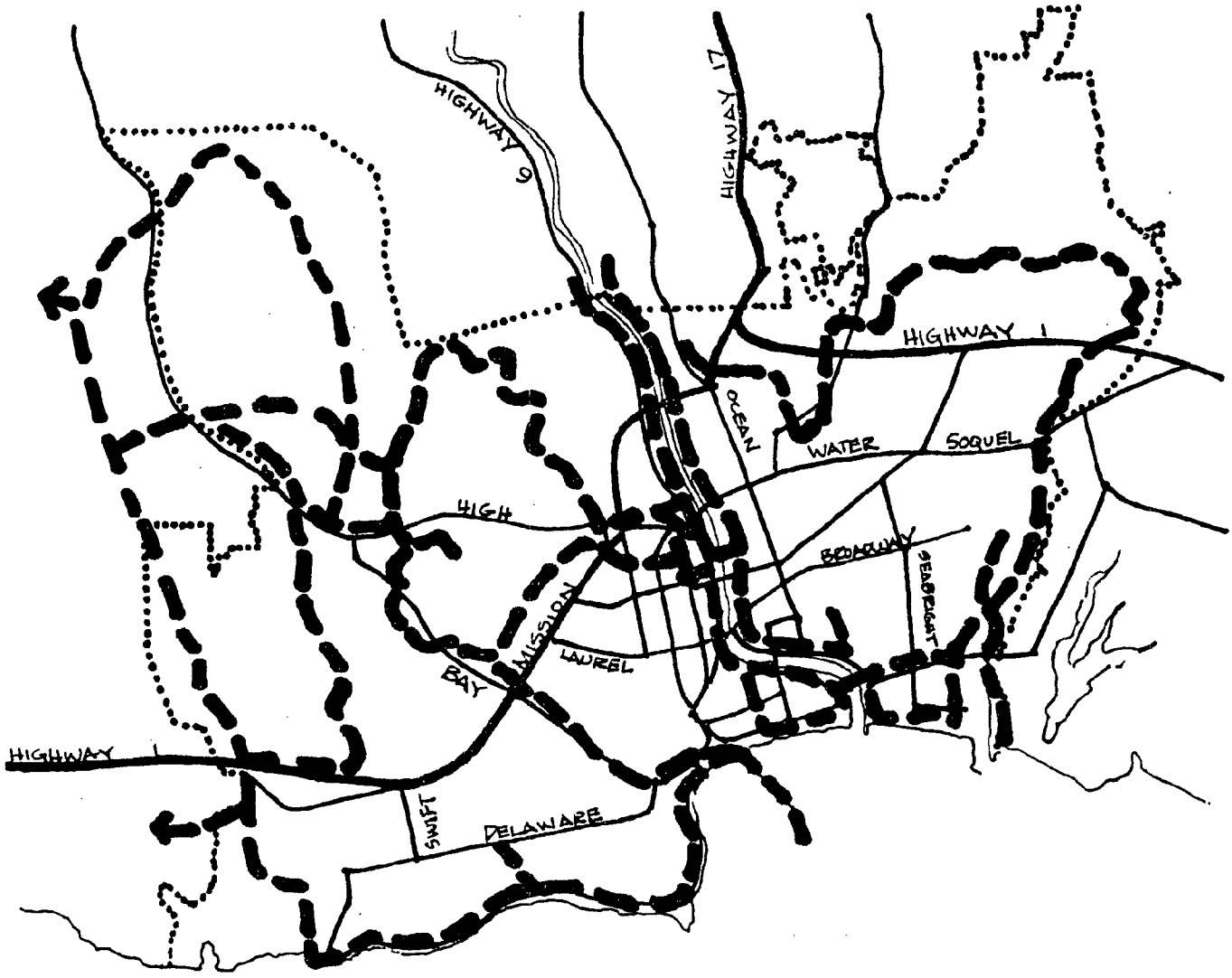
Relevant General Plan Policies and Programs (Summary in Appendix)

Following are policies and programs from the Santa Cruz General Plan which are relevant to the City's LCP access component. Each program is annotated, with a description of how coastal access policy has been incorporated in the new General Plan for the City of Santa Cruz. These policies suggest the protective measures provided by the City's General Plan. Those policies and programs marked with an asterisk represent the incorporation and interpretation of 1976 Coastal Act policies into the Santa Cruz General Plan. General access issues such as remote parking systems, park-and-ride programs, shuttle service, bicycle-pedestrian pathways and other methods to reduce automobile travel are discussed below under appropriate General Plan citations.

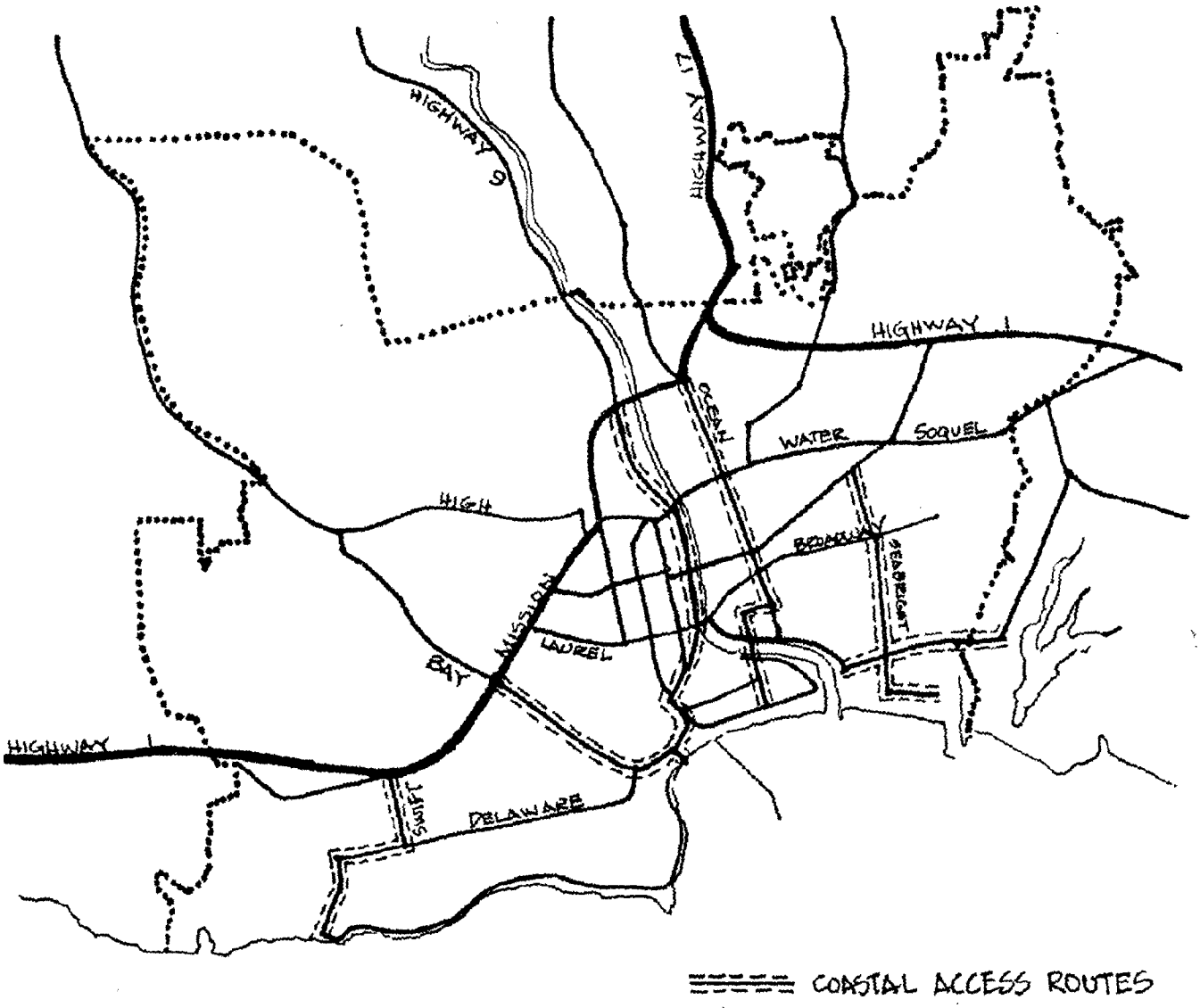
Community Form and Size

Policy B:* Provide and preserve open space around the City of Santa Cruz to inhibit urban sprawl and maintain the city's identity.

Program 4:* Recognize and protect the Pacific Ocean and Monterey Bay as valuable open space and natural resources.



PROPOSED PEDESTRIANWAYS



COASTAL ACCESS ROUTES

COASTAL ACCESS COMPONENT

Introduction

The California coastline which lies within the political boundaries of the City of Santa Cruz is well known as a recreation resource. The Santa Cruz City coastline provides almost unparalleled recreational opportunities in a relatively compact space. The coastline runs from the City's western boundary, just west of Natural Bridges State Beach, to its eastern boundary, which is formed by the eastern side of the Santa Cruz Yacht Harbor. This distance is approximately 4.6 miles. Within this relatively short span, there are 15 primary coastal access points. These points (individually described in this access component) provide direct access to the water and/or beaches. The entire length of the Santa Cruz City coastline provides access to views of the Pacific Ocean and Monterey bay.

Santa Cruz has an unusual coastline in the sense that public rights-of-way (roads) essentially run the length of the coastline. In this fashion, the public is provided access to the Pacific Ocean and Monterey Bay along the entire City coastline. Privately held parcels are generally on the inland side of the public right-of-way, or there are public rights-of-way perpendicular to the coastline which provide access for the public.

As previously noted, 15 primary points are discussed in this access component. For the most part, these are designated by streets which run perpendicular to the coastline. Several segments of the Santa Cruz City coastline have long beaches. In these cases, there is access to the beach running parallel to the coastline. it is not correct to say, in the case of Santa Cruz and Monterey Bay, that this is north-south, east-west grid. However, in the case of Seabright Beach, the Santa Cruz Main Beach and, to a lesser degree, Cowell Beach, there is access along the water's edge.

Each Local Coastal Program is required to have a separate access component to assure that "maximum public access to the coast and the public recreation areas is guaranteed" (Section 30500a, California Coastal Act of 1976). The most relevant Coastal Act guideline for establishing local programs states as a goal: "Maximize public access to and along the coast, and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principals and constitutionally protected rights of private property owners." (Section 30001.5)

The Coastal Act also contains policies which may be used to determine the adequacy of Local Coastal Program access components. These policies include the following:

- Maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of property owners, and natural resource areas from overuse (Section 30210).

Program 7:* Intensify the tourist activity in the beach area by improving accessibility to the area, especially by non-automobile means, and expanding commercial activity consistent with existing neighborhood characteristics.

Again, the newly adopted Beach Area Plan responds to this program in the General Plan. The Beach Street promenade, shuttle service, and remote parking lots are all mechanisms to improve accessibility to the area while promoting non-automobile modes of transportation.

Transportation and Public Facilities

Policy A:* Provide efficient and environmentally sound transportation facilities consisting of roads, bikeways, rail lines, transit systems, and pedestrian paths.

Program 5:* Develop a City-wide bicycle plan that integrates into the City's overall circulation system the use of bicycles.

The City has just finished developing a City-wide Bicycle Plan that responds directly to this program in the General Plan. As noted in the 15 specific descriptions of coastal access points within the City, virtually all are accessible by bicycle-pedestrian pathways. This is particularly true of all those sites located immediately contiguous to the bicycle-pedestrian pathway. Recommendations for Bikeway Plan implementation are summarized in the implementation section of this report.

Policy B:* Emphasize alternatives to the auto, especially public transit, in planning and programming transportation system improvements. Attain a city goal of 30% of all trips in non-auto modes by 1990.

Program 1:* Develop a comprehensive program of public transit incentives and auto disincentives to encourage public transit use. Support the transit district in development programs that upgrade the level of transit service. Programs could provide shorter headways, express routes for work trips, van pooling, subscription bus service, and expanded park-and-ride service for beach use.

The City is working with the Santa Cruz Metropolitan Transit District to encourage public mass transit use. As noted in the descriptions of the 15 access points, virtually all are accessible from one of the Santa Cruz Metropolitan Transit District bus routes. The Beach Area Plan also articulates a park-and-ride system for the Beach Area, using the remote parking lots of the County Building and the downtown parking structures.

Policy C:* Provide tourist access to the Santa Cruz beaches, the harbor, and Wilder Ranch and Beaches State Park, while providing for public safety and maintaining neighborhood integrity.

Program 2:* Improve beach access within Santa Cruz through the use of park-and-ride and beach shuttle programs, as well as making improvements to Lower Ocean Street and the Beach Street-Riverside Avenue connection.

As previously noted, the newly adopted Beach Area Plan calls for both developing park-and-ride and beach shuttle programs, as well as improvements to the circulation pattern in the Beach Area. This is in direct response to the stipulations of this General Plan program.

Program 4:* Expand park-and-ride service to recreation areas.

Expanded park-and-ride service is stipulated in the newly adopted Beach Area Plan, which is an amendment to the General Plan.

Program 5:* Use publicly owned parking lots for weekend park-and-ride service.

The park-and-ride system is predicated on using the Front Street and Cedar Street parking structures downtown in the City of Santa Cruz, and the County Building parking lot across the San Lorenzo River on Ocean Street.

Program 6:* Use the San Lorenzo River levee for pedestrian, bicycle, and people-mover access between the beach area, the downtown, and remote parking facilities.

The Beach Area Plan describes in general terms how the San Lorenzo River levee system might be utilized for both bicycle-pedestrian and additional people-moving mechanisms between the beach and the downtown area. A jitney may be utilized along this route to carry people from the downtown parking structures to the beach area.

Program 7:* Promote a shuttle service between coastal beach areas, downtown Santa Cruz and inland tourist accommodations.

The Santa Cruz Metropolitan Transit District already operates a shuttle service between the downtown area and coastal beach areas. Lighthouse Field State Park would also be connected with the shuttle service, and additional park-and-ride mechanisms may be promoted throughout the coastal area of the City.

Program 8:* Explore providing low-fare shuttle service to the beaches, in conjunction with closing selected vehicular access points during the peak tourist season.

As the City works with the transit district to develop more extensive park-and-ride and shuttle services to the beach and recreation areas, one of the later options may be to close selected vehicular access points during the peak tourist season. This level of non-auto transit has not yet been reached.

Program 9:* Designate Seabright Avenue, Murray-Eaton Streets, Atlantic Avenue, Chestnut Street/Washington Street, Ocean Street/Riverside Avenue, Swift Street, Delaware Avenue/Swanton Boulevard, and Bay Street as coastal access routes. (Staff recommends that Swift Street replace Natural Bridges Drive as a coastal access route because of safety and functional considerations.

The 15 access points described later in this access component make specific reference to the designated coastal access routes stipulated in the General Plan. Where appropriate, alternate routes are also described.

Policy D:* Phase the provision of public and quasi-public facilities and services with population growth.

Program 7:* Prepare a recreation element to plan comprehensively for city recreation services.

The General Plan calls for creation of a recreation element for the City of Santa Cruz. The element presents an opportunity to integrate all of the access options to recreational facilities in the City previously discussed in this access component. Preparation of the element will be the responsibility of the City's Parks and Recreation Department and the Planning and Community Development Department.

Program 11:* Participate in the Association of Monterey Bay Area Governments (AMBAG) planning programs to ensure coordination of regional and local planning policy.

The City will continue to participate with AMBAG in the planning of regional issues. Access is one of the most relevant questions to inter-jurisdictional planning, and the City will continue, as a member of AMBAG, to work toward non-auto methods of transportation and more efficient automobile modes.

Program 12:* Continue to cooperate with the Coastal Commission to plan and preserve our cost for the benefit of local as well as state residents through the implementation of the Santa Cruz Local Coastal Plan.

As with AMBAG, the City will continue to work with the Coastal Commission in planning to preserve and enhance coastal recreational opportunities. Clearly, access is critical in this effort, and this access component is a direct response to both General Plan stipulations and Coastal Commission regulations.

Policy E:* Natural and developed resources should be considered in the siting and construction of public facilities to ensure that development relates both visually and functionally to the surrounding environment.

Program 4:* Develop a cooperative plan with the county and the state for Lighthouse field that retains unique scenic coastal and natural resources, and provides coastal recreation opportunities.

The Lighthouse Field component of the Local Coastal Land Use Plan describes how the City will work with the county and the state in the development of Lighthouse Field State Park. Access is discussed at length in that document.

Program 6:* Integrate the planning of Lighthouse Field and Wilder Ranch and Beaches State Park with improvements to roads and paths along the Santa Cruz coast, for the purpose of linking recreational and educational facilities such as the Santa Cruz Beach and Boardwalk, Natural Bridges State Park, and the University of California Marine Lab, and the purpose of developing and maintaining a designated ocean front recreational and educational area.

Again, the Lighthouse Field component of the land use plan discusses how the Santa Cruz Beach and Boardwalk, Lighthouse Field, Natural Bridges State Park, the University of California Marine Lab, and Wilder Ranch and Beaches State Park may be linked to form an almost unparalleled ocean front recreational and educational resource. Development of transportation sysems to link these facilities in compatible with many of the other General Plan programs dealing with encouraging non-auto transportation modes.

COASTAL ACCESS POINTS

The following information describes 15 individual public access points along the City of Santa Cruz coastline. The location of these points is shown on accompanying Map.

Northwest City Boundary: Adjacent to Natural Bridges State Beach (1)

Location: Northwest end of Natural Bridges State Beach; contiguous to northwest city limit line.

Local Roadway Access: Delaware Avenue to DeAnza Santa Cruz Mobile Home Estates; left on Cascade Drive, then via Horizon Drive. From the point, along pathway through landscaped ponds to beach. Gradual slope, stable surface.

Ownership: Private, access through the DeAnza Santa Cruz Mobile Home Estates. (Public access easement.)

Use: Connects to Natural Bridges State Beach. Ocean viewing, walking, sunbathing, swimming, surf fishing, jogging, and the full range of beach activities permitted by large open areas (pickup games, Frisbee throwing, etc.)

Topography, Natural Environment: Exposed rock outcroppings and Natural Bridges rock formation; sandy beach and tide pool. Natural Bridges State Beach proper and accompanying amphitheater backdrop covered with coastal prairie vegetation.

Public Safety: Pathway to beach is gradual and safe; low hazard to beach users. Portions of beach underwater at high tide; swimming conditions average along the Santa Cruz coast, potentially hazardous.

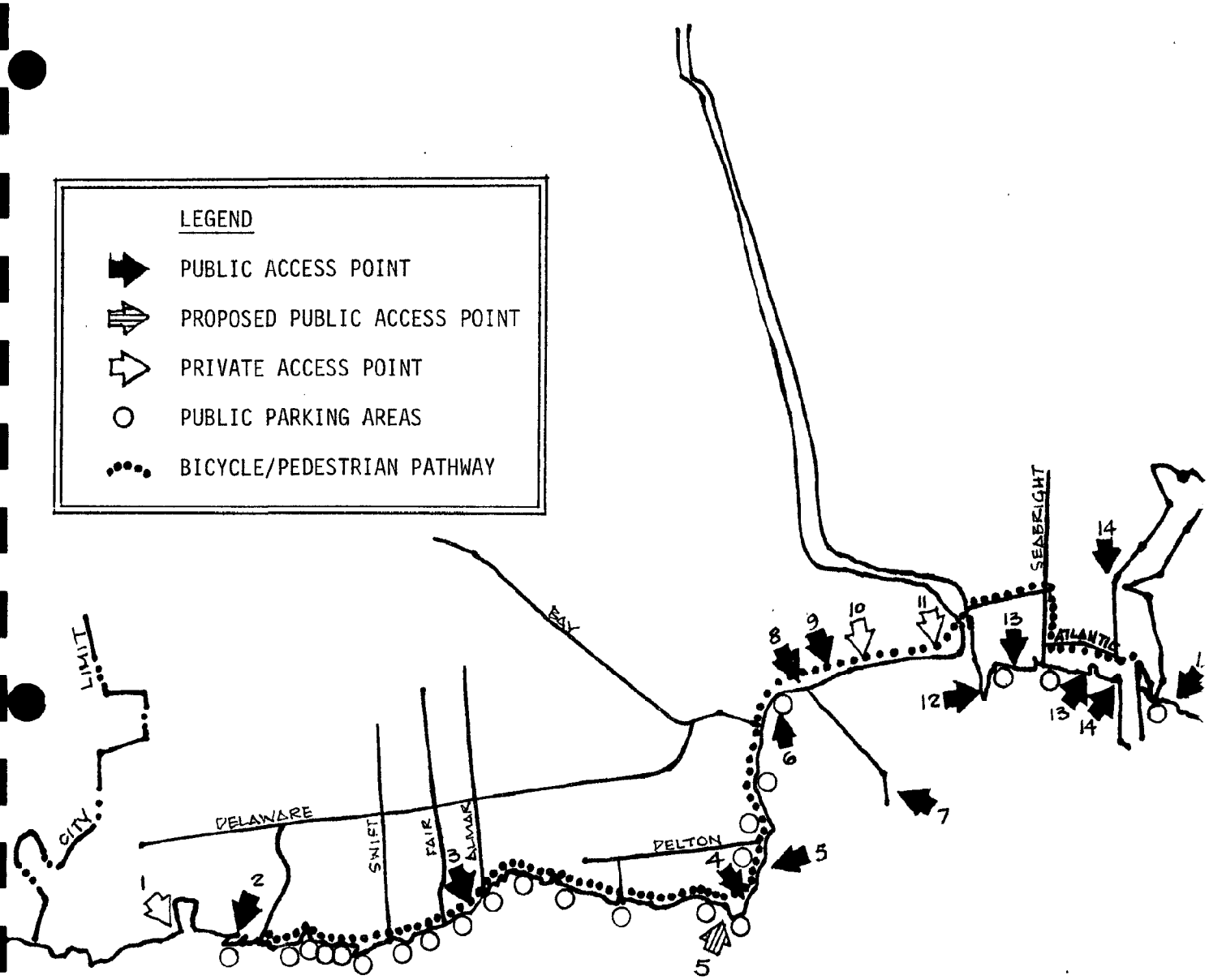
Existing Access: Man-made gradual sloping pathway from foot of Horizon Drive to beach. Extremely safe.

Existing Parking: Private parkikng by permit only.

Land Use: High density mobile home park. Site is fully developed, with no other potential coastal uses.

Mass Transit: Served by Santa Cruz Metropolitan Transit District Route 3C, Mission, via Delaware Avenue. Route terminates at DeAnza Mobile Home Estates.

Trail Access: Access via bicycle-pedestrian pathway along West Cliff Drive, then via Swanton Boulevard and Delaware Avenue.



COASTAL ACCESS

Natural Bridges State Beach (2)

Location: Adjacent to northwest city limit boundary at terminus of West Cliff Drive.

Local Roadway Access: Highway 1 (Mission Street), then via Natural Bridges Drive, Delaware Avenue and Swanton Boulevard; access also via West Cliff Drive.

Ownership: Public, owned by the State of California.

Use: Ocean viewing, walking, surf fishing, jogging, sunbathing, swimming and the full range of beach activities permitted by large open areas (pick-up games, Frisbee throwing, etc.)

Topography, Natural Environment: Exposed rocks, which graduate to sandy beach. Remaining Natural Bridges natural rock formation. Beach surrounded by natural amphitheater and lagoon. Picnic area located to rear of beach, amid eucalyptus trees and coastal prairie vegetation.

Public Safety: No extraordinary hazards. Access to beach via safe, gradual trail. Swimming typical of Santa Cruz coast, potentially hazardous.

Existing Access: Access via several gradual trails from parking areas. No hazardous conditions.

Existing Parking: Several paved parking areas contiguous to beach access.

Land Use: California State Beach. Land use reserved for public recreation, beach access and beach activities.

Mass Transit: Area served by Santa Cruz Metropolitan Transit District Route 3C, Mission, with direct access at the corner of West Cliff Drive and Swanton Boulevard.

Trail Access: Bicycle-pedestrian pathway leads directly to Natural Bridges State Park via West Cliff Drive.

West Cliff Drive Between Fair Avenue and De La Costa Avenue (Mitchell Cove) (3)

Location: Immediately adjacent to West Cliff Drive bicycle-pedestrian pathway between Fair Avenue and De La Costa Avenue.

Local Roadway Access: Access via Fair Avenue to West Cliff Drive, or the length of West Cliff Drive.

Ownership: Public, immediately adjacent to public right-of-way.

Use: Ocean viewing, sunning, surf fishing, rock fishing.

Topography, Natural Environment: Rock promontories exposed at low tide.

Public Safety: Coastal bluffs subject to high rate of erosion. Tidal rocks are slippery when wet.

Existing Access: Access via short cement stairway.

Existing Parking: Limited parking available on adjacent street.

Land Use: Site size and location preclude any further development.

Mass Transit: Santa Cruz Metropolitan Transit District Route 3C, Mission, provides service along Modesto, Wanzer Street and Fair Avenue. Debarking at the corner of Wanzer and Fair leaves a one-block walk to West Cliff Drive and the subject site.

Trail Access: Direct access via West Cliff Drive bicycle-pedestrian pathway.

Lighthouse Point (4)

Location: Lighthouse Point is the geographic feature which defines the northern end of Monterey Bay. Lighthouse Point projects markedly into the Pacific Ocean.

Local Roadway Access: West Cliff Drive via Bay Street, West Cliff Drive via Chestnut and Washington Street, or the length of West Cliff Drive.

Ownership: Public, immediately adjacent to public right-of-way.

Use: Ocean viewing, sunning, walking, surf fishing, rock fishing.

Topography, Natural Environment: Large rock promontory defining the northeastern boundary of Monterey Bay.

Public Safety: Wave action threatens portions of the rock outcroppings, and the promontory itself is subject to erosion. Access and pathways in the vicinity are safe.

Existing Access: Immediately accessible by West Cliff bicycle-pedestrian pathway, and West Cliff Drive.

Existing Parking: Relatively extensive parking available on the site itself, immediately contiguous to the Lightouse.

Land Use: Site configuration and location preclude any further development other than existing Lighthouse and sightseeing use.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides access at the corner of Pelton Avenue and Lighthouse Avenue. Debarking here leaves approximately a quarter-mile walk to the subject site.

Trail Access: Direct access from the West Cliff bicycle-pedestrian pathway.

Proposed Pedestrian Crosswalks: Pedestrian Crosswalks, marked with striping or reflective tape, are proposed into Lighthouse Field State Beach General Plan in three critical pedestrian/auto conflict points along West Cliff Drive: one - at the northeast exit of the fieldside parking lot; two - between the Beach and Lighthouse Parking Lots; three - at the west end of the Beach Parking Lot where a fieldside trail connects the major neighborhood desire line to the beach and Lighthouse Point.

Steamer Lane Stairway (5)

Location: Wooden stairway descending riprap wall to water level, providing access to Steamer Lane surfing. Located between Lighthouse Point, and Pelton Avenue on West Cliff Drive.

Local Roadway Access: West Cliff Drive via Bay Street or Chestnut and Washington Streets, or the length of West Cliff Drive.

Ownership: Public, immediately adjacent to public right-of-way.

Use: Surfing, ocean viewing.

Topograph, Natural Environment: Riprap wall cliff and natural boulders terminating at the water's edge.

Public Safety: Coastal cliff and riprap wall subject to wave action. Stairway well constructed and maintained, provides access to the water's edge.

Existing Access: Immediately accessible from West Cliff bicycle-pedestrian pathway.

Existing Parking: Limited number of parking spaces available within 100 feet.

Land Use: Site size and location preclude any further development.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides access at the corner of Pelton and Lighthouse Avenues. Debarking here leaves approximately a one-quarter mile walk to the subject site.

Trail Access: Direct access from West Cliff bicycle-pedestrian pathway.

Proposed and Improved Access: The Lighthouse Field State Beach General Plan contains two stairway access improvements at the Lighthouse Point and Steamer lane Area. One is a new stair at the beach linking the coastal bluff and parking areas with the shore 40 feet below between low and high waterlines. The second is a rebuilt stair at the surfing area east of the Lighthouse Parking Lot. Both stairs will be made of wood which integrates with the wood fencing, have comfortably spaced landings and have lighting for safety.

Cowell Beach (6)

Location: Relatively large, deep beach located at the foot of West Cliff Drive, Beach Street, and the Municipal Wharf.

Local Roadway Access: West Cliff Drive via Bay Street, direct access via Chestnut/Washington Street, or access via Riverside bridge, Second Street and Front Street.

Ownership: Public, immediately adjacent to public right-of-way.

Use: Ocean viewing, sunning, walking, surf fishing, rock fishing, swimming and volleyball (volleyball standards and nets are set up during summer months).

Topography, Natural Environment: Relatively large, deep beach, tapering to a narrow beach toward Lighthouse Point.

Public Safety: Safe, easy access at the foot of the Municipal Wharf (western side); deep, gradual beach, with gradual drop-off at the water line. Relatively safe for swimming by virtue of the protected nature of the water and lifeguards provided by the City of Santa Cruz (during peak use periods).

Existing Access: Principal access via cement stairs at the foot of the Municipal Wharf (western side), or from the Municipal Beach (Main Beach) by walking under the foot of the Municipal Wharf.

Existing Parking: Parking available immediately contiguous to the subject site in a small parking lot, or on adjacent streets.

Land Use: Cowell Beach is one of the main beaches utilized by the public in the City of Santa Cruz. Any other use for this site is precluded on the basis of physical constraints and public policy.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides direct access to the site at the foot of Washington Street extension and Beach Street (at the foot of the Municipal Wharf).

Trail Access: Direct access from the end of the West Cliff bicycle-pedestrian pathway; also contiguous to the Beach Street bike lane (eastbound only).

Municipal Wharf (7)

Location: The Municipal Wharf is a unique recreational facility. Accommodating both automobiles and pedestrians, it is 2,745 ft. long. The wharf is located at the foot of Washington Street extension and Beach Street.

Local Roadway Access: West Cliff Drive to Beach Street, direct access via Chestnut/Washington Street extension, or Riverside Avenue to Second Street, to Front Street.

Ownership: Public, owned by the City of Santa Cruz.

Use: Ocean viewing, sunning, walking, jogging, surf fishing, rock fishing. Site also offers restaurants, boating and shops.

Topography, Natural Environment: Municipal Wharf, over one-half mile long providing views of West Cliff Drive, the Beach and Boardwalk, the Santa Cruz Mountains, as well as all of Monterey Bay and the Pacific Ocean.

Public Safety: Extremely safe access for both automobiles and pedestrians. Vertical drop from surface of wharf to water level approximately 20 feet.

Existing Access: Immediately accessible by either automobile or bicycle-pedestrian modes of transportation via the routes cited above.

Existing Parking: The Municipal Wharf has a holding capacity of 373 vehicles (all metered parking spaces).

Land Use: The Municipal Wharf is a unique man-made facility. Current plans call for moderate expansion of the wharf deck area. Parking will be augmented at the same time.

Mass Transit: Santa Cruz Metropolitan Transit Route 7, Beach, provides direct access to the subject site at the corner of Washington Street extension and Beach Street.

Trail Access: Direct access at the end of the West Cliff bicycle-pedestrian pathway; also adjacent to the Beach Street bicycle lane (eastbound only).

Municipal Beach - Santa Cruz Main Beach (8)

Location: The Santa Cruz Main Beach runs the length of Beach Street, from the foot of the Municipal Wharf to the mouth of the San Lorenzo River. This access point is at the western end of the beach at the foot of the Municipal Wharf.

Local Roadway Access: Beach Street via West Cliff Drive, direct access via Chestnut/Washington Street extension, or Riverside Avenue to Second Street, to Front Street to Beach Street.

Ownership: Public, owned by the City of Santa Cruz.

Use: Ocean viewing, sunning, walking, surf fishing, swimming, jogging, and the range of beach activities permitted by large open areas (Frisbee throwing, pick-up games, etc.)

Topography, Natural Environment: Long, deep coastal beach, with gradual drop-off into the surf.

Public Safety: Beach resistant to erosion. Access extremely safe; swimming relatively safe during peak months when patrolled by City of Santa Cruz lifeguards. Normal beach dangers during other months when no lifeguard service is provided.

Existing Access: Immediately accessible from Beach Street. This end of the beach is accessible at the foot of the Municipal Wharf and via several stairways.

Existing Parking: Street parking available on Beach Street. On-street parking and parking lots in the overall beach area total approximately 3,500 spaces.

Land Use: The Santa Cruz Main Beach is one of the most intensely utilized beach facilities in Northern California. Any other use for this site is precluded on the basis of physical constraints and public policy.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides direct access to the site along Beach Street, between Washington Street extension and Cliff Street.

Trail Access: Direct access from the bicycle lane along Beach Street.

Municipal Beach - Santa Cruz Main Beach (9)

Location: The Santa Cruz Main Beach is a long, deep beach running from the foot of the Municipal Wharf to the mouth of the San Lorenzo River. Access at this specific point is further to the east along the beach, immediately adjacent to the Cocoanut Grove terminus of the Boardwalk.

Local Roadway Access: Beach Street via West Cliff Drive, direct access via Chestnut/Washington Street extension, or Riverside Avenue to Second Street, to Main Street to Beach Street.

Ownership: Public, owned by the City of Santa Cruz.

Use: Ocean viewing, sunning, walking, surf fishing, jogging, swimming, and the range of beach activities permitted by a long, deep beach (Frisbee throwing, pick-up games, etc.).

Topography, Natural Environment: Long, deep coastal beach, with gradual drop-off into the surf.

Public Safety: Beach resistant to erosion. Access extremely safe; swimming relatively safe during peak months, when patrolled by City of Santa Cruz lifeguards. Normal beach dangers during other months when no lifeguard sevice is provided.

Existing Access: Street parking available on Beach Street. On-street parking and parking lots in the overall beach area total approximately 3,500 spaces.

Land Use: The Santa Cruz Main Beach is one of the most intensely utilized beach facilities in Northern California. Any other use for this site is precluded.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides direct access to the site along Beach Street, between Washington Street extension and Cliff Street.

Trail Access: Direct access from the bicycle lane along Beach Street.

Municipal Beach: Access Through Boardwalk (10)

Location: Access to the middle segment of the Municipal Beach (Santa Cruz Main beach) may be accomplished from either end of the beach, or directly through the Santa Cruz Boardwalk. The Boardwalk access is described below.

Local Roadway Access: Beach Street via West Clif Drive, via Chestnut/Washington Street extension, or via Riverside Avenue, Second Street, Cliff Street and Beach Street.

Ownership: Ownership of direct access to the middle of the Main beach is private, owned by the Santa Cruz Seaside Company, operators of the Boardwalk. The beach itself, however, is in the public domain.

Use: Ocean viewing, sunning, walking, surf fishing, jogging, swimming, and the range of beach activities permitted by a long, deep beach (Frisbee throwing, pick-up games, etc.)

Topography, Natural Environment: Long, deep coastal beach, with gradual drop-off into the surf.

Public Safety: Beach resistant to erosion. Access extremely safe; swimming relatively safe during peak months, when patrolled by City of Santa Cruz lifeguards. Normal beach dangers during other months when no lifeguard service is provided.

Existing Access: Immediately accessible from Beach Street. This segment of the bech is accessible through the Boardwalk via ten stairways down to the beach.

Existing Parking: Street parking available on Beach Street. On-street parking and parking lots in the overall beach area total approximately 3,500 spaces.

Land Use: The Santa Cruz Main beach is one of the most intensely utilized beach facilities in Northern California; any other use for this site is precluded.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides access to the site along Beach Street at the corner of Cliff Street.

Trail Access: Direct access from the bicycle lane along Beach Street.

Municipal Beach: Access Near the San Lorenzo River (II)

Location: There is access to the eastern end of the Main Beach near the mouth of the San Lorenzo River. The approach to this access is located at the corner of Beach Street and Third Street.

Local Roadway Access: Beach Street via West Cliff Drive, via Chestnut/Washington Street, or Riverside Avenue to Third Street.

Ownership: Access at this location is both public and private. The Boardwalk's premises arew private property. The Municipal Beach itself and certain public rights-of-way to the site are public.

Use: Ocean viewing, sunning, walking, surf fishing, jogging, swimming, and the range of beach activities permitted by large open areas (pick-up games, Frisbee throwing, etc).

Topography, Natural Environment: Long, deep coastal beach, terminated by the San Lorenzo River emptying into the Pacific Ocean.

Public Safety: Beach resistant to wave action and erosion; access safe via steps and pathways. Waters patrolled in the summer months by Santa Cruz City lifeguards, not monitored during winter months.

Existing Access: Safe, private access provided through Boardwalk facilities (stairways down to beach). Public access provided via the railroad track right-of-way, either across the railroad bridge (pedestrian sidewalk section) or down the length of the railroad right-of-way parallel to Beach Street, and then down a stairway to the beach.

Existing Parking: Public on-street parking and private parking lot spaces available within 100 feet. The beach area has a total parking capacity of 3,500 spaces.

Land Use: The Municipal Beach is one of the most intensely used public facilities in Northern California; and other use precluded.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7, Beach, provides access at the corner of Beach and Cliff Streets. Debarking here leaves approximately a one-quarter mile walk to the subject site.

Trail Access: Direct access from the bicycle lane on Beach Street.

San Lorenzo Point (I2)

Location: Long, narrow promontory projecting into Monterey Bay; located at the end of East Cliff Drive off Murray Street to the east of the mouth of the San Lorenzo River.

Local Roadway Access: East Cliff Drive via Murray Street (Ocean Street to San Lorenzo Boulevard to Murray, or Seabright Avenue to Murray).

Ownership: Public, owned by the State of California. Immediately adjacent to public right-of-way.

Use: Ocean viewing, sunning, walking.

Topography, Natural Environment:

Long, narrow promontory subject to extensive erosion and wave damage. Immediately adjacent to mouth of the San Lorenzo River, emptying into Monterey bay.

Public Safety: Narrow promontory exclusively for sightseeing. Walking out to end of promontory is fenced.

Existing Access: Immediately accessible from East Cliff Drive and path out to end of promontory.

Existing Parking: Limited number of parking spaces available on East Cliff Drive.

Land Use: Site size, conformation and location preclude any further development.

Mass Transit: Santa Cruz Metropolitan Transit District Route 7N, Beach Night, provides access close to the site at the corner of East Cliff Drive and Murray. This route, however, only operates in the evenings. Route 6, Seabright, provides service to the corner of Seabright Avenue and Murray Street, leaving a walk of approximately one-quarter mile.

Trail Access: Bicycle lanes run the length of Murray Street, leaving approximately a one-quarter mile bike ride down East Cliff Drive to the subject site.

Seabright Beach (13)

Location: Seabright Beach is long and relatively narrow, running from the mouth of the San Lorenzo River to the Santa Cruz Yacht Harbor breakwater.

Local Roadway Access: Seabright Avenue to East Cliff Drive. The principal access to the beach is located on East Cliff Drive at the foot of Mott and Cypress Avenues and the Third Avenue stairs.

Ownership: Public, owned by the State of California. Immediately adjacent to public right-of-way.

Use: Ocean viewing, sunning, walking, surf fishing, surfing, swimming, and all beach activities which are allowed by a large, open area (pick-up games, Frisbee throwing, etc.).

Topography, Natural Environment:

Long, relatively narrow beach running from the mouth of the San Lorenzo River to the Santa Cruz Yacht Harbor breakwater. The rear of the beach ends abruptly in sharp, coastal cliffs of approximately 20 feet in height.

Public Safety: Coastal cliffs at the rear of the beach subject to erosion and wave action during storms. Portions of East Cliff Drive in the First through Fourth Avenue area have been eroded, closing portions of East Cliff Drive.

Existing Access: The principal access to Seabright Beach, located at East Cliff Drive at the foot of Mott and Cypress Avenues, is very safe. It is a gradual, short trail descending to the flat beach. The secondary access is via the Third Avenue stairs.

Existing Parking: On-street parking spaces do exist in the general vicinity. However, the size of the beach, and the demand on this beach as a recreation resource, far exceed the number of available parking spaces in the immediate area.

Land Use: Seabright Beach, like the main Santa Cruz Beach, is intensely used. Other uses would be inappropriate. State ownership, site size and erosion conditions also preclude further development.

Mass Transit: Santa Cruz Metropolitan Transit District Route 6, Seabright, provides access to the site at the corner of Seabright Avenue and Murray Street. Debarking here leaves approximately one-quarter mile walk to the subject site.

Trail Access: Bicycle lanes exist down the length of Murray to Seabright, and also on Atlantic Avenue. The site is accessible from the corner of Seabright and East Cliff Drive.

Seabright Beach: Access Via Terminus of Atlantic Avenue (14)

Location: Eastern terminus of Seabright Beach eastern boundary formed by the breakwater of the Santa Cruz Yacht Harbor.

Local Roadway Access: Seabright Avenue to Atlantic Avenue; the length of Atlantic Avenue until it ends at the Yacht Harbor and Aldo's restaurant. From there by path along the breakwater to the eastern end of Seabright Beach.

Ownership: Public, portions owned by the State of California, the U.S. Corps of Engineers and the Santa Cruz Port District. Immediately adjacent to public right-of-way and Santa Cruz Yacht Harbor.

Use: Ocean viewing, sunning, walking, surf fishing, rock fishing, surfing, swimming, and the range of beach activities permitted by large open spaces (pick-up games, Frisbee throwing, etc.)

Topography, Natural Environment: Long, narrow beach running from the mouth of the San Lorenzo River to the breakwater of the Santa Cruz Yacht Harbor. Beach terminates in 20-foot cliffs, which are steep and eroding as a result of wave action.

Public Safety: Coastal cliffs at the rear of the beach subject to erosion and wave action during storms. Portions of East Cliff Drive in the First through Fourth Avenue area have been eroded, closing portions of East Cliff Drive.

Existing Access: Access via the end of Atlantic Avenue and pathway to the beach. This access at the eastern end of the beach, and the access at the foot of Mott and Cypress Avenues (in the middle of the beach) are the only safe access to this facility.

Existing Parking: Limited number of on-street parking spaces in the vicinity. Demand for parking in the area generally exceeds supply during summer months.

Land Use: Seabright Beach is an intensely used recreation facility and other uses would be inappropriate. State ownership, site size, and erosion factors along the cliff edge preclude further developement.

Mass Transit: Santa Cruz Metropolitan Transit District routes do not come directly to the western side of the Yacht Harbor. The closest access is obtained by SCMT Route 6, Seabright, at the foot of Seabright Avenue and Murray Street. From that point, a walk of approximately three-quarters of a mile remains to the subject site.

Trail Access: Direct access via bicycle lane on Atlantic Avenue.

Santa Cruz Yacht Harbor (15)

Location: Santa Cruz Small Craft Harbor (upper and lower harbors, separated by Murray/Eaton Streets). Further details on public access is contained in the public access section contained in the Port District Coastal Plan contained in this document.

Local Roadway Access: Murray/Eaton Street and Lake Avenue to the Yacht Harbor. Also accessible via both Seabright Avenue and Seventh Avenue to Murray/Eaton.

Ownership: Public, the Santa Cruz Yacht Harbor is owned and operated by the Port District.

Beach Use: Ocean viewing, sunning, walking, surf fishing, rock fishing, and yachting. Swimming, and the range of beach activities allowed by large open spaces (pick-up games, Frisbee throwing, etc) are immediately accessible at Twin Lakes State Beach. Twin Lakes State Beach is outside the City limits of Santa Cruz, but immediately contiguous to the Yacht Harbor site. The Yacht Harbor is entirely within the City limits of the City of Santa Cruz, and forms the eastern boundary of the City.

Topography, Natural Environment: Man-made breakwater and yacht harbor housing the Santa Cruz Small Craft Harbor for the berthing of private boats, and a port on the upper Monterey bay for those traveling along the California coast by water.

Public Safety: The Yacht Harbor is a generally safe, public environment with well-defined sidewalks, pathways and docks. The mouth of the Yacht Harbor fills with sand periodically, which has to be dredged to provide safe ingress and egress for boats. When the mouth of the harbor is impacted by sand, boating accidents have occurred.

Existing Access: Immediately accessible from Lake Avenue and East Cliff Drive. Pedestrian access available throughout the Yacht Harbor area.

Existing Parking: Metered parking spaces are located in the Yacht Harbor area. Parking is generally available.

Land Use: The Port District operates the Yacht Harbor. Future plans include some further recreational development.

Mass Transit: Santa Cruz Metropolitan Transit District Route 6, Seabright, provides direct access to the site at the corner of Lake Avenue and East Cliff Drive.

Trail Access: Bicycle lanes exist down the length of Murray and Eaton Streets, leaving a short distance down Lake Avenue to the Yacht Harbor.

Frederick Street Component: Access along the western bluff of the Small Craft Harbor is provided by a path on the Frederick Street park. Conditions have been added to the Marina Knolls and Heritage Landing developments to the south which will allow a continuation of this path to stairway connecting to the Small Craft Harbor. It will be necessary to gain an additional access easement over an intervening parcel AP# 11-171-38. A condition requiring this easement will be required of any further development in this property. Signage for this pathway will be constructed as a permit condition of the Marina Knolls and Heritage Landing developments.

SANTA CRUZ BIKEWAY PLAN

Summary

Below is a list of the major recommendations as specified in the Santa Cruz Bikeway Plan. Priority of each recommendation is based upon the order listed, highest priority items are listed first. Where possible, cost estimates are provided.

1. The City of Santa Cruz should immediately institute a program to replace or repair all storm drain inlets as Tables 3 and 4 indicate. Approximate cost: $6,500.00.

2. A 4-foot sidewalk should be installed on the north curb of Laurel Street between Walti Street and California Street as an aid to cyclists and pedestrians. An access ramp for cyclists should be placed at the bottom of the steep incline. Approximately cost: $12,000.00

3. Institute Class II and III facility (on-street bikeways) installation program on streets designated in Figure 46. Striping and pavement marker installation to be done by outside contract. Posting of Class III routes to be done by City's Street Division.

Approximate Costs:		
	Striping and Pavement Markers	$47,500.00
	Sign Posting	$ 5,500.00
	Total	$53,000.00

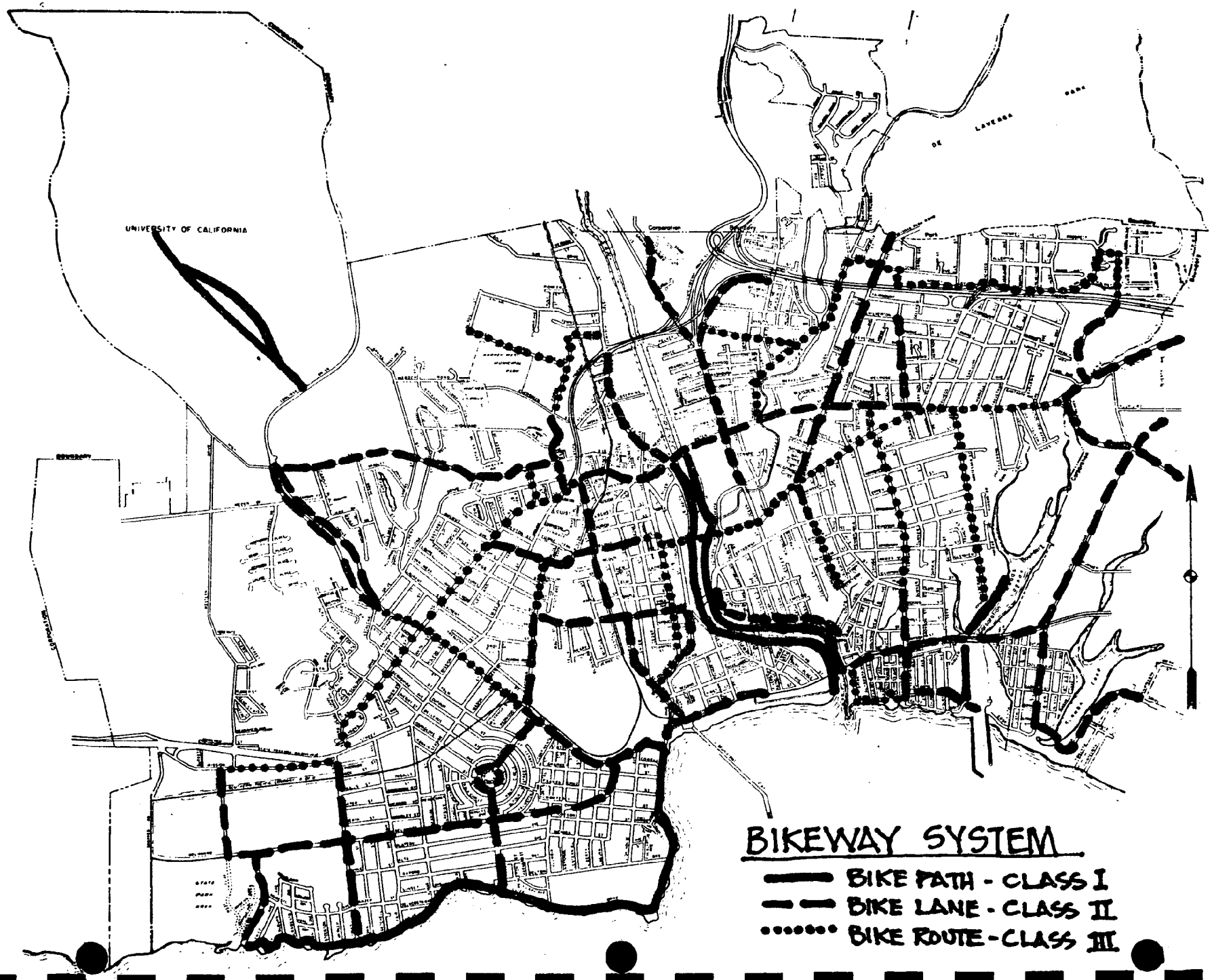
4. Prepare handout map for public identifying bicycle facilities and major activity centers. Approximate cost: $400.00.

5. Provide bicycle detection equipment at certain signalized intersections. Trial program to be instituted at Capitola Road/Soquel Avenue and Laurel Street/California Street. Trial cost to be approximately $2,000.00. If trial program proves beneficial than other intersections should be equipped with detection equipment. Total cost will range between $20,000 and $30,000.

6. Amend Section 10.68.030 of City's Municipal Code to allow the posting of signs on certain sidewalks in commercial areas stating "Cyclists May Use Sidewalk." Three areas identified in the report are: Soquel Avenue, East Cliff Drive, and Laurel Street.

7. Provide better access to Class I facilities and sidewalks by instituting a curb depression program in areas identified in study. The work should be performed by contract. Approximate cost: $12,000.00

8. Institute bicycle locking post program at major activity centers throughout the city. Areas to include all neighborhood and regional parks, libraries, vista points, Pacific Garden Mall, municipal wharf and others. Apply for funding from County Transportation Commission. Approximate cost to City: $2,000.00.


UNIVERSITY OF CALIFORNIA
BIKEWAY SYSTEM
BIKE PATH - CLASS I
BIKE LANE - CLASS II
BIKE ROUTE - CLASS III

9. Transfer all lost or stolen bicycles to City Corporation Yard. Provide weatherproof storage for cycles and conduct a public auction for sale of bicycles and other equipment a minimum of once every six months. Cost: Dependent upon size and type of storage facility.

10. Begin negotiations with Southern Pacific Railroad Company for easement on the railroad track right-of-way between Yacht Harbor and Mountain View Avenue.

Definitions

The following definitions are given to terms used in this report.

Bikeway

Means all facilities that provide primarily for bicycle travel.

Class I Bikeway (Bike Path or Bike Trail)

Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

(Note: Mopeds are prohibited from bike paths and trails unless specifically authorized by the agency having jurisdiction over the facility.)

Class II Bikeway (Bike Lane)

Provides a restricted right-of-way designated for the exclusive or semiexclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross-flows by pedestrians and motorists permitted.

Class III Bikeway (Bike Route)

Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

Highway

A publicly mantained facility open to use by the general public for purposes of vehicular travel. Highway includes road, roadway, or street.

APPENDIX

Standards and Recommendations for Coastal Access

A joint staff report (California Coastal Commission and State Coastal Conservancy) entitled Coastal Access: Standards and Recommendations describes proposed coastal access standards. Public hearings concerning adoption of these standards were scheduled between July 18 and August 14, 1980. A copy of this document is attached.

The City has followed these proposed standards ("Functional Criteria, Standards 1-12") in the design of the new Cowell Beach stairway. (The location of this site also meets "Location and Distribution of Accessways, Standards 13-18:). When adopted, the City will continue to use these standards in the planning, design and construction of coastal access facilities.

In addition, the City adheres to 1976 Uniform Building Code stipulations pertaining to the rise, run and handrails of stairways. These requirements appear in Section 3305, a-p of the UBC.

Finally, the access points which are owned by the City (excluding private access points and those owned by the State of California), provide accessibility directly to the water. As such, many are subject to damage from wave action and storms. The City includes in its annual budget funds to repair and maintain these access points.

SUMMARY OF COASTAL ACCESS POLICIES

Policies related to coastal access can be found in many sections of the LUP. Below all access policies are listed by policy category.

General Coastal Access Policies

1. General Plan, Community Form and Size, Policy 2, Program 4.
2. General Plan, Environmental Resource Management, Policy A, Program 4.
3. General Plan, Environmental Resource Management, Policy B, Programs 2 and 4.
4. General Plan, Environmental Resource Management, Policy C, Program 1.
5. General Plan, Economic Opportunities, Policy A, Program 1.
6. General Plan, Community Design, Policy A, Program 2 and Policy B, Program 7.
7. General Plan, Transportation and Public Facilities, Policy A, Program 5.
8. General Plan, Transportation and Public Facilities, Policy B, Program 1.
9. General Plan, Transportation and Public Facilities, Policy C, Programs 1, 2, 4, 5, 6, 7, 8, 9.
10. General Plan, Transportation and Public Facilities, Policy D, Programs 7, 11, 12.
11. General Plan, Transportation and Public Facilities, Policy E, Programs 4 and 6.
12. Harbor Land Use Plan, Page 13, Access Map and related text on pp. 14-25.
13. Natural Bridges State Beach Plan, Page 2-31, Policy NB-5, Programs 1 through 6.

Vehicular Access Policies

1. Beach Area Plan, Page 19, Policy Land 2, Circulation and Parking.
2. Beach Area Plan, Page 49, Program 1, Circulation.
3. Beach Area Plan, Page 50, Program 1, Transportation.
4. beach Area Plan, Page 57, Policy 1, Traffic and Parking.
5. Beach Area Plan, Page 67, Policy 3, Traffic.
6. Beach Area Plan, Page 69, Program 2, Circulation.
7. Beach Area Plan, Page 91, (A) Access to Wharf.
8. Beach Area Plan, Page 91, (B) Handicapped Access.
9. Beach Area Plan, Page 98, (C) Access and Parking.
10. Harbor Land Use Plan, Page 9, Policy A-1, Parking, Access.
11. Harbor Land Use Plan, Page 9, Policy A-2, Parking, Access
12. Harbor Land Use Plan, Page 10, Policy A-3, Transit.
13. Harbor Land Use Plan, Page 8, Vehicular Access map.

Pedestrian and Bicycle Access

1. Western Drive Master Plan, Page 44, Policy 27.
2. Westside Land Use Guidelines, Page 2-4, Policy W-1.

Parking

1. Beach Area Plan, Page 19, Policy 2.
2. Beach Area Plan, Page 49, Program 2.
3. Beach Area Plan, Page 67, Program 1.
4. Beach Area Plan, Page 119, Footnote.
5. Seabright Parking, Page 1-64, Policy OC-7.
6. Neary's Lagoon Site, Page 2-47.

Implementation

IMPLEMENTATION REGULATIONS

Summary Description

There are three separate types of land use regulations which have been adopted by the City to implement the Local Land Use Plan. These actions consist of: revisions of existing development regulations, such as the conservation regulations; adoption of new land use districts, which include the Shoreline Protection Overlay District, Coastal Zone Overlay District and the Small Craft Harbor District; rezonings of certain areas to ensure consistency between the City's General Plan, the Coastal Land Use Plan and the current Zoning Ordinance and Subdivision Ordinance provisions. This material has been included in the Plan and is individually described where appropriate. Before this material is described, a brief summary will be provided of how the entire system of Coastal Land Use Regulations will work upon adoption.

Coastal Regulation Procedures

Within the provisions of state regulations governing the city's processing of coastal permits there are, essentially three review areas. The first area is that which consists of lands below the mean high-tide line and lands where the public trust may exist, i.e., the Yacht Harbor. Within these areas the Coastal Commission will continue to exercise final authority on all applications.

The second area of review is those properties generally within 300' of the beach's mean high-tide line or coastal bluff or to the nearest public road.

Within these areas, the Coastal Commission will review projects only if there is an appeal from the decision of the local jurisdiction.

The third area in which coastal permits are required is in that portion of coastal properties which fall between the coastal zone boundary and that area more than 300' from the mean high-tide line bluff or beach line. Coastal permits will still be required for various types of projects within this large area; however, the local decision on coastal permits will be final unless they are major public works projects or energy facilities which may be appealed to the Coastal Commission. An attached map indicates the locations of each of these three areas.

Utilizing the adopted regulations which prescribe the method of review as well as the specific regulations to be considered, the City will compare projects in these various areas to the requirements of the adopted Local Coastal Land Use Plan. Concerns to be addressed would be issues such as coastal recreation, public access, marine or possible biological impacts, erosion, grading, and other similar concerns which are set forth in the policies of the coastal matrix. In preparing the city's Coastal Land Use Plan, each aspect of the Coastal Act as well as local concerns were closely reviewed. Specific administrative procedures will also be developed to provide for the daily administration of coastal authority and to assist members of the public in processing coastal permits.

LAND USE REGULATIONS

New Land Use Regulations Required by Coastal Land Use Plan

Shoreline Protection District - This district has been adopted for use in the area that falls within a 300' distance from the mean high-tide line, beach or coastal bluff or seward of the nearest public road. In this area, requirements of coastal regulations require careful review of all activities. Therefore, this ordinance has been designed to review a wide variety of issues ranging from grading to building design.

Coastal Zone District - This ordinance has been designed to establish the procedures for review of all projects between the coastal zone boundary and shoreline or beach area. Within this area, it is necessary for the City to review coastal policies and ensure that projects conform to the Coastal Land Use Plan. Regulations of the Coastal Commission allow for exemptions within this area for certain types of permits; however, during the initial period of time of city issuance of coastal permits, the exemptions which are now allowed by the Coastal Commission will be followed so as not to create any confusion during this transition period.

Small Craft Harbor District - This district has been designed to replace the existing S-U (2) Special Use District which is now utilized for review of projects in the harbor area. The new regulations have been specifically designed to implement the provisions of the recently adopted Small Craft Harbor Master Plan, as well as the provisions of the Small Craft Harbor Coastal Land Use Plan. In terms of change, this ordinance attempts to distinguish between items that require Zoning Board action and those which the Zoning Administrator can review. Presently, all applications for permits in the Small Craft Harbor must be heard by the Zoning Board. The new regulations will allow for more expedient processing of small items through the Zoning Administrator.

Archaeological Protection - These ordinances provide for the protection of known archaeological sites as well as providing a procedure which can be utilized by the City when previously unknown archaeological resources are discovered during construction or grading activities. (Applies City-wide)

Revisions to Existing Regulations

Design Review Regulations - The city's Design Review regulations contain a series of guidelines used to evaluate various commercial and residential properties. In reviewing the city's guidelines in comparison to the adopted Local Coastal Land Use Plan, four items have been added to the new regulations to ensure that new development within the Coastal Zone protects views, minimizes the alteration of natural land forms, enhances areas where development occurs, and requires review of any riprap or coastal fill activities. (Applies City-wide)

Conservation Regulations - A variety of changes have been made in the conservation regulations to implement Coastal Land Use Policies. In 1982, provisions were made in the conservation regulations to provide for driveway design standards, for further clarification of subdivisions in areas of steeply sloping properties, and to further protect wetlands and wildlife habitat areas. Provisions were also added for more specific direction in terms of seismic hazard

areas and areas subject to potential flooding along several creeks.

A second set of amendments to this ordinance were adopted in 1982, these amendments address the issues of fire safety, unstable slopes in landslide sites, and water quality. (Applies City-wide)

Zoning District Regulations - C-B Beach Commercial District; I-G General Industrial District; and R-T(B) Tourist Residential (Beach Residential). A series of minor technical changes were made in various City land use regulations to adjust these regulations more closely to the provisions of the Coastal Land Use Plan. In the I-G General Industrial District, changes were made in the special use section clarifying that petroleum-type activities cannot be used as support facilities for offshore oil drilling. In the R-T Tourist Residential District changes were made in each of the various subdistricts to allow for the inclusion of public and quasi-public uses similar to the provisions of other residential uses. In the C-B Beach Commercial District, changes were made which prohibit ground-floor offices to encourage the maximum recreational and commercial use of beach-front buildings. Minor technical changes in the C-T Thoroughfare Commercial District and IL-R Industrial Laboratory and Research District concerning permitted uses and development standards have also been carried out.

Recent amendments to the implementation regulations have also been added providing for bed-and-breakfast inns in residential and commercial zones and accessory housing units in the residential districts. A new district has also been added, the R-S Residential Suburban District which provides for lower intensity development in areas on the outskirts of the City.

Off-Street Parking Regulations - The first change would require a permit prior to the removal of more than ten parking spaces in the beach recreation area.

The second change added sections to the off-street parking ordinance dealing with compact parking, landscaping standards for parking lots, and provisions for bicycle parking. The final parking-related item is in the Design Review Ordinance which modifies the review guidelines of the design review regulations to encourage public transit and other incentives considered necessary to encourage non-auto travel. (Applies City-wide)

Subdivision Ordinance - This amendment to the Subdivision Ordinance (dedications, access to public resources, reservations) adds provisions which states that public access as well as parkland and open space dedications are to be used for the implementation of the city's Coastal Land Use Plan. To implement the provision of this amendment, an Administrative Procedures Order (APO) was also adopted by the City which establishes procedures and areas which are specified for public access, easement requirements, and dedication provisions. (Applies City-wide)

Administration Regulations

Public Hearings - This section has been changed to conform with the public hearing requirements of the coastal regulations which specify a different set of advertising and notification requirements from current city requirements. (Applies City-wide)

Administrative Procedures - The changes in the administrative procedures have to do with appeals of coastal permits, the establishment of a Coastal Permit and other provisions to ensure the conformity between Zoning Ordinance and Coastal Regulations. (Applies City-wide)

Definitions - This section has been changed to incorporate a series of definitions in the city's Zoning ordinance which will implement coastal zone regulations, such as a definition for a coastal development, the Coastal Commission, a new definition of the term "owner", and a series of other similar changes. (Applies City-wide)

Planning Department Directive - Along with the required amendments to the city's Zoning Ordinance regulations to implement Administrative changes, a Planning Department Directive and City Attorney's legal opinion have been adopted.

The Planning Department directive adopted on March 23, 1982, establishes the procedure through which the Planning Department will maintain a list of developments which are constructed within the coastal boundary. This will include information as to whether the development is exempt, nonappealable, appealable, or other similar notations. The monitoring will also contain information on whether there are any demolitions or conversions of housing or visitor-serving accommodations. The housing demolition information is necessary due to the provisions of the Mello Act.

The second item is an opinion from the City Attorney dealing with a review procedure for city projects within the coastal zone.

ZONING MAP AMENDMENTS

General Plan - Zoning Map Consistency

With the adoption of both the Coastal Land Use Plan and the city General Plan, a series of zoning map amendments were adopted to bring both documents into conformance. These amendments have now been incorporated into the zoning map section included in this plan.

Existing Implementation Regulations

Heritage Tree Ordinance - Ordinance 76-43. This ordinance has been adopted by the city and is one of the implementing regulations of the Local Coastal Land Use Plan in terms of the preservation of heritage trees. (Applies City-wide)

Floodplain District - Ordinance 75-02. This ordinance was designed specifically by the city to protect areas in designated flood hazard areas. Its provisions have been incorporated into the city's Local Coastal Land Use Plan. (Applies City-wide)

California Environmental Quality Act - Resolutions No. 14,175A and 14,841. The California Environmental Quality Act regulations have been incorporated by reference into the city's Local Coastal Implementation Program. These regulations are mandated by the State of California and are part of the regulations the city will use to implement the Local Coastal Land Use Plan. (Applies City-wide)

Uniform Building Code 1979 - Ordinance 81-11. The Uniform Building code is incorporated by reference into the provisions of the city's Local Coastal Implementation Program. This document which is a state-wide set of building regulations changes approximately once every 4 years or so as to reflect changing conditions and building safety factors. Provisions of specific use are the grading, earthquake, and dangerous-buildings provisions. (Applies City-wide)

Municipal Code - Section 6.20.020 and 5.72.010. Provisions of the Municipal Code relating to the City's septic system and the parks and recreation facility fee are incorporated as implementing provisions of various local Coastal Plan policies. (Applies City-wide)

Land Use Districts - Zoning Ordinance Sections 24.16.020, 100, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1500, 1700, and 2010. Provisions of the existing Zoning Ordinance sections are incorporated in these documents.

Section 24.16.020
E-A Exclusive Agricultural District
Section 24.16.100
OF-R Ocean Front (Recreational) District
Section 24.16.300
R-1 Single-Family Residence District
Section 24.16.400
R-L Multiple Residence-Low Rise District
Section 24.16.500
R-M Multiple Residence-Medium Rise District
Section 24.16.600
R-T Tourist Residential District
Section 24.16.700
P-A Professional and Administrative District
Section 24.16.800
C-N Neighborhood Commercial District
Section 24.16.900
C-C Community Commercial District
Section 24.16.1000
C-B Beach Commercial District
Section 24.16.1100
C-V Visitor Commercial District
Section 24.16.1200
C-T Thoroughfare Commercial District
Section 24.16.1300
C-H Heavy Commercial District
Section 24.16.1500
I-G General Industrial District
Section 24.16.1700
R-S Residential Suburban District
Section 24.53.2010
GB-O Greenbelt Overlay District

Summary

The above-referenced Zoning Ordinance text and map amendments constitute the city's implementing programs and regulations for purposes of implementing the Local Coastal Land Use Plan. As previously stated, the next section of this report will discuss the policies for which each of these items were adopted and will be utilized to implement the plan.

JURISDICTIONAL AREAS

Within the City of Santa Cruz there are two areas which will remain under Coastal Commission jurisdiction. These areas include the sewer plant and the Wolfsen/Swenson properties on the west side of the City. These areas will remain under Coastal Commission authority until land use plan amendments are adopted by both the City of Santa Cruz and the California Coastal Commission designating the ultimate use of the properties. The questions of the sewer plant and Westside remain as longer-term issues to be discussed and resolved between the City and the Coastal Commission.

CHAPTER 24.10

DEFINITIONS

24.10.010 GENERAL.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Title. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the word "structure" includes the word "building"; the word "used" includes arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory; the word "may" is permissive. Whenever any of the following terms is used, it shall mean the corresponding officer or designated representative, department, board or commission of the City of Santa Cruz, California, herein referred to as the City: City Council (or Council), City Planning Department (or Commission), Director of Planning, Director of Public Works (or Building Official), Zoning Administrator (or Administrator).

24.10.012 ACCESSORY DWELLING UNIT.*

A dwelling unit accessory to a main single family dwelling on a parcel of land and which meets the requirements of Chapter 24.57 of this title. Accessory dwelling unit is contained within the main dwelling and is limited to five hundred (500) square feet, six hundred (600) square feet, if necessary, to accommodate an existing physical interior configuration. (Ord. 83-28; Eff. 7/26/83.)

* One (1) year from the effective day of this ordinance, or upon approval of twenty-five (25) accessory units, whichever occurs first, the Planning Department shall undertake a study to determine impacts of accessory units on neighborhoods and infrastructure serving neighborhoods, to determine whether there are adverse impacts to the public health, safety, and welfare resulting from the accessory units. This study is to be completed within six (6) months. In the event twenty-five (25) accessory units are approved prior to completion of the study, a moratorium on the approval of accessory units will be imposed until the study is completed and has been acted upon by the City Council.

24.10.028 AGGRIEVED PERSON—APPELLANT OF AN APPEALABLE COASTAL PERMIT.

A person qualified to file an appeal of City Council action on a coastal permit, as defined in Public Resources Code Section 30801 as follows:

"Any person who in person or through a representative, appeared in a public hearing held in conjunction with the decision on the action appealed, or who, by other appropriate means prior to a hearing, informed the City of the nature of his or her concerns, or who for good cause was unable to do either. (Ord. 82-07; Eff. 4/22/82.)

24.12.083 APPEALABLE COASTAL DEVELOPMENT.

A development application for a coastal permit which can be appealed to the Coastal Commission under the terms of this Title. (Ord. 82-07; Eff. 4/22/82.)

24.10.083.1 ARCHAELOGICAL RESOURCE/CULTURAL RESOURCE.

Any evidence of human occupation and activity which may be used to reconstruct the history and culture of past peoples. This evidence shall include, but not be limited to, human remains, sites, structures, artifacts, and physical remains which existed prior to 1860. (Ord. 81-40; Eff. 11/12/81.)

24.10.085 AREA OF DEMONSTRATION OF STABILITY.

Includes the base, face and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a twenty (20) degree angle from horizontal passing through the toe of the bluff or cliff, or fifty (50') feet inland from the edge of the cliff or bluff, whichever is greater. However, the Commission may designate a lesser area of demonstration in specific areas of known geologic stability (as determined by adequate geologic evaluation and historical evidence) or where adequate protective works already exist. (Ord. 82-07; Eff. 4/22/82.)

24.10.114 BEACH RECREATION AREA.

The Pacific Ocean side of Beach Street, from the west side of the Municipal Wharf to the west side of the San Lorenzo River.

24.10.116 BED-AND-BREAKFAST INN.

A building containing not more than eight (8) guest rooms, which may be occupied by not more than sixteen (16) persons, which provides guest rooms and breakfast for guests and which is managed and occupied by the owner of the property. (Ord. 84-07; Eff. 3/15/84.)

24.10.184 CALIFORNIA COASTAL COMMISSION.

The state agency responsible for review of coastal permits on appeal from local agencies. (Ord. 82-07; Eff. 4/22/82.)

24.10.212 COASTAL DEVELOPMENT.

"Coastal Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use, water, or access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'bergNejedly Forest Practice Act of 1973 (commencing with Section 4511). Projects which cause the loss of public parking, ten (10) spaces or more, in the Seabright Area Plan or the Beach Area Plan areas shall be considered coastal development. (Ord. 82-07; Eff. 4/22/82; Ord. 82-38; Eff. 10/14/82.)

24.10.480 KNOWN ARCHAEOLOGICAL SITE.

Areas containing cultural resources which are known to exist within the City and which are listed in the inventory of known archaeological sites adopted by resolution of the City Council. (Ord. 81-40; Eff. 11/12/81.)

24.10.489 LOCAL COASTAL PROGRAM.

The City plan consisting of land use plans and implementation measures to carry out and be in full conformity with the California Coastal Act of 1976. The Local Coastal Program has two components - the Local Coastal Land Use Plan and the Local Coastal Program Implementation Plan. (Ord. 82-07; Eff. 4/22/82.)

24.10.894 WATERFRONT LAND.

Any lot above "mean higher high water" as defined by the U. S. Coast and Geodetic Survey, and having frontage directly upon the shoreline as defined herein.

24.12.050 REFERRALS TO THE ZONING BOARD.

The Zoning Administrator may, at his option, refer any of the matters on which he is authorized to rule and/or issue a permit, to the Zoning Board for their review and action. (Ord. 76-7; Eff. 5/27/76)

a. The Zoning Administrator is authorized to make such referrals either orally or via report of action to the Zoning Board; and shall notify the applicant of such referral.

b. In matters requiring public hearing, the Zoning Administrator is authorized to advertise, provide the required notice, and schedule such hearings in advance of a regular meeting of the Zoning Board in order to place such matters on their agenda.

24.12.060 EFFECTIVE DATE OF ACTIONS.

All authorized actions of the Zoning Administrator shall take effect immediately; and all permits and approvals for which such actions are a prerequisite may thereafter be issued; except that for actions taken at a public hearing no such permits may be issued for a period of seven (7) calendar days.

24.12.070 RECORD OF ACTIONS.

The Zoning Administrator shall be required to keep an accurate record of all his actions, and minutes of the regular meetings held.

24.12.080 REPORT TO ZONING BOARD.

The Zoning Administrator shall prepare a written report of actions to be included as part of the agenda of each regular meeting of the Zoning Board. Said report shall set forth, in such detail as may be required by the Zoning Board, all official actions taken by the Zoning Administrator since the previous report. If no actions have been taken by the Zoning Administrator, the report shall so state. The form of said report shall be directed by the Zoning Board and may be oral, or written, or both, or may consist of the records and minutes required herein. (Ord. 76-7; Eff. 5/27/76.)

Part 3: PUBLIC HEARINGS

24.12.100 GENERAL.

The Zoning Administrator is hereby authorized to advertise and to hold a legally constituted public hearing as required by this Title or when, in his

opinion, such hearing is considered desirable or necessary in order to carry out the purpose of this Title.

24.12.110 NOTICE OF HEARING; PUBLICATION.

Notice of the time and the place of a public hearing shall be given by at least one publication in a newspaper of general circulation in the City, not less than seven (7) calendar days prior to said hearing. Said notice shall include a general explanation of the matter to be considered and a description of the property involved. (Ord. 82-08; Eff. 4/22/82.)

24.12.120 NOTICE OF HEARING; POSTING AND MAILING.

Notice of time and place of public hearing shall be given not less than seven (7) calendar days prior to the first public hearing by the following means:

1. Publication in the newspaper of general circulation;

2. Posting on site by applicant or representative;

3.* Notification by first-class mail to:

a. Applicant or agent;

b. Persons who have requested to be on a mailing list for that project or projects in the coastal zone;

c. All property owners within three hundred (300') feet of the periphery of the project parcels;

d. District office of Coastal Commission, for coastal permits.

4. The public notice should include the following information:

a. A statement whether the development is within the coastal zone;

b. The date of the filing of the application and the name of the applicant;

c. The number assigned to the application;

d. A description of development and its proposed location;

e. The date the application will be acted upon by the local governing body or decision-maker;

f. The general procedure of the City concerning the submission of public comments, either in writing or orally prior to the decision. (Ord. 82-08; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82.)

*Editor's Note: Subsection 24.12.120, paragraphs 3b, c and d shall become effective thirty (30) days after Coastal Commission Certification of the Local Coastal Program.

(Santa Cruz 10-12-82)

24.12.130 NOTICE OF HEARING; MAILING.

The Zoning Administrator shall mail one (1) copy of such notice to the applicant or his agent.

Part 4: VARIANCES

24.12.200 PURPOSE.

The purpose of this Part is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional narrowness, shallowness, or unusual shape, topographic conditions, or other extraordinary situation or condition of such piece of property; or because of the use or development of lands immediately adjoining such property, the literal enforcement of the requirements of this Title would involve practical difficulties or would cause undue hardship, which are unnecessary to carry out the intent and purpose of this Title.

24.12.210 GENERAL PROVISIONS.

In no case shall a variance be granted to permit a use other than a use permitted in the district in which the property in question is situated.

24.12.220 APPLICATION.

Application shall be made by the property owner or his agent to the Zoning Administrator on a form prescribed by the City for that purpose.

24.12.230 FEE.

The fee shall be as set forth in Chapter 24.14.

(Santa Cruz 10-12-82)

24.12.240 ACCOMPANYING DOCUMENTS.

The application shall be accompanied by such maps and drawings as may be required to demonstrate that the conditions set forth in this Chapter apply to the subject property; and any other data as may be required by the Zoning Administrator.

24.12.250 PUBLIC HEARING.

No public hearing need be held; except that a public hearing may be held when the Zoning Administrator shall deem it to be necessary in the public interest.

24.12.260 NECESSARY CONDITIONS.

The Zoning Administrator shall grant a variance only when all of the following conditions are found:

a. That a hardship peculiar to the property, not created by any act of the owner, exists. In this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations, are not hardships justifying a variance.

b. That such variance is necessary for the reservation and enjoyment of substantial property rights possessed by other properties in the same district and in the same vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.

c. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the purpose and intent of this Title or the public interest, nor adversely affect the General Plan.

24.12.270 RECURRENT CONDITIONS.

No grant of a variance shall be authorized if the Zoning Administrator finds that the condition or situation of the specific piece of property, or the intended use of said property for which the variance is sought - or one or the other in combination - is so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation.

24.12.280 PRECEDENTS.

A previous variance shall not be considered to have set a precedent for

the granting of further variances - for each case must be considered only on its individual merits.

24.12.290 ADMINISTRATOR'S ACTION.

The Zoning Administrator shall act upon any application in an expedient manner, but in no case later than one (1) year from the time an application is deemed complete. The Administrator may grant said variances, or may grant said variances subject to specified conditions, or may deny said variances. The Zoning Administrator shall notify the applicant forthwith of any action taken. (Ord. 80-01; Eff. 1/8/80.)

24.12.300 TRANSFERABILITY.

A variance, once exercised, applies to the subject property and runs with the land for an indefinite time; it is transferable to any future owner of the subject property. (Ord. 78-01; Eff. 1/24/78.)

Part 5: CONDITIONAL USE PERMITS - ADMINISTRATIVE AND SPECIAL

24.12.400 PURPOSE.

The purpose of conditional use permit is to allow the proper integration into the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or only provided that such uses are designed or arranged on the site in a particular manner.

24.12.410 GENERAL PROVISIONS.

All uses set forth in this Title as conditional uses in any district, and all matters directly related thereto, are hereby declared to be of such unique and special character as to make it impractical to include them as principal permitted uses or as accessory uses in any district, without special review. Said special review shall be for the purpose of determining that each such proposed use is, and will continue to be, compatible with surrounding existing or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of such uses in the neighborhood and with surrounding area.

a. The Zoning Administrator or the Zoning Board as provided in this Title, may approve, conditionally approve or deny an application for a conditional use; and, in granting conditional approval, may impose such requirements and conditions with respect to location, siting, construction, maintenance, operation, duration and overall development as may be

deemed necessary for the protection of adjacent properties and the public interest. (Ord. 76-7; Eff. 5/27/76.)

b. The granting of a conditional use permit does not exempt the applicant from complying with the requirements of the Building Code, or any other applicable requirements of this Title and of the Santa Cruz Municipal Code.

24.12.420 ADMINISTRATIVE USE PERMITS.

The Zoning Administrator shall be, and he hereby is, authorized to issue conditional use permits for all uses designated in the district regulations of this Title as being subject to the issuance of an administrative use permit.

a. The Zoning Administrator may refer any conditional use permit application, upon which he is authorized to act under administrative use permit procedures, to the Zoning Board for the purpose of processing the same as a special use permit. (Ord. 76-7; Eff. 5/27/76.)

24.12.430 SPECIAL USE PERMITS.

The City Zoning Board shall be, and hereby is, authorized to issue conditional use permits for all uses designated in the district regulations of this Title as being subject to the issuance of a special use permit; or in those cases where an application for an administrative use permit has been referred to it by the Zoning Administrator. (Ord. 76-7; Eff. 5/27/76.)

24.12.440 APPLICATION.

The application for a conditional use permit shall be made by the property owner, or his authorized agent, to the Zoning Administrator on forms prescribed for this purpose by the City.

24.12.450 FEE.

The fee shall be as set forth in Chapter 24.14.

24.12.460 ACCOMPANYING DOCUMENTS.

The application shall be accompanied by plot plans, elevations, and landscaping plans; and any additional maps and drawings as may be necessary and in such detail as may be required in order to adequately review the application and evaluate its effect on surrounding properties.

24.12.470 PUBLIC HEARING.

No public hearing need be held by the Zoning Administrator in the case of an application for an administrative use permit unless the Zoning Administrator shall deem such hearing to be necessary in the public interest. A public hearing shall be held by the Zoning Board when an application has been made to said Zoning Board for a special use permit; or when a permit for an administrative use permit has been referred to the Zoning Board by the Zoning Administrator. (Ord. 76-7; Eff. 5/27/76.)

a. When required, the Zoning Administrator shall publish notice of such hearing in the manner set forth in this Title.

b. Such hearing shall be placed on the agenda of the earliest meeting of the Zoning Administrator or of the Zoning Board as may be possible, within the limitations of notice and meeting requirements and schedules. (Ord. 76-7; Eff. 5/27/76.)

24.12.480 FINDINGS REQUIRED FOR APPROVAL.

The Zoning Administrator or the Zoning Board, in approving a conditional use permit, shall determine that the proposed structure or use will conform to the requirements and the intent of this Title and of the General Plan; and that any additional conditions stipulated as necessary in the public interest, have been or will be met; and that such use will not constitute a nuisance or be detrimental to the public welfare of the community. (Ord. 76-7; Eff. 5/27/76.)

24.12.490 ISSUANCE OF PERMITS.

Upon approval of an application, the Zoning Administrator or the Zoning Board shall issue a conditional use permit, one copy of which shall be forwarded to the applicant, one copy of which shall be retained in the files of the Planning Department, and one copy of which shall be forwarded to the Building Official. In addition, a copy shall be forwarded to any other department or agency requesting it, or that the Zoning Administrator considers affected by the issuance of the conditional use permit. (Ord. 76-7; Eff. 5/27/76.)

24.12.500 MODIFICATION OF TERMS OR CONDITIONS.

The Zoning Administrator shall be, and he hereby is, authorized to review, upon request, the terms or conditions imposed upon the granting of conditional use permits when changed conditions occur or a new situation

deemed necessary for the protection of adjacent properties and the public interest. (Ord. 76-7; Eff. 5/27/76.)

b. The granting of a conditional use permit does not exempt the applicant from complying with the requirements of the Building Code, or any other applicable requirements of this Title and of the Santa Cruz Municipal Code.

24.12.420 ADMINISTRATIVE USE PERMITS.

The Zoning Administrator shall be, and he hereby is, authorized to issue conditional use permits for all uses designated in the district regulations of this Title as being subject to the issuance of an administrative use permit.

a. The Zoning Administrator may refer any conditional use permit application, upon which he is authorized to act under administrative use permit procedures, to the Zoning Board for the purpose of processing the same as a special use permit. (Ord. 76-7; Eff. 5/27/76.)

24.12.430 SPECIAL USE PERMITS.

The City Zoning Board shall be, and hereby is, authorized to issue conditional use permits for all uses designated in the district regulations of this Title as being subject to the issuance of a special use permit; or in those cases where an application for an administrative use permit has been referred to it by the Zoning Administrator. (Ord. 76-7; Eff. 5/27/76.)

24.12.440 APPLICATION.

The application for a conditional use permit shall be made by the property owner, or his authorized agent, to the Zoning Administrator on forms prescribed for this purpose by the City.

24.12.450 FEE.

The fee shall be as set forth in Chapter 24.14.

24.12.460 ACCOMPANYING DOCUMENTS.

The application shall be accompanied by plot plans, elevations, and landscaping plans; and any additional maps and drawings as may be necessary and in such detail as may be required in order to adequately review the application and evaluate its effect on surrounding properties.

prevails; or when the completion of final development plans evidences the need for such a modification. However, any such requested modification which involves a significant increase in size or nature of a proposed use, as determined by the Zoning Administrator, shall be referred to the Zoning Board for review and action. (Ord. 76-7; Eff. 5/27/76.)

24.12.510 COMMUNITY HOUSING PROJECT - EXCEPTION.

Notwithstanding any other provisions of this Title, if an application pursuant to this Title is filed in conjunction with an application for a community housing project pursuant to Chapter 23.36 of the Santa Cruz Municipal Code, neither the Zoning Administrator nor the Zoning Board shall be authorized to finally decide upon such application. Such application shall be referred to the Zoning Board which shall review such application according to the applicable criteria set forth in this Title, and shall recommend to the City Council the approval, conditional approval or denial of the application. The Zoning Board shall make its recommendation and the Council shall act upon the application within the time specified in Chapter 23.36 of the Santa Cruz Municipal Code. (Ord. 77-35; Eff. 11/25/77.)

Part 8: APPEALS

24.12.900 RIGHT OF APPEAL.

Any applicant or any other interested person, or any officer or official of any public or quasi-public body, who considers an action taken under the provisions of this Title by any official or advisory body to have been erroneously taken, may appeal such action and decision.

24.12.910 WHERE TO FILE APPEAL.

a. Appeals from the decision of the Zoning Administrator, or the City Planning Director, or any other administrative official or advisory body in taking any of the actions authorized by this Title, shall be made to the City Zoning Board through its Secretary.

b. Appeals from the decisions of the City Zoning Board in taking any of the actions authorized by this Title shall be made to the Santa Cruz City Council through the City Clerk. (Ord. 76-7; Eff. 5/27/76.)

24.12.930 STAY, PENDING APPEAL.

The receipt of a written appeal shall stay all actions, or put in abeyance all approvals or permits which may have been granted, pending the decision of the Zoning Board or of the City Council on such appeal. (Ord. 76-7; Eff. 5/27/76.)

24.12.940 HEARING ON APPEAL.

a. The Secretary to the Zoning Board shall schedule the appeals for consideration by the Zoning Board at the earliest next regular meeting, consistent with the agenda preparation procedures and schedules for Zoning Board meetings. Appeals for consideration by the City Council shall be scheduled by the City Clerk at the earliest next regular meeting, consistent with City Council agenda preparation and meeting schedules.

b. Unless otherwise required in this Title, neither the Zoning Board, nor the City Council need hold public hearings in considering matters on appeal. (Ord. 73-13; Eff. 6/21/73.)

24.12.950 LIMITATION OF ACTIONS ATTACKING DECISIONS.

Any court action or proceeding to attack, review, set aside, void or annul any decision of matters listed in this Title or concerning any of the proceedings, acts or determinations taken, done or made prior to such decision, or to determine the reasonableness, legality or validity of any condition attached thereto, shall not be maintained by any person unless such action or proceeding is commenced within sixty (60) days after the date of such decision, or within sixty (60) days after the effective date of this Section, whichever is later. Thereafter all persons are barred from any such action or proceeding or any defense of invalidity or unreasonableness of such decision or of such proceedings, acts or determinations. (Ord. 80-33; Eff. 9/25/80.)

(Santa Cruz 10-12-82)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING SANTA CRUZ MUNICIPAL CODE, CHAPTER 24.12, ADMINISTRATION, CLARIFYING PROCEDURES FOR APPEALS OF COASTAL PERMITS. LUPA/A-84-13

BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION 1. Section 24.12.920 of the Santa Cruz Municipal Code is hereby amended to read in words and figures as follows:

"24.12.920 PROCEDURES FOR APPEALS.

(a) All appeals shall be made in writing and shall state the nature of the application and the basis upon which the decision of the official or body is considered to be in error.

(b) Such appeals, to be effective, must be received by the Secretary to the Zoning Board or by the City Clerk not later than ten (10) calendar days following the date of the action from which such appeal is being taken, unless otherwise specified in this Chapter."

SECTION 2. Section 24.12.1460 of the Santa Cruz Municipal Code is hereby amended to read in words and figures as follows:

"24.12.1460 APPEALS TO THE COASTAL COMMISSION.

(a) Coastal permits fall into either of two categories: appealable or non-appealable to the Coastal Commission. The determination of whether a project is appealable, non-appealable, or categorically exempt shall be made by the Zoning Administrator at the time the application is filed. This determination is appealable pursuant to the provision of California Coastal Commission Local Coastal Program Regulations Section 00184.

(b) Coastal permits are only appealable after all City appeals are exhausted except for appeals by members of the Coastal Commission in which case the appeal may be made directly to the Coastal Commission. No fee shall be charged for coastal permit appeals.

(1) Only the following coastal permit applications are appealable to the Coastal Commission.

(aa) Any major public works project or facility. The phrase "major public works project or energy facility" is the same as used in Public Resources Code Section 30603 (A) (5) and these regulations shall mean any proposed public works project as defined by Section 13012 of the Coastal Commission Regulations, or "energy facility" as defined by Public Resources Code Section 13012 of the Coastal Commission Regulations, or "energy facility" as defined by Public Resources Code Section 30107 and exceeding $50,000 in estimated cost of construction.

(bb) Developments approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent

of any beach or of the mean high-tide line of the sea where there is no beach, whichever is the greater distance.

(cc) Developments approved not included within Subsection I (bb) Paragraph 2 above, located on tidelands, submerged lands, public trust lands, within one hundred feet (100) feet of any wetland, estuary, stream, or within three hundred (300) feet of the top of the seaward face of any coastal bluff.

(i) Subsection (I) (bb) above, is shown on the zoning map as a dotted line and Subsection (I) (cc) as an overlay within the coastal permit zone.

(2) An appeal may be filed only by the applicant, an aggrieved person as defined by this Title, or any two members of the Coastal Commission. An appeal must be filed in accordance with the appeal procedures contained in this Title, except that appeals by any two members of the Coastal Commission may be filed not later than twenty-one (21) calendar days following the date of action from which such appeal is being taken. Appeals by members of the Coastal Commission may be made following decisions of the reviewing body, Zoning Administrator, Zoning Board, or City Council.

(3) Grounds of appeal, pursuant to Subsection I (bb) above, for any coastal permit approved under these regulations shall be limited to the following:

(aa) The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

(bb) The development fails to protect public views from any public road or from a recreation area to and along the coast.

(cc) The development is not compatible with the established physical scale of the area.

(dd) The development may significantly alter existing natural land forms.

(ee) The development does not comply with shoreline erosion and geologic setback requirements.

(4) Grounds of appeal, pursuant to Paragraphs a. and c. above, shall be limited to an allegation that the development does not conform to the certified local program."

(5) Appeals to the Coastal Commission pursuant to this Section must be filed with the Coastal Commission on forms prescribed by and available from the Coastal Commission.

SECTION 3. Section 24.12.1490 of the Santa Cruz Municipal Code is hereby amended to read in words and figures as follows:

"24.12.1490 EFFECTIVE DATE. The coastal permit shall become effective within ten calendar days after it is approved, unless it is appealed pursuant to the provisions of this title.

(a) Zoning Board or Zoning Administrator Action. Where the Coastal Permit approval by the Zoning Board or Zoning Administrator is appealable to the Coastal Commission, it shall

be effective within twenty-one (21) calendar days after it is approved, unless following the initial ten (10) calendar day public appeal period the Coastal Commission waives its right of appeal. If the Coastal Commission waives its right of appeal, the effective date of the coastal permit shall be the date on which information is received concerning this waiver.

(b) City Council Action. Where the coastal permit is approved by the City Council, it shall become effective twenty-one (21) calendar days after Council action, unless appealed to the State Coastal Commission."

SECTION 4: This ordinance shall be in force and take effect 30 days after its final adoption.

PASSED for PUBLICATION this day of , 1984, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSENT: Councilmembers -

APPROVED _____
Mayor

ATTEST _____
City Clerk

PASSED FOR FINAL ADOPTION, this day of . 1984, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSENT: Councilmembers -

APPROVED _____
Mayor

ATTEST _____
City Clerk

Part 12: COASTAL PERMITS
[Ord. 82-06; Eff. 4/22/82]

24.12.1400 PURPOSE.

The purpose of the coastal permit is to make sure development projects in the coastal permit zone are consistent with the Local Coastal Land Use Plan and the Local Coastal Implementation Program. (Ord. 82-06; Eff. 4/22/82.)

24.12.1410 GENERAL PROVISIONS.

The coastal permit district is an overlay district which combines with the underlying zone. The City's coastal regulations shall prevail where they conflict with regulations governing the underlying district.

Any permitted or conditional uses in the underlying zoning district within the coastal permit zone are conditional uses subject to coastal permit regulations and findings, and may be authorized only by approval of a coastal permit. (Ord. 82-06; Eff. 4/22/82.)

24.12.1420 PERMIT PROCEDURES.

An application for a coastal permit shall be reviewed in conjunction with whatever other permits are required for the project in the underlying zone. Uses requiring only a coastal permit shall be acted upon by the Zoning Administrator. Where a coastal permit is combined with another permit, the approving body for the coastal permit shall be the same as that for the permit required by the underlying zoning district.

The reviewing body - Zoning Administrator, Zoning Board or City Council - may approve, deny or conditionally approve a coastal permit application. The reviewing body may impose any conditions it deems necessary to ensure consistency with the local coastal plan, and protection of the public interests and adjacent properties. (Ord. 82-06; Eff. 4/22/82.)

24.12.1430 EXEMPTIONS.

Minor projects, lacking coastal significance, may be exempted, or categorically excluded from the requirements of this chapter after approval by the Coastal Commission. (Ord. 82-06; Eff. 4/22/82; Ord. 83-34; Eff. 11/24/83.)

24.12.1440 PUBLIC HEARING.

All coastal permit applications shall be reviewed at a public hearing in accordance with the notification and review procedures of this Title. (Ord. 82-06; Eff. 4/22/82.)

24.12.1450 COASTAL ACCESS.

Access easements may be required of developments which could curtail existing public access to the beach of coastal areas or as required by Local Coastal Plan policy. (Ord. 82-06; Eff. 4/22/82.)

24.12.1470 NOTICE OF FINAL ACTION.

Within seven (7) calendar days of the approval of a coastal permit, the City shall provide notice of its action by first class mail to the Coastal Commission and to any persons who specifically requested notice of such final action by submitting a self-addressed, stamped envelope to the Department of Planning and Community Development. Such notice shall include conditions of approval and written findings in the procedures for appeal of the local decision to the Coastal Commission. (Ord. 82-06; Eff. 4/22/82.)

24.12.1480 FINDINGS REQUIRED.

In considering an application for a coastal permit, the Zoning Administrator, Zoning Board, or City Council must find that the issuance of the permit granting development is consistent with the General Plan, the Local Coastal Land Use Plan and the Local Coastal Implementation Plan and will:

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1. Not block a view corridor between the sea and the first public roadway parallel to the sea;

2. Protect vegetation, natural habitats and natural resources consistent with the Local Coastal Land Use Plan;

3. Be consistent with any applicable design plans and/or area plans incorporated into the Local Coastal Land Use Plan;

4. Not impede public access to the coast nor interfere with free public access along any beach or public recreation resources as set forth in the Local Coastal Land Use Plan;

5. Be consistent with the Local Coastal Land Use Plan goal of providing visitor-serving needs as appropriate to the development;

6. Be consistent with the Local Coastal Land Use Plan goal of encouraging coastal dependent uses as appropriate to the development application. (Ord. 82-06; Eff. 4/22/82.)

24.12.1490 EFFECTIVE DATE.

The coastal permit shall become effective within ten (10) calendar days after it is approved unless it is appealed pursuant to the provisions of this Title. Where the coastal permit is approved by the City Council, it shall become effective twenty-one (21) days after Council action, unless appealed to the State Coastal Commission. (Ord. 82-06; Eff. 4/22/82.)

24.12.1500 ENFORCEMENT.

1. *Duty to Administer and Enforce.* It shall be the duty of the Planning Department, and the proper administrative authority (Building Official) to administer and enforce the provisions of this Chapter with the assistance of other City Departments when deemed necessary.

2. *Penalties.* Any person, firm or corporation violating any of the provisions of this Chapter shall be subject to the penalty prescribed by Section 1.08.010 of this Code.

3. *Methods of Enforcement.* In addition to the foregoing provisions, the provisions of this Chapter shall be enforced in the manner set forth in Section 25.54.010 of this Title.

4. *Coastal Act Violation.* A violation of this Title may also constitute a violation of the California Coastal Act of 1976 (Public Resources Code § 30000 et seq. and may subject the violator to the remedies, fines, and penalties set forth in Chapter 9 of the California Coastal Act of 1976 (Public Resources Code § 30800 et seq.). (Ord. 82-06; Eff. 4/22/82.)

Part 2: E-A EXCLUSIVE AGRICULTURAL DISTRICT

24.16.010 PURPOSE.

To preserve in agricultural use land presently best suited to that use, and intended for eventual development in other uses pending proper timing for the economical provision of utilities, major streets, and other facilities, so that orderly development will occur. Changes of zoning district from E-A to any other zoning district shall be made only in general accord with the General Plan.

24.16.020 PRINCIPAL PERMITTED USE. (Ord. 74-12; Eff. 7/25/74.)

Agriculture, as defined herein.
Animal farm.
Crop and tree farming.
Ranch and farm dwellings incidental to a principal agricultural use.
Stables, barns, silos, and windmills.

24.16.030 ACCESSORY USES.

Customary incidental home occupations, as provided in Chapter 24.28.
Guesthouses and guest rooms.
Living quarter for persons regularly employed on the premises; but not including labor supply camps.
Offices incidental and necessary to the conduct of a permitted use.
Roadside stands, not exceeding four hundred (400) square feet in floor area, for the sale of agricultural products grown on the premises.
The providing of board and room for not more than five (5) paying guests.
Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.040 CONDITIONAL USES. (Ord. 74-12; Eff. 7/25/74.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Day-care and foster homes for children.
Foster family homes.
Guest ranches.
Medical and dental offices.
Off-street parking facilities accessory and incidental to an adjacent commercial use.

Restaurants, theaters.
Temporary structures.
Veterinary hospitals and clinics.

2. The following uses subject to approval of a **Special Use Permit:**

Agricultural processing plant.
Airports and landing strips, private.
Cemeteries, crematories, mausoleums, columbariums.
Day-care nurseries.
Group care homes.
Helipads.
Heliports.
Hospitals, convalescent hospitals, and nursing homes.
Institutions for children or the aged.
Kennels and riding stables.
Mines, quarries, borrow and gravel pits.
Mobile home parks.
Off-street parking facilities serving commercial districts within three hundred feet (300') of the site.
Outdoor theaters, golf driving ranges, and other similar open-air commercial recreation facilities.
Public and private non-commercial recreation areas, buildings and facilties such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
Public and quasi-public buildings and uses of an administrative, recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or report yards, and warehouses.
Quarters, accommodations, or areas for transient labor, such as labor cabins or labor supply camps.

24.16.042 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by Special Use Permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.050 GENERAL REGULATIONS.

The following requirements will be observed in the E-A District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		Classification or Type of Use		
		EA-20	EA-10	EA-5
a. Height of buildings—maximum				
—Principal	(stories or feet)	3 or 50	3 or 50	3 or 50
—Accessory	(stories or feet)	2 or 25	2 or 25	2 or 25
b. Lot area	(acres)	20	10	5
c. Lot width	(feet)	500	400	300
d. Front yard	(feet)	50	50	50
e. Rear yard	(feet)	50	50	50
f. One side yard	(feet)	20	20	20
g. Both side yards — total	(feet)	50	50	50
h. Distance between buildings on same lot	(feet)	20	20	20

2. *Other Requirements.* Any building or enclosure in which animals, other than domestic pets, are kept shall be located on the rear half of the lot and shall be distant at least two hundred feet (200') from any lot in adjoining district other than an R-E District, or from any school or institution for human care. No pen or housing for animals other than domestic pets shall be maintained closer than forty feet (40') from any dwelling.

Part 3: OF-R OCEAN FRONT (RECREATIONAL) DISTRICT

24.16.100 PURPOSE.

To ensure the safe occupancy and the reasonable use of lands subject to continuous erosion, such as the cliffs and beaches adjacent to the Santa Cruz shoreline. Changes of zoning district from OF-R to any other zoning district shall be made only in general accord with the General Plan.

24.16.110 PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/74.)

Agriculture, horticulture and floriculture; but not including the use of any building or structure, or the retail sale of any products, nor the raising of animals.

Beach and surf access ways, public or private; public beach-recreation activites; but not including the use of any building or structure, other than stairways and handrails.

Outdoor schools or classes, public or private; for scientific research, art, and other subjects.

Parking areas or lots, public or private; but not including the use of any building or structure.

Picnic grounds and barbecue facilities, public or private, including tables, benches, and fire pits; but not including any other structure or building.

Public fishing.

24.16.120 CONDITIONAL USES. (Ord. 74-12; Eff. 7/25/74.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Identification signs, appurtenant to uses permitted on the premises.
Navigation aids and devices not involving the erection of a structure.
Walls or fences, not to exceed three and one-half feet (3½') in height.

2. The following uses subject to approval of a **Special Use Permit:**

Navigation aids and devices involving the erection of a structure.
Public restroom facilities.
Temporary structures.

24.16.122 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by Special Use Permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.130 GENERAL REGULATIONS.

The following requirements will be observed in the OF-R District for the type of use proposed; except as otherwise provided in this Title, or as modified for conditional uses.

1. *Open Space Requirements or Regulations.*

Provision		Classification or Type of Use
		All Uses
a. Height of buildings — maximum [1]		1 story or 10 feet
b. Front yard	(feet)	30
c. Rear yard	(feet)	30 [2]
d. One side yard	(feet)	20
e. Both side yards — total		
—Interior lot	(feet)	40
—Exterior lot	(feet)	40
f. Exterior side yard, or end	(feet)	20

24.16.140 SAFETY STRUCTURES.

Warning signs, barricades, retaining walls, erosion control facilities, or other safety devices or structures built or installed by or under the direction of, or with the special approval of the City, in furtherance of the public safety, shall not be subject to the regulations set forth in the OF-R District.

24.16.150 RECONSTRUCTION OF NON-CONFORMING SINGLE-FAMILY STRUCTURES.

1. If any single-family structure or any structure accessory thereto, existing as a non-conforming use in the OF-R District on the effective date of this Section, is damaged more than sixty percent of its market value by fire, flood, explosion, storm, or other calamity or acts of God, such structure may be reconstructed as provided herein, Section 24.52.080 notwithstanding.

2. Such building may be reconstructed only if, prior to the issuance of a building permit, the Zoning Administrator determines that after reconstruction, the structure's location, size, height, external design, area, and other external specifications will be substantially similar in all significant respects to such specifications before the structure was damaged, and if the Zoning Administrator further determines that the building, when reconstructed, will be put to a single-family residential use, a use accessory thereto, or a use which is permitted by the OF-R regulations.

1. With the exception of navigational aids and devices.
2. Measured from the shoreline, as defined herein.

(Santa Cruz 4-10-79)

3. The interior of any such structure, whether or not such structure has been damaged, may be remodeled if, prior to the issuance of a building permit, the Zoning Administrator determines that such remodeling will not alter the exterior of the building in any significant respects. (Ord. 78-02; Eff. 1/24/78.)

Part 4: F-P FLOOD PLAIN DISTRICT (Ord. 75-2; Eff. 4/10/75)

24.16.200 PURPOSE.

The purpose and intent of the Flood Plain is to protect the public health, safety, and welfare through regulation of uses in areas which are unprotected from flooding or are required to carry the flood flows of a stream. New construction in the Flood Plain District is regulated so that it is protected against damage and located to avoid causing excessive increases in flood heights or velocities. Use of the Flood Plain District shall be made in general accord with the policies and principles of the General Plan.

24.16.210 PRINCIPAL PERMITTED USES.

Agriculture.
Crop and tree farming.
Nurseries.

24.16.220 ACCESSORY USES.

Garages, barns, and other structures customarily appurtenant to a permitted use.

24.16.230 CONDITIONAL USES.

1. The following uses shall be subject to approval of an **Administrative Use Permit:**

Ranch and farm dwellings incidental to a principal agricultural use.

2. The following uses subject to approval of a **Special Use Permit:**

Recreational facilities, bridges, roads, utility transmission lines. Riding stables for the keeping of horses on sites at least five (5) acres in size. (Ord. 77-51; Eff. 2/10/78.)

24.16.232 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by special use permit. (Ord. 76.7; Eff. 5/27/76.)

24.16.240 GENERAL REGULATIONS.

The following requirements will be observed in the F-P District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *General Requirements.*

Provision		Classification or Type of Use
		All Uses
a. Maximum height of buildings		
—Principal	(stories or feet)	2 or 35
—Accessory	(stories or feet)	2 or 35
b. Front yard	(feet)	50
c. Rear yard	(feet)	20
d. Side yard	(feet)	20
e. Distance between buildings on same lot	(feet)	20
f. Lot width	(feet)	200
g. Lot area.	(acres)	5

2. *Other Requirements.*

(a) Principal structures of any use shall be constructed so the lowest habitable floor level of the structure is above the flood profile level as established by the high-water mark of a 100-year storm.

(b) Fill incidental to a principal or conditional use must be accompanied by a plan showing the uses to which the fill land will be placed, final dimensions of proposed fill, and effects on the capacity of the floodway and flood heights.

(c) Environmental Impact Review shall be required of conditional uses to determine the requirements of the use permit that minimize hazards to public health and safety.

Part 5: R-1 SINGLE-FAMILY RESIDENCE DISTRICT

24.16.300 PURPOSE.

To stabilize and protect the residential characteristics of the district, and to promote and encourage a suitable environment for family life; and intended for single-family detached dwellings and the services appurtenant thereto. Changes of zoning district from R-1 to any other zoning district shall be made only in general accord with the General Plan.

24.16.310 PRINCIPAL PERMITTED USES.

Single-family dwellings.
Small community care residential facilities.
Small family day-care homes and foster family homes. (Ord. 74-12; Eff. 7/25/74; Ord. 81-36; Eff. 10/22/81.)

24.16.320 ACCESSORY USES.

Customary incidental home occupations as provided in Chapter 24.28.
Garages and parking areas, private.
Living quarters for persons regularly employed on the premises, when located within principal building.
One nameplate not more than one (1) square foot in area.
The providing of room and board for not more than two (2) paying guests per dwelling unit.
Other uses and building customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.330 CONDITIONAL USES. (Ord. 74-12; Eff. 7/25/74; as amended by Ord. 84-07; Eff. 3/15/84.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Temporary structures.
Young farmer projects on sites of twenty thousand (20,000) square feet or more on which a child may be permitted to raise one (1) kid, lamb, or calf for a one (1) year period. (Ord. 77-51; Eff. 2/10/78.)

2. The following uses subject to approval of a **Special Use Permit:**

Bed-and-breakfast inns, subject to the requirements contained in Section 24.36.220.

Cemeteries, crematories, mausoleums, columbariums.

Health facilities for in-patient and out-patient psychiatric care and treatment.

Large family day-care homes.

Nursing homes.

Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred (100') feet from the boundary of the site it is intended to serve. (Ord. 76-9; Eff. 6/10/76.)

Plant nurseries and greenhouses.

Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses. (Ord. 76-9; Eff. 6/10/76.)

Public and private non-commercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, swimming and tennis clubs. (Ord. 77-51; Eff. 2/10/78.)

Retirement homes or centers.

Riding stables on parcels at least five (5) acres in size for the boarding of horses to serve the neighborhood. (Ord. 77-51; Eff. 2/10/78.)

Two-family dwellings (duplexes) on corner lots having an area of seven thousand five hundred (7500) square feet or more, and subject to the following limitations: (Ord. 76-9; Eff. 6/10/76.)

a. The area is characterized by mixed residential uses;

b. Such uses shall be permitted in entirely new structures only;

c. Duplexes will not be approved on property within five hundred (500') feet of existing duplexes or approved duplex locations;

d. Such duplexes shall maintain at least two thousand (2000) square feet of usable open space, one thousand (1000) square feet of which shall be directly accessible to each unit within the duplex;

e. The units shall be designed so that each faces on one of the streets forming the intersection;

f. Setbacks from the street shall be the same as for a single-family dwelling, i.e., the setback from one street shall be considered a front yard setback and the setback from the other street shall be considered an exterior side yard setback; however, garages or carports shall be arranged so that at least one faces each of the intersecting streets, and in all cases shall be set back at least twenty (20') feet from the property line.

g. There shall be a differential of at least twenty percent (20%) in the total floor areas of the individual units.

h. The exterior design shall be in harmony with the immediate neighborhood and construction materials shall be in conformity with modern construction practices. (Ord. 81-36; Eff. 10/22/81.)

(Santa Cruz 2-28-84)

24.16.332 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by Special Use Permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.340 GENERAL REGULATIONS.

The following requirements will be observed in the R-1 District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

(1) *Open Space Requirements or Regulations.* (Ord. 76-9; Eff. 6/10/76.)

Provision		Classification or Type of Use Single-Family Residential R-1-10	R-1-7	R-1-5
a. Height of buildings — maximum				
—Principal	(stories or feet)	2½ or 30	2½ or 30	2½ or 30
—Accessory	(stories or feet)	1 or 15	1 or 15	1 or 15
b. Lot area	(square feet)	10,000	7,000	5,000
c. Lot width	(feet)	85	70	50
d. Front yard	(feet)	25	20	20
e. Rear yard	(feet)	30	25	20
f. One side yard	(feet)	8	7	5
g. Both side yards — total				
—Interior lot	(feet)	20	14	10
—Exterior lot	(feet)	20	16	13
h. Exterior side yard or end	(feet)	12	9	8
i. Distance between buildings on same lot	(feet)	10	10	10

24.16.341 SUBSTANDARD LOT WIDTH REQUIREMENTS AND REGULATIONS. (Ord. 74-27; Eff. 1/9/75.)

a. From and after July 23, 1974, vacant, contiguous lots in the R-1 Single-Family Residence District which are 35 feet or less in width, and which are under common ownership as shown on the County Assessor's records on or after July 23, 1974, shall not constitute or be deemed a lawful site for building purposes, unless an Administrative Use Permit is obtained or the lots are combined for use in accordance with the provisions of this section.

b. No such substandard lot, as defined in a. above, shall be used as a building site unless an Administrative Use Permit is obtained authorizing such use, or unless combined with one or more contiguous, commonly owned lot or lots, so as to conform with the lot width requirements of Section 24.16.340. Such combined lots, under common ownership, may, subject to the obtaining of a Special Use Permit, be used as a building site or sites for a duplex, triplex, or a series of duplexes and triplexes, if the City Zoning Board determines: that the proposed number of units does not exceed the original number of lots of record, as combined pursuant to the requirements of this section; that such use will be compatible with surrounding, existing or planned uses; and that such use will not be detrimental to the neighborhood or the general public welfare. (Ord. 76-7; Eff. 5/27/76.)

c. When two or more substandard, vacant, contiguous lots under common ownership, as shown on the County Assessor's records on or after July 23, 1974, are each more than 35 feet in width but less than 50 feet in width, each such separate lot may be used as a building site only upon obtaining an Administrative Use Permit; provided, however, that the Zoning Administrator may permit the use of such lot or combined lots for a duplex, triplex, or a series of duplexes and triplexes, if he determines: that the proposed number of units does not exceed the original number of lots of record, as combined pursuant to the requirements of this section; that such use will be compatible with surrounding, existing or planned uses, and that such use will not be detrimental to the neighborhood or the general public welfare.

d. The maximum height of structures on lots of 35 feet or less in width shall be 22 feet.

e. The provisions of this Section shall supersede the provisions of Section 24.43.020 c. (Ord. 79-14; Eff. 4/24/79.)

Part 6: R-L MULTIPLE RESIDENCE—LOW RISE DISTRICT
[Ord. 74-5; Eff. 3/28/74]

24.16.400 PURPOSE.

To stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for family life; and intended for residences and the community services appurtenant thereto. Changes of zoning district from R-L to any other zoning district shall be made only in general accord with the General Plan.

24.16.410 PRINCIPAL PERMITTED USES.

Single-family dwellings.
Small community care residential facilities.
Small family day care homes and foster family homes.
Three-family dwellings (triplexes).
Two-famiy dwellings (duplexes).
(Ord. 81-36; Eff. 10/22/81.)

24.16.420 ACCESSORY USES.

Customary incidental home occupations as provided in Chapter 24.28, in single-family detached dwellings only.
Garages and parking areas, private.
One nameplate, not more than one (1) square foot in area.
The providing of room and board for not more than two (2) paying guests per dwelling unit.
Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.430 CONDITIONAL USES. (Amended by Ord. 84-07; Eff. 3/15/84.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Multiple dwellings, townhouses, townhouse and dwelling groups, nine (9) units or less.
Temporary structures
Young farmer projects on sites of twenty thousand (20,000) square feet or more on which a child may be permitted to raise a kid, lamb, or a calf for a one (1) year period. (Ord. 77-51; Eff. 2/10/78.)

2. The following uses subject to approval of a **Special Use Permit:**

Bed-and-breakfast inns, subject to requirements contained in Section 24.36.220.

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Cemeteries, crematories, mausoleums, columbariums.

Institutions for children or the aged.

Large family day-care homes.

Mortuaries, contiguous to cemeteries. (Ord. 76-9; Eff. 6/10/76.)

Multiple dwellings, townhouses, townhouse and dwelling groups, ten (10) units or more.

Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred (100) feet from the boundary of the site it is intended to serve. (Ord. 76-9; Eff. 6/10/76.)

Plant nurseries and greenhouses.

Public and private non-commercial recreation areas, buildings, and facilities such as parks, country clubs, golf courses, swimming and tennis clubs. (Ord. 77-51; Eff. 2/10/78.)

Public and quasi-public buildings and uses of recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Retirement homes or centers.

Riding stables on parcels at least five (5) acres in size for the boarding of horses to serve the neighborhood. (Ord. 77-51; Eff. 2/10/78.)

Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit. (Ord. 81-36; Eff. 10/22/81.)

24.16.432 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by Special Use Permit. (Ord. 74-27; Eff. 1/9/75; Ord. 76-7; Eff. 5/27/76.)

24.16.440 GENERAL REGULATIONS.

The following requirements will be observed in the R-L District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.* (Ord. 76-9; Eff. 6/10/76.)

Provision		Dwelling Unit Type: One-Family Detached	Dwelling Unit Type: Two or more Units
a. Maximum height of buildings			
—Principal	(stories or feet)	2½ or 30	2½ or 30
—Accessory	(stories or feet)	1 or 15	1 or 15

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b.	Minimum lot area	(square feet)	5,000	6,000
c.	Minimum lot area per dwelling unit	(square feet)	—	3,000
d.	Minimum lot area width	(feet)	50	50
e.	Usable open space per dwelling unit	(square feet)	—	400

2. *Setback Requirements.*

a. The minimum front yard setback shall be 15 feet (15'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater. [1]

b. The minimum rear yard setback shall be 10 feet (10'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

c. The minimum side yard setback shall be five feet (5'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

(1) There shall be no side yard required for townhouses on interior lots, except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet (5'), or one foot (1') of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

(2) The minimum exterior side yard setback shall be eight feet (8'), or one foot (1') of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

d. The minimum distance between buildings on the same lot shall be ten feet (10'), or one foot of setback, or portion thereof, for each two feet (2') of height of a structure, whichever is greater.

Part 7: R-M MULTIPLE RESIDENCE – MEDIUM RISE DISTRICT
(Ord. 74-5; Eff. 3/28/74)

24.16.500 PURPOSE.

To provide for the development of areas of medium density residential uses; to stabilize and protect the residential characteristics of the district; and to promote a suitable environment for the lives of families and single persons.

1. Except that the front yard may be reduced to not less than ten feet (10') for a portion not to exceed fifty percent (50%) of the building frontage, and providing that a total of fifteen (15) square feet of front yard is provided for each lineal foot of total lot frontage.

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24.16.510 PRINCIPAL PERMITTED USES.

Single-family dwellings.
Small community care residential facilities.
Small family day-care homes and foster family homes.
Three-family dwellings (triplexes).
Two-family dwellings (duplexes).
(Ord. 81-36; Eff. 10/22/81.)

24.16.520 ACCESSORY USES.

Garages and parking areas, private.
Customary incidental home occupations, as provided in Chapter 24.28, in single-family, detached dwellings only. (Ord. 76-12; Eff. 6/25/76.)
The providing of board and room for not more than two (2) paying guests per dwelling unit.
Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.530 CONDITIONAL USES.

1. The following uses subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Incidental services, such as restaurants, prescription pharmacies, and retail sales intended primarily to serve occupants and patrons of the permitted uses, when conducted and entered from within the building, provided there is no display or advertising visible at or beyond the property lines.
Multiple dwellings, townhouses, townhouse and dwelling groups, nine (9) units or less.
Temporary structures.
Young farmer projects on sites of twenty thousand (20,000) square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one (1) year period. (Ord. 77-51; Eff. 2/10/78.)

2. The following uses subject to approval of a **Special Use Permit:**

Cemeteries, crematories, mausoleums, columbariums.
Health facilities for in-patient and out-patient psychiatric care and treatment.
Hotels, motels. (Ord. 76-9; Eff. 6/10/76.)
Institutions for children or the aged.
Large family day-care homes.
Mortuaries, contiguous to cemeteries. (Ord. 76-9; Eff. 6/10/76.)

Multiple dwellings, townhouses, townhouse and dwelling groups, ten (10) units or more.

Nursing homes. (Ord. 76-9; Eff. 6/10/76.)

Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred (100') feet from the boundary of the site it is intended to serve. (Ord. 76-9; Eff. 6/10/76.)

Public and private non-commercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, swimming and tennis clubs. (Ord. 77-51; Eff. 2/10/78.)

Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses. (Ord. 76-9; Eff. 6/10/76.)

Retirement homes or centers.

Riding stables on parcels at least five (5) acres in size for the boarding of horses to serve the neighborhood. (Ord. 77-51; Eff. 2/10/78.)

Social halls, lodges, fraternal organizations, and clubs, except those operated for profit.
(Ord. 81-36; Eff. 10/22/81.)

24.16.532 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by Special Use Permit. (Ord. 74-27; Eff. 1/9/75; Ord. 76-7; Eff. 5/27/76.)

24.16.540 GENERAL REGULATIONS.

The following requirements will be observed in the R-M District for the type of use proposed, except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.* (Ord. 76-9; Eff. 6/10/76.)

Provision		Dwelling Unit Type: One-Family Detached	Duplex	Three or More Units
a. Maximum height of buildings				
—Principal	(stories or feet)	2½ or 30	2½ or 30	5 or 55
—Accessory	(stories or feet)	1 or 15	1 or 15	1 or 15
b. Minimum lot area	(square feet)	5,000	5,000	8,000

c. Minimum lot area per dwelling unit (square feet)	5,000	2,500	1,600
d. Minimum lot width (feet)	50	50	65 [1]
e. Usable open space per dwelling unit (square feet)	—	—	400

2. *Setback Requirements.*

a. The minimum front yard setback shall be fifteen feet (15') or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater. [2]

b. The minimum rear setback shall be ten feet (10'), or one foot of setback, or portion thereof, for each three feet (3') of height of structure, whichever is greater.

c. The minimum side yard setback shall be five feet (5'), or one foot of setback, or portion thereof, for each three feet (3') of height of structure, whichever is greater.

d. There shall be no side yard required for townhouses, or interior lots except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet (5') or one foot of setback or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

e. The minimum exterior side yard setback shall be eight feet (8'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

f. The minimum distance between buildings on the same lot shall be ten feet (10'), or one foot of setback, or portion thereof, for each two feet (2') of height of a structure, whichever is greater. (Ord. 74-15; Eff. 8/22/74.)

1. Except that by special use permit, the minimum lot width may be reduced to not less than fifty feet (50'), providing that adequate fencing and landscaping are provided to screen any off-street parking from street view and satisfactory compliance with any additional condition of the special use permit.

2. Except that the front yard may be reduced to not less than six feet (6') for a portion not to exceed fifty percent (50%) of the building frontage, providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet (12') of any side street lot line.

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Part 8: R-T TOURIST RESIDENTIAL DISTRICT (Ord. 74-30; Eff. 2/13/75)

24.16.600 PURPOSE.

The purpose and intent of Tourist Residential District is to establish a zoning district which is specifically applicable to the mix of residential, motel, and commercial land uses and will preserve historical buildings and trees in the district. Recognizing this variety of land uses and the desire to utilize existing land uses, the R-T District is divided into three subdistricts: high-density residential, motel residential, and beach commercial. Each subdistrict is designed to ensure compatibility of uses, upgrade the area by ensuring a high quality of new developments, and promote a suitable environment for residential and tourist-oriented uses. Development within these subdistricts is not intended to significantly change the character of existing uses, except as provided by this Part.

24.16.602 GENERAL PROVISIONS.

In the R-T District, no building or land use shall be used or building or structure erected or structurally altered except in accordance with the provisions as set forth in the appropriate subdistrict.

24.16.604 R-T(A) SUBDISTRICT A — HIGH-DENSITY RESIDENTIAL.

1. *Purpose.* The purpose and intent of Subdistrict A is to establish standards for high-density residential uses which promote and protect the residential characteristics of the Subdistrict and provide a suitable environment for families and single individuals. To preserve the architectural and historic character of this Subdistrict, all new development will be reviewed to ensure a high quality design compatible with surrounding residential uses.

24.16.606 CONDITIONAL USES. (Amended by Ord. 84-07; Eff. 3/15/84.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Foster homes for children.
Garages and parking areas.
Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, nine (9) units or less.
Storage and equipment structures.

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Single-family and duplex dwellings.

Temporary structures.

The providing of board and room for not more than two (2) paying guests per dwelling unit.

2. The following uses subject to approval of a **Special Use Permit:**

Bed-and-breakfast inns, subject to the requirements contained in Section 24.36.220.

Group-care homes.

Garages and parking areas, private.

Multiple dwelling, townhouses, townhouse and dwelling groups, and condominiums, ten (10) units or more.

Public and private noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses. (Ord. 76-9; Eff. 6/10/76.)

Retirement homes or centers. (Ord. 81-36; Eff. 10/22/81; Ord. 82-37;Eff. 10/28/82.)

24.16.608 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by special use permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.610 GENERAL REGULATIONS.

The following requirements will be observed in Subdistrict A for the type of use proposed, except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		Dwelling Unit Type: One-Family Detached	Duplex	Three or More Units
a. Maximum height of buildings				
—Number of Stories		2	2	5
—Principal buildings	(feet)	35	35	55
—Accessory buildings	(feet)	25	25	25

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b. Minimum lot area (square feet)	5,000	5,000	8,000	
c. Minimum lot area per dwelling unit (square feet)	5,000	2,500	1,600	
d. Minimum lot width (feet)	50	50 .	65 [1]	
e. Usable open space per dwelling unit (square feet)	—	—	400	

2. *Setback Requirements.*

a. The minimum front yard setback shall be fifteen feet (15'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater. [2]

b. The minimum rear setback shall be ten feet (10'), or one foot of setback, or portion thereof, for each three feet (3') of a structure, whichever is greater.

c. The minimum side yard setback shall be five feet (5'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

d. There shall be no side yard required for townhouses or interior lots, except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet (5') or one foot of setback or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

e. The minimum exterior side yard setback shall be eight feet (8'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

f. The minimum distance between buildings on the same lot shall be ten feet (10'), or one foot of setback, or portion thereof, for each two feet (2') of height of a structure, whichever is greater.

24.16.612 R-T(B) SUBDISTRICT B — MOTEL RESIDENTIAL.

1. *Purpose.* The purpose and intent of Subdistrict B is to establish and control uses to ensure a compatible mixture of permanent and tourist-oriented uses, primarily consisting of motel and high-density residential uses. To encourage a mixture which is attractive to both permanent residents and tourists, emphasis will be placed on compatibility in design, landscaping, and a comprehensive review of use siting.

1. Except that by special use permit the minimum lot width may be reduced to not less than fifty feet (50'), providing that adequate fencing and landscaping are provided to screen any off-street parking from the street view and satisfactory compliance with any additional condition of the special use permit.
2. Except that the front yard may be reduced to not less than six feet (6') for a portion not to exceed fifty percent (50%) of the building frontage, providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet (12') of any side street lot line.

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24.16.614 CONDITIONAL USES.

1. The following uses subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Foster homes for children.
Garages.
Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, nine (9) units or less.
Single-family and duplex dwellings.
Storage and equipment structures.
Temporary structures.
The providing of board and room for not more than two (2) paying guests per dwelling unit.

2. The following uses subject to approval of a **Special Use Permit:**

Coffee shops.
Group-care homes.
Parking Areas.
Motel, hotel and bed-and-breakfast inn uses, including both permanent residential and transient residential uses.
Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, ten (10) units or more.
Public and private noncommercial recreation areas, buildings and facilities such as clubs, parks, country clubs, golf courses, and riding, swimming and tennis clubs.
Public and quasi-public buildings and uses of a recreational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.
Retirement homes or centers. (Ord. 81-36. Eff. 10/22/81; Ord. 82-37; Eff. 10/28/82; Ord. 84-07; Eff. 3/15/84.)

24.16.616 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by special use permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.618 GENERAL REGULATIONS.

The following requirements will be observed in Subdistrict B for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

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1. *Open Space Requirements or Regulations.*

Provision	Dwelling Unit Type: High Density Residential: One-Family Detached	High Density Residential: Duplex	High Density Residential: Three or More Units	Motel: Motels Hotel Units
a. Maximum height of buildings				
—Number of Stories	2	2	5	5
—Principal buildings (feet)	35	35	55	55
—Accessory buildings (feet)	25	25	25	25
b. Minimum lot area (square feet)	5,000	5,000	8,000	8,000
c. Minimum lot area per dwelling unit (square feet)	5,000	2,500	1,600	500
d. Minimum lot width (feet)	50	50	65 [1]	65 [1]
e. Usable open space per dwelling unit (square feet)	—	—	400	150

2. *Setback Requirements.*

a. The minimum front yard setback shall be fifteen feet (15') or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater. [2]

b. The minimum rear setback shall be ten feet (10'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

c. The minimum side yard setback shall be five feet (5'), or one foot of setback, or portion thereof, for each three (3') feet of height of a structure, whichever is greater.

d. There shall be no side yard required for townhouses or interior lots, except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet (5') or one foot of setback or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

1. Except that, by special use permit, the minimum lot width may be reduced to not less than fifty feet (50') providing that adequate fencing and landscaping are provided to screen any off-street parking from street view and satisfactory compliance with any additional condition of the special use permit.
2. Except that the front yard may be reduced to not less than six feet (6') for a portion not to exceed fifty percent (50%) of the building frontage, providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet (12') of any side street lot line.

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e. The minimum exterior side yard setback shall be eight feet (8'), or one foot of setback, or portion thereof, for each three feet (3') of height of a structure, whichever is greater.

f. The minimum distance between buildings on the same lot shall be ten feet (10'), or one foot of setback, or portion thereof, for each two feet (2') of height of a structure, whichever is greater.

24.16.620 R-T(C) SUBDISTRICT C – BEACH COMMERCIAL.

1. *Purpose.* The purpose and intent of Subdistrict C is to establish standards for development of commercial, motel, and other tourist-oriented uses. Recognizing the age and condition of many structures in this subdistrict, standards are designed both to improve existing uses and encourage new developments. To encourage the general upgrading of this subdistrict, permitted uses have been restricted so only those tourist-oriented uses of a permanent and quality nature are allowed.

24.16.622 CONDITIONAL USES.

1. The following uses subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Foster homes for children.
Multiple dwellings, townhouses and townhouse and dwelling groups, and condominiums, nine (9) units or less.
Storage and equipment structures.
Temporary structures.
The providing of board and room for not more than two (2) paying guests per dwelling unit.

2. The following uses subject to approval of a **Special Use Permit:**

Any retail business and service establishments, such as grocery, fruit and vegetable stores, gift and beach equipment store, barber and beauty shops and the like, supplying commodities or providing services primarily for residents of, or visitors to, the beach area.
Art galleries.
Bars and cocktail lounges.
Garages and parking areas accessory to other uses allowed in subdistrict.
Group-care homes.
Motels, hotels and bed-and-breakfast inns.
Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, ten (10) units or more.

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Public and quasi-public buildings and uses of an administrative, recreational educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Restaurants, theaters.

Public and private noncommercial recreation area, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Retirement homes or center.

Tea rooms, coffee shops. (Ord. 81-36; Eff. 10/22/81; Ord. 82-37; Eff. 10/28/82; Ord. 84-07; Eff. 3/15/84.)

24.16.625 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses, and which will not impair the present or potential use of adjacent properties, may be allowed by special use permit. (Ord. 76-7; Eff. 5/27/76.)

24.16.626 GENERAL REGULATIONS.

The following regulations will be observed in Subdistrict C for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

	Provision		Requirement
a.	Height of buildings — maximum		3 stories or 35 feet
b.	Lot area	(square feet)	5,000 [1]
c.	Front yard	(feet)	0
d.	Rear yard	(feet)	0
e.	Side yard		
	—Interior	(feet)	0
	—Exterior	(feet)	0
f.	Distance between buildings on same lot	(feet)	10

1. Or as determined by the Zoning Board to be adequate for the use proposed. (Ord. 76-7: Eff. 5/27/76.)

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2. *Other Requirements.*

a. In Subdistrict C directly across a street or thoroughfare, not including a freeway, from Subdistrict A, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped, except like uses shall have same front yard setback requirements by adjacent subdistricts.

b. Motel and hotel uses shall be allowed on the basis of one dwelling unit per 500 square feet of lot area. For each dwelling unit, the open space requirement shall be 150 square feet.

c. Multiple dwellings, townhouses, and dwelling group uses shall be allowed on the basis of one dwelling unit per 1600 square feet of lot area. For each dwelling unit, the open space requirement shall be 150 square feet.

24.16.628 SPECIAL PROVISIONS APPLYING TO ALL SUB-DISTRICTS.

1. *Special Height Combining District* - Special Height Combining District-55 (SH-55) as set forth in Sections 24.41.010 through 24.41.070 may be utilized in Subdistrict C of the R-T District.

2. *Special Density Allowance* - The special density allowance is applicable as set forth below in this section to Subdistricts A, B, and C of the R-T District. When permitted, a minimum lot area of 1000 square feet per unit may be permitted for three or more residential units in Subdistricts A, B, and C. The special density allowance shall be subject to a use permit reviewed by the Zoning Board and approved by the City Council. (Ord. 76-7; Eff. 5/27/76.)

a. *Findings Required* - Before recommending approval or modified approval of an application for the special density allowance, the Zoning Board and the City Council must find that: (Ord. 76-7; Eff. 5/27/76.)

(1) The site proposed for the special density allowance has adequate lot area for a well designed utilization of the increased density.

(2) The development proposal meets a specialized housing need which normally does not require the lot area per unit specified for residential use.

(3) The development proposed is compatible with existing land uses of surrounding areas as those proposed in the General Plan.

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(4) The streets and thoroughfares are suitable and adequate to serve the proposed development and the anticipated traffic which will be generated thereby.

(5) The public facilties are adequate to serve the anticipated usage of the development.

(6) The development is situated in a manner to be accessible to public transit.

(7) The structures of the proposed development are compatible with the existing scale of the adjacent buildings and the surrounding neighborhood.

(8) The proposed development will not constitute a nuisance or be detrimental to the public welfare of the community.

b. *Form of Application* - An application for Special Density Allowance shall be accompanied by a site plan which shall consist of at least the following information in written or graphic form:

(1) The nature of the development proposed.

(2) The relationship to surrounding land uses within at least five hundred (500') feet of the proposed development, the General Plan and its elements, specific or precise plans affecting the areas, and to major and secondary traffic ways serving the district.

(3) Topography of land within the district, and any significant grading or reshaping of land intended.

(4) Elevations, site, and floor plans.

(5) A landscaping plan including walls, fences, screening, location and size, number, and variety of proposed development from the surrounding neighborhoods and from areas of public significance.

(6) Expanded section and elevation drawings which include surrounding topography and structures for a distance of approximately three hundred feet (300') beyond the property boundaries of the proposal in order that the scale of surrounding development in terms of height and bulk can be compared.

(7) A statement of proposed timing and staging of development.

(8) Additional information to a reasonable extent as required by the Zoning Board or the City Council. (Ord. 76-7; Eff. 5/27/76.)

3. *Existing Structures* - That structures in the R-T District may be reconstructed to their original number of units if destroyed by fire or other circumstances beyond control of the Owner. The purpose of this section is

to permit reconstruction in those situations where reconstruction would otherwise be prohibited by the non-conforming use regulations of this Code, and in those situations this section shall supersede the non-conforming use regulations. The provisions of this section do not apply to structures for which a demolition permit has been issued. Any reconstruction shall be subject to a use permit.

4. *Sign Control* - That all signs over 60 square feet be prohibited and any sign over two square feet in area shall be subject to a use permit and design review. Freestanding signs shall be prohibited in the portions of Subdistricts B and C which are adjacent to and/or visible from Subdistrict A.

24.16.630 R-T (D) SUBDISTRICT D - BEACH RESIDENTIAL.

1. *Purpose.* The purpose and intent of Subdistrict D is to establish standards for beach residential uses which promote and protect the residential characteristics of the subdistrict and provide a suitable environment for families and individuals. To preserve the scale and enhance the historic beach cottage character of this subdistrict, and to ensure that new residential land uses are of a quality and permanent nature, all new development will be reviewed and be subject to the issuance of a design permit. (Ord. 80-38; Eff. 10/23/80.)

24.16.632 CONDITIONAL USES.

1. The following uses are subject to approval of an **Administrative Use Permit:**

Boarding, lodging and rooming houses; residence halls.
Small community care residential facilities.
Garages and parking areas, public. Small family day-care homes and foster family homes.
Multiple dwellings, townhouses, townhouse and dwelling groups and condominiums, nine (9) units or less.
Storage and equipment structures.
Single-family and duplex dwellings.
Temporary structures.
The provision of board and room for not more than two (2) paying guests per dwelling unit.

2. The following uses are subject to approval of a **Special Use Permit:**

Bed-and-breakfast inns, subject to the requirements contained in Section 24.36.220.
Day-care nurseries.
Group-care homes.

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Garages and parking areas, private.

Multiple dwellings, townhouses, townhouse and dwelling groups, and condominiums, ten (10) units or more.

Public and private noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings, and uses of a recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Retirement homes or centers.

Large family day-care homes. (Ord. 80-38; Eff. 10/23/80; Ord. 81-36; Eff. 10/22/81; Ord. 82-37; Eff. 10/28/82; Ord. 84-07; Eff. 3/15/84.)

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Provisions		Requirement
a. Height of buildings — maximum		
—Principal	(stories or feet)	2 or 30
—Accessory	(stories or feet)	1 or 15
b. Lot area	(square feet)	5,000
c. Front yard	(feet)	10 [1,2]
d. Rear yard	(feet)	0 [2]
e. Side yard		
—Interior	(feet)	0 [2]
—Exterior	(feet)	10 [1]
f. Lot coverage — maximum [3]		
—Interior lot	(percent)	40
—Exterior lot	(percent)	60
g. Distance between buildings on same lot	(feet)	40

2. *Other Requirements.*

a. New C-N Districts shall have a minimum area of three (3) acres.

b. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

c. In an C-N District directly across a street or thoroughfare, not including a freeway, from any R-District, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

1. Except that the front yard and the exterior side yard may be reduced to not less than six feet (6') for a portion not to exceed fifty percent (50%) of the building frontage, and providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage.
2. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.
3. Maximum coverage allowed on sites less than 20,000 square feet in area shall be thirty percent (30%). Land dedicated for public recreational uses shall be considered as part of the gross lot size in determining the lot coverage.

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d. All new C-N Districts shall provide one and seventy-five hundredths (1.75) square feet of off-street parking area for each one (1) square foot of gross floor area. Further, each unit within a new C-N District shall be provided with a loading and unloading area.

Part 11: C-C COMMUNITY COMMERCIAL DISTRICT (Ord. 74-5; Eff. 3/28/74)

24.16.900 PURPOSE.

To stabilize, improve and protect the commercial characteristics of the central business district, and of the intermediate and major regional business centers of the community; also, to provide adequate locations for stores, shops and offices supplying commodities or performing service for residents of the City as a whole or of the surrounding community. The C-C District classification shall be applied only in the general location of such business centers as designated in the General Plan.

24.16.910 PRINCIPAL PERMITTED USES.

Administrative, executive, and financial offices.

Bars and cocktail lounges, but not including any form of entertainment other than mechanically produced music or sound.

Business and technical schools; schools and studios for arts and crafts, photography, music and dance.

Commercial recreation facilities such as bowling alleys, billiard parlors, skating rinks.

Hotel, motels, boatels, and bed-and-breakfast inns.

Medical and dental offices.

Medical, optical, and dental clinics and laboratories, not including the manufacture of pharmaceuticals or other (similar) products for general sale or distribution.

New car dealers sales and service.

Parking facilities.

Plant nurseries and greenhouses.

Professional, editorial, real estate, insurance and other general business offices.

Restaurants, theaters.

Stores, shops, and offices supplying commodities or performing services for residents of the City as a whole or the surrounding community, such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises, such as barber shops, laundry and clothes cleaning establishments. (Ord. 84-07; Eff. 3/15/84.)

b. In any C-C District directly across a street or thoroughfare, not including a freeway, from any R-District, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

Part 12: C-B BEACH COMMERCIAL DISTRICT

24.16.1000 PURPOSE.

To provide for commercial uses which are primarily coastal dependent in nature and which serve tourists and visitors to the Santa Cruz coastal recreational areas. Also, to provide commodities and services to residents of such areas. The C-B District shall be applied only in areas designated in the General Plan and the Local Coastal Program. (Ord. 82-20; Eff. 5/13/82.)

24.16.1010 PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/74; Ord. 82-20; Eff. 5/13/82; Ord. 84-07; Eff. 3/15/84.)

Amusement enterprises, such as penny arcades, shooting galleries, and the like, conducted wholly within a completely enclosed building.

Any retail business and service establishments, such as grocery, fruit and vegetable stores, bakeries, drug stores, liquor stores, gift and beach equipment stores, barber and beauty shops and the like, supplying commodities or providing services primarily for residents of, or visitors to, the beach area.

Art galleries, souvenir and curio shops.

Bars and cocktail lounges, but not including any form of entertainment other than mechanically produced music or sound.

Business and technical schools; and studios for arts and crafts, photography, music and dance.

Commercial fishing and fish marketing facilities, and retailing and jobbing of fish only when conducted wholly within a building, or upon a wharf.

Commercial recreation facilities such as bowling alleys, billiard parlors, skating rinks.

Fabrication, sales and rental, and repair of diving and surfing equipment.

Handicraft shops and workshops.

Hotels, motels, boatels and bed-and-breakfast inns,

Mechanical contrivances for amusement purposes, such as ferris wheels, and roller coasters.

Parking facilities.

Plant nurseries and green houses.

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Professional, editorial, real estate, insurance and other general business offices, only when located above the first story.

Restaurants, theaters.

Tea rooms, coffee shops, and soda fountains, not including the sale of alcoholic beverages for consumption on the premises.

24.16.1020 ACCESSORY USES.

Uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.1030 CONDITIONAL USES.

1. The following uses are subject to approval of an **Administrative Use Permit:**

Automatic car wash.

Clothing and apparel shops.

Multiple dwellings and dwelling groups.

Temporary structures.

2. The following uses are subject to approval of a **Special Use Permit:**

Bars, cocktail lounges and night clubs offering public entertainment or dancing.

Dance halls.

Drive-in refreshment stands, eating places, or any other use involving a drive-in or drive-through function, subject to performance standards established in Chapter 24.36 herein.

Helipads.

Heliports.

Mobile home, trailer, boat, motorcycle sales and service.

Outdoor theaters, golf driving ranges, and other similar open air commercial recreation facilities.

Principal permitted uses permitted in the R-L District, as regulated therein.

Public and quasi-public buildings and uses of an administrative, or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Refreshment stands and vehicles, when located on private property, in locations clearly incidental and adjacent to beach, park, camp grounds, or other major recreational and tourist facilities or services.

Service stations.

(Ord. 78-33; Eff. 10/24/78.)

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24.16.1032 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties shall be permitted. If the Zoning Administrator determines that the proposed use is more in character with the conditional uses for this zone, then a use permit shall be required and processed pursuant to Part 5 of Chapter 24.12 of this Title. (Ord. 74-27; Ord. 76-7; Ord. 77-27; Eff. 9/8/77.)

24.16.1040 GENERAL REGULATIONS.

The following regulations will be observed in the C-B District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		Requirement
a. Height of buildings — maximum		3 stories or 35 feet
b. Lot area	(square feet)	5,000 [1]
c. Front yard	(feet)	0
d. Rear yard	(feet)	0 [2]
e. Side yard		
—Interior	(feet)	0 [2]
—Exterior	(feet)	0
f. Distance between buildings on same lot	(feet)	10

2. *Other Requirements.*

a. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

1. Or as determined by the Zoning Administrator to be adequate for the use proposed.
2. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.

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b. In any C-B District, directly across a street or thoroughfare, but not including a freeway, from any R-District, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

Part 13: C-V VISITOR COMMERCIAL DISTRICT

24.16.1100 PURPOSE

To provide for commercial areas catering primarily to tourists and visitors to Santa Cruz. The C-V District is established to encourage the orderly development of areas of attraction and special interest to persons residing both within and outside the community; and to provide business, service, lodging, amusement, and entertainment facilities which will enhance such areas and meet the needs of the visiting public.

24.16.1110. PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/74; Ord. 84-07; Eff. 3/15/84.)

Antique shops, import outlets.
Art galleries, souvenir and curio shops.
Bars and cocktail lounges, but not including any form of entertainment other than mechanically produced music or sound.
Branch banks.
Business and technical schools; schools and studios for arts and crafts, photography, music and dance.
Commercial recreation facilities such as bowling alleys, billiard parlors, skating rinks.
Handicraft shops and workshops.
Hotels, motels, boatels and bed-and-breakfast inns.
Medical and dental offices.
Parking facilities.
Plant nurseries and greenhouses.
Professional, editorial, real estate, insurance and other general business offices.
Restaurants, theaters.
Tea rooms, coffee shops, and soda fountains, not including the sale of alcoholic beverages for consumption on the premises.

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24.16.1120 ACCESSORY USES.

Incidental services such as restaurants, prescription pharmacies, and retail sales.

Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.1130 CONDITIONAL USES.

1. The following uses are subject to approval of an **Administrative Use Permit:**

Ambulance service.

Automatic car wash.

Auto parts and supply stores.

Clothing and apparel shops.

Garages for the repair of automobiles, subject to the performance standards as set forth in this Title for principal permitted uses in the I-G District.

Multiple dwellings and dwelling groups.

Temporary structures.

Used car sales and service.

2. The following uses are subject to approval of a **Special Use Permit:**

Amusement enterprises, such as penny arcades, shooting galleries, and the like, conducted wholly within a completely enclosed building.

Bars, cocktail lounges and night clubs offering public entertainment or dancing.

Commercial fishing and fish marketing facilities, and retailing and jobbing of fish only when conducted wholly within a building or upon a wharf.

Dance halls.

Drive-in refreshment stands, eating places, or any other use involving a drive-in or drive-through function, subject to performance standards established in Chapter 24.36 herein.

Helipads.

Heliports.

Mobile homes, trailer, boat, motorcycle sales and service.

Mortuaries.

Outdoor theaters, golf driving ranges, and other similar open air commercial recreation facilities.

Principal permitted uses permitted in the R-L District, as regulated therein.

Public and quasi-public buildings and uses of an administrative, recreational, educational, religious, cultural, or public service nature, but not including corporation yards, storage or repair yards, and warehouses.

Refreshment stands and vehicles, when located on private property, in locations clearly incidental and adjacent to beach, park, campgrounds, or other major recreational and tourist facilities or activities.

Service stations.

Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

(Ord. 78-33; Eff. 10/24/78.)

24.16.1132 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties shall be permitted. If the Zoning Administrator determines that the proposed use is more in character with the conditional uses for this zone, then a use permit shall be required and processed pursuant to Part 5 of Chapter 24.12 of this Title. (Ord. 74-27; Ord. 76-7; Ord. 77-27; Eff. 9/8/77.)

24.16.1140 GENERAL REGULATIONS.

The following regulations will be observed in the C-V District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.* (Ord. 74-27; Eff. 1/9/75.)

Provision		Requirement
a. Height of buildings -- maximum		
—Principal	(stories or feet)	3 or 35
—Accessory	(feet)	2 or 25
b. Lot area	(square feet)	5,000 [1]
c. Front yard	(feet)	10 [2]
d. Rear yard	(feet)	0 [3]

1. For hotels, motels, and boatels: 20,000 square feet.
2. Except that the front yard and the exterior side yard may be reduced to not less than six feet (6'), for a portion not to exceed fifty percent (50%) of the building frontage; and providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage.
3. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.

e. Side yard		
—Interior	(feet)	0 [3]
—Exterior	(feet)	10 [2]
f. Distance betwen buildings on same lot	(feet)	10

2. *Other Requirements.*

a. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

b. In any C-V District directly across a street or thoroughfare, not including a freeway, from any R-District, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

c. Not more than three (3) persons shall be engaged in the manufacture, fabrication, repair, and other processing of goods in any establishment.

Part 14: C-T THOROUGHFARE COMMERCIAL DISTRICT

24.16.1200 PURPOSE.

To provide for retail, commercial, service, amusement, and transient-residential uses which are appropriate to thoroughfare location and dependent upon thoroughfare travel. C-T Districts should be established in zones of two acres (2A) or larger, and located only in the immediate vicinity of thoroughfares, or the service drives thereof.

24.16.1210 PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/74; Ord. 84-07, Eff. 3/15/84.)

Art galleries, souvenir and curio shops.

Bars and cocktail lounges, but not including any form of entertainment other than mechanically produced music or sound.

2. Except that the front yard and the exterior side yard may be reduced to not less than six feet (6'), for a portion not to exceed fifty percent (50%) of the building frontage; and providing that a total of ten (10) square feet of front yard is provided for each lineal foot of total lot frontage.
3. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.

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Branch banks.

Carpenter shop; electrical, plumbing or heating shops; furniture upholstering shop.

Commercial recreation facilities such as bowling alleys, billiard parlors, skating rinks.

Garages for the repair of automobiles, subject to performance standards as set forth in this Title for principal permitted uses in the I-G District.

Handicraft shops and workshops.

Hotels, motels, boatels and bed-and-breakfast inns.

Medical and dental offices.

Medical, optical and dental clinics and laboratories, not including the manufacture of pharmaceuticals or other (similar) products for general sale or distribution.

Mobile home, trailer, boat, motorcycle sales and service.

New car dealers sales and services.

Parking facilities.

Plant nurseries and greenhouses.

Professional, editorial, real estate, insurance and other general business offices.

Restaurants, theaters.

Tea rooms, coffee shops, and soda fountains, not including the sale of alcoholic beverages for consumption on the premises.

Used car sales and service, auto parts and supply stores.

24.16.1220 ACCESSORY USES.

Uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.1230 CONDITIONAL USES.

1. The following uses are subject to approval of an **Administrative Use Permit:**

Ambulance service.

Automatic car wash.

Bakery; soft drink bottling plant; laundry, cleaning and dyeing establishment.

Clothing and apparel shops.

Garages for the repair of automobiles, trucks and other heavy equipment, subject to performance standards as set forth in this Title for principal permitted uses in the I-G District.

Multiple dwellings and dwelling groups.

Temporary structures.

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Truck, boat, trailer, farm equipment, and other heavy equipment sales, service and rental.

Veterinary hospitals and clinics.

2. The following uses are subject to approval of a **Special Use Permit:**

Administrative, executive, and financial offices.

Bars, cocktail lounges and night clubs offering public entertainment or dancing.

Business and technical schools; schools and studios for arts and crafts, photography, music and dance.

Cemeteries, crematories, mausoleums, columbariums.

Commercial fishing and fish marketing facilities, and retailing and jobbing of fish only when conducted wholly within a building, or upon a wharf.

Dance halls.

Day-care nurseries.

Drive-in refreshment stands, eating, places, or any other use involving a drive-in or drive-through function, subject to performance standards established in Chapter 24.36 herein.

Helipads.

Mobile home parks.

Mortuaries.

Outdoor theaters, golf driving ranges, and other similar open air commercial recreational facilties.

Principal permitted uses permitted in the R-L District, as regulated therein.

Printing and publishing or lithographic shops and plants.

Public and private non-commercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings and uses of an administrative, recreational, educational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses.

Service stations.

Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

(Ord. 78-33; Eff. 10/24/78.)

24.16.1232 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential

use of adjacent properties shall be permitted. If the Zoning Administrator determines that the proposed use is more in character with the conditional uses for this Zone, then a use permit shall be required and processed pursuant to Part 5 of Chapter 24.12 of this Title. (Ord. 74-27; Ord. 76-7; Ord. 77-27; Eff. 9/8/77.)

24.16.1240 GENERAL REGULATIONS.

The following regulations will be observed in the C-T District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		Requirement
a. Height of buildings — maximum		
—Principal	(stories or feet)	3 or 35
—Accessory	(stories or feet)	2 or 25
b. Lot area	(square feet)	5,000
c. Front yard	(feet)	0
d. Rear yard	(feet)	10 [1]
e. Side yard		
—Interior	(feet)	0 [1]
—Exterior	(feet)	0
f. Distance between buildings on same lot	(feet)	10

2. *Other Requirements.*

a. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

b. In any C-T District directly across a street or thoroughfare, not including a freeway, from any R-District, the parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

1. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.

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Part. 15: C-H HEAVY COMMERCIAL DISTRICT

24.16.1300 PURPOSE.

To provide a location for the wholesale and heavy commercial uses and services necessary within Santa Cruz; but not suited to other commercial districts, because the types of uses for which this district is designed normally require large land areas for the storage of equipment and materials.

24.16.1310 PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/74.)

Automatic car wash.

Bakery; soft drink bottling plant, laundry, cleaning and dyeing establishment.

Building materials sales yards, but not including concrete mixing.

Carpenter shop, electrical, plumbing or heating shops; furniture upholstering shop.

Contractor's equipment storage yards, or storage and rental of equipment commonly used by contractors.

Garages for the repair of automobiles, trucks and other heavy equipment, subject to performance standards as set forth in this Title for principal permitted uses in the I-G District.

Medical, optical, and dental clinics and laboratories, not including the manufacture of pharmaceuticals or other (similar) products for general sale or distribution.

Parking facilities.

Plant nurseries and greenhouses.

Printing and publishing or lithographic shops and plants.

Railroad yards and freight stations; trucking and motor freight stations and warehouses.

Truck, boat, trailer, farm equipment, and other heavy equipment sales, service, and rental.

24.16.1320 ACCESSORY USES.

Light fabricating shops and machine shops necessary to serve, and on the same premises as, a principal permitted use.

Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030.

24.16.1330 CONDITIONAL USES. (Ord. 74-12; Eff. 7/25/74; Ord. 76-9; Eff. 6/10/76.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Ambulance service.

Incidental services, such as restaurants, prescription pharmacies, and retail sales intended primarily to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided there is no display or advertising visible at or beyond the property lines.

Kennels.

Professional, editorial, real estate, insurance, and other general business offices.

Restaurants, theaters.

Temporary structures.

Veterinary hospitals and clinics.

2. The following uses subject to approval of a **Special Use Permit:**

Bars and cocktail lounges; but not including any form of entertainment other than mechanically produced music or sound.

Business and technical schools; schools for arts and crafts, photography, music and dance.

Cemeteries, crematories, mausoleums, columbariums.

Commercial fishing and fish marketing facilities, and retailing and jobbing of fish only when conducted wholly within a building, or upon a wharf.

Commercial recreation facilities such as bowling alleys, billiard parlors, skating rinks.

Helipads.

Mobile home, trailer, boat, motorcycle sales and service.

Public and quasi-public buildings and uses of an administrative, recreational, educational, religious, cultural, or public utility or service nature; including corporation yards, storage or repair yards and warehouses.

Retail commercial and service uses such as restaurants, branch banks, and service stations designed primarily to serve uses in the district.

Service stations.

24.16.1332 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential

use of adjacent properties shall be permitted. If the Zoning Administrator determines that the proposed use is more in character with the conditional uses for this zone, then a use permit shall be required and processed pursuant to Part 5 of Chapter 24.12 of this Title. (Ord. 74-27; Ord. 76-7; Ord. 77-27; Eff. 9/8/77.)

24.16.1340 GENERAL REGULATIONS.

The following regulations will be observed in the C-H District for the type of use proposed; except as otherwise provided in this Title (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		Requirement
a. Height of buildings — maximum		5 stories or 55 feet
b. Lot area	(square feet)	10,000
c. Front yard	(feet)	5
d. Rear yard	(feet)	10 [1]
e. Side yard		
—Interior	(feet)	0 [1]
—Exterior	(feet)	5
f. Distance between buildings on same lot	(feet)	10

2. *Other Requirements.*

a. All uses permitted in the C-H District, except as otherwise determined by the Zoning Administrator, shall be subject to review in accordance with the performance standard procedures.

b. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

c. In any C-H District directly across a street or thoroughfare, not including a freeway, from any R-District, the parking and loading facilities shall be distant at least ten feet (10') from said street, buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

1. Except where abutting an R-District, then not less than the minimum yard required for the adjacent yard in the said R-District.

ORDINANCE NO. 84-34

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING THE ZONING ORDINANCE, CHAPTER 24.16, DISTRICT REGULATIONS, PART 16, IL-R INDUSTRIAL LABORATORY AND RESEARCH DISTRICT. A-83-337

BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION I. Sections 24.16.1400, 24.16.1410, 24.16.1420, 24.16.1430, 24.16.1432, and 24.16.1450 of the Santa Cruz Municipal Code are hereby amended to read, in words and figures, as follows:

"24.16.1400 PURPOSE. To provide an environment exclusively for, and conducive to the development and protection of modern laboratory facilities, research institutions, light fabrication and other appropriate mixed uses, all of a non-nuisance, non-manufacturing nature."

"24.16.1410 PRINCIPAL PERMITTED USES

Administrative, executive, and financial offices.

Laboratories and related facilities for research, experimentation, testing, film processing.

Medical, optical, and dental clinics and laboratories, not including the manufacturing of pharmaceuticals or other (similar) products for general sale or distribution.

Printing and publishing or lithographic shops and plants."

"24.16.1420 ACCESSORY USES.

Light fabricating shops and machine shops necessary to serve, and on the same premises as, a principal permitted use.

Uses and buildings customarily appurtenant or incidental to a principal permitted use, subject to the provisions of Section 24.14.140, including service facilities such as cafeterias, employee recreation centers, and other similar installations; intended solely for use by the occupants of a principal permitted use or uses."

"24.16.1430 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of Administrative Use and Design Permits:

Business and technical schools; schools and studios for arts and crafts, photography, music and dance.

Carpenter shop; electrical, plumbing or heating shops; furniture upholstering shop.

Handicraft shops and workshops.

Incidental services, such as restaurants, prescription pharmacies, and retail sales intended primarily to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided there is no display or advertising visible at or beyond the property lines.

Multiple dwellings, townhouses, townhouse and dwelling groups, nine (9) or fewer.

Temporary structures.

2. The following uses are subject to approval of Special Use and Design Permits:

Helipads.

Multiple dwellings, townhouses, townhouse and dwelling groups, ten units or more.

Plant nurseries and greenhouses.

Public and private non-commercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming, and tennis clubs.

Public and private commercial parking.

Public and quasi-public buildings and uses including administrative, recreational, educational, religious, cultural, public utility or public service uses; but not including corporation yards, storage or repair yards, and warehouses."

"24.16.1432 USE DETERMINATION. Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties may be permitted. A use permit shall be required and processed pursuant to Part 5, Chapter 24.12 of this Title."

24.16.1450 DISTRICT REGULATIONS.

1. General.

Provision		Requirement
a. Height of buildings - maximum		
-Principal	(stories or feet)	2 or 30[2]
-Accessory	(stories or feet)	2 or 30
b. Lot area	(square feet)	20,000
c. Front yard	(feet)	20
d. Rear yard	(feet)	0[1]
e. Side yard		
-Interior	(feet)	0[1]
-Exterior	(feet)	10
Total both side yards	(feet)	10
f. Distance between buildings on same lot	(feet)	10

2. Additional Setback Requirement. In any IL-R District directly across a street or thoroughfare, not including a freeway, from any R- or A- District, parking and loading facilities shall be at least twenty feet (20') distant from said street, and buildings and structures at least fifty feet (50') from said street; said setback space shall be permanently landscaped.

3. Other Requirements.

a. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

---

1. Except where abutting the boundary of any other zoning district, then not less than the minimum yard required for the adjacent yard in said abutting zoning district."

2. With the approval of a special use permit, building height may be increased to three (3) stories or 35 feet.

c. In any IL-R District directly across a street or thoroughfare, not including a freeway, from any R- or A- District, parking and loading facilities shall be distant at least twenty feet (20') from said street, and buildings and structures at least fifty feet (50') from said street; said setback space shall be permanently landscaped.

Part 17: I-G GENERAL INDUSTRIAL DISTRICT

24.16.1500 PURPOSE.

To encourage sound industrial development by providing and protecting an environment exclusively for such development, subject to regulations necessary to ensure the purity of the land, air, and waters in Santa Cruz County, and the protection of nearby residential, commercial, and industrial uses of the land from hazards, noise, and other disturbances.

24.16.1510 PRINCIPAL PERMITTED USES. (Ord. 74-12; Eff. 7/25/77.)

Bakery; soft drink bottling plant; laundry, cleaning and dyeing establishment.

Laboratories and related facilities for research, experimentation, testing, and film processing.

Manufacturing, fabricating, assembly, or packaging of products from light metals or previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals or stones.

Manufacturing of electric and electronic instruments, devices, and equipment.

Manufacturing, processing and packaging of dairy products, non-alcoholic beverages, confections, pharmaceuticals, and the like; but not including production of meat products, sauerkraut, vinegar or the like; or the rendering or refining of fats or oils.

Printing and publishing or lithographic shops and plants.

Railroad yards and freight stations; trucking and motor freight.

24.16.1520 ACCESSORY USES.

Uses and buildings customarily appurtenant or incidental to a principal permitted use, subject to the provisions of Section 24.50.030, including service facilities such as cafeterias, employee recreation centers, and other similar installations; intended solely for use by the occupants of a principal permitted use or uses.

24.16.1530 CONDITIONAL USES. (Ord. 74-12; Eff. 7/25/74.)

1. The following uses subject to approval of an **Administrative Use Permit:**

Agriculture, as defined herein.
Crop and tree farming.
Incidental services, such as restaurants, prescription pharmacies, and retail sales intended primarily to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided there is no display or advertising visible at or beyond the property lines.
Parking facilities.
Temporary structures.

2. The following uses subject to approval of a **Special Use Permit:**

Administrative, executive, and financial offices.
Agricultural processing plant.
Airports and landing strips, private.
Any of the following manufacturing uses involving primary production of products from raw materials:

a. Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulfuric acids.
b. Asphalt, cement, charcoal, and fuel briquettes.
c. Coal, coke, and tar products, including use in the manufacturing; explosives, fertilizers, gelatin, animal glue and size.
d. Flour mill.
e. Rubber; soaps, including fat rendering.
f. Saw and planing mills.
g. Turpentine, matches, paint.

Any of the following processes or uses:

a. Nitrating of cotton or other materials.
b. Reduction, refining, smelting and alloying of metal or metal ores.
c. Refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil where not in support of off-shore drilling.
d. Distillation of wood or bones.
e. Storage, curing or tanning of raw, green or salted hides or skins.

Any of the following uses:

a. Automobile and metal appliance manufacturing and assembly structural steel fabricating shops, machine shops, forges and foundries.
b. Brick, pottery manufacturing, stone or monument works.
c. Bulk plants for the storage and handling of petroleum products.

d. Large scale bleaching, cleaning, and dyeing establishments.
e. Magnesium foundry.
f. Manufacturing of alcoholic beverages or perfume.
g. Meat packing.
h. Stockyards, slaughterhouses for meat or poultry.
i. Storage of fireworks or explosives except where incidental to a permitted use.
j. Sugar refinery.

Caretaker residence. (provided that any use permit for such purpose, authorizing a mobile home, shall be subject to annual renewal). (Ord. 75-15; Eff. 8/8/75.)

Helipads.

Heliports.

Mines, quarries, borrow and gravel pits.

Plant nurseries and greenhouses.

Public and private noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings and uses of an administrative, recreational, educational, religious, cultural, or public utility or service nature; including corporation yards, storage or repair yards and warehouses.

Restaurants. (Ord. 74-20; Eff. 9/26/74.)

Retail commercial and service uses such as restaurants, branch banks, and service station designed primarily to serve uses in the district.

Service stations. (Ord. 82-37; Eff. 10/28/82.)

24.16.1532 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Administrator to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties shall be permitted. If the Zoning Administrator determines that the proposed use is more in character with the conditional uses for this zone, then a use permit shall be required and processed pursuant to Part 5 of Chapter 24.12 of this Title. (Ord. 74-27; Ord. 76-7; Ord. 77-27; Eff. 9/8/77.)

24.16.1540 GENERAL REGULATIONS.

The following regulations will be observed in the I-G District for the type of use proposed; except as otherwise provided in this Title. (Ord. 77-4; Eff. 3/24/77.)

1. *Open Space Requirements or Regulations.*

Provision		IG-10	IG-20	IG-40	IG-120
a. Height of buildings - maximum					
—Principal	(stories or feet)	2 or 35	3 or 50	3 or 50	3 or 50
—Accessory	(stories or feet)	2 or 35	3 or 50	3 or 50	3 or 50
b. Lot area	(square feet)	10,000	20,000	40,000	120,000
c. Front yard	(feet)	20	20	25	35
d. Rear yard	(feet)	0 [2]	0 [2]	0 [2]	0 [2]
e. Side yard—minimum					
—Interior	(feet)	0 [2]	0 [2]	0 [2]	0 [2]
—Exterior	(feet)	10	15	20	30
Total both sides	(feet)	25	30	40	50
f. Lot coverage - maximum					
—Interior lot	(percent)	50	60	60	60
—Exterior lot	(percent)	60	60	60	60
g. Distance between building on same lot	(feet)	10	10	10	10

2. *Other Requirements.*

a. All uses permitted in the I-G District, except as otherwise determined by the Zoning Administrator, shall be subject to initial and continued compliance with the performance standards designated for such uses.

b. All uses shall be conducted wholly within a completed enclosed building, except for service stations and parking and loading facilities, or other outdoor uses when appropriately screened and as approved by the Zoning Administrator.

1. Except as may be approved by Special Use Permit.
2. Except where abutting the boundary of any other zoning district, then not less than the minimum yard required for the adjacent yard in said abutting zoning district.

(Santa Cruz 10-12-82)

c. In any I-G District directly across a street or thoroughfare, not including a freeway, from any R-district, parking and loading facilities shall be distant at least ten feet (10') from said street, and buildings and structures at least twenty feet (20') from said street; said setback space shall be permanently landscaped.

Part 18: P-D PLANNED DEVELOPMENT DISTRICT

24.16.1600 PURPOSE.

The purpose and intent of the P-D Planned Development District is to:

1. Recognize that there are certain lands and areas within the City of Santa Cruz and its environs of unique or unusual size, shape, topography, vegetation, natural characteristics, or situation in relationship to surrounding lands or waters, or with respect to existing or planned land uses of adjacent areas.

2. Establish procedures where such uniquely situated lands may be developed most appropriately and in such a manner as to maintain and enhance the physical advantages of the site and to promote the long-term social and economic values of the area and the City of Santa Cruz.

3. Provide for greater flexibility, privacy, and variety in the location, arrangement, and type of land uses and their accessory and service requirements; to encourage more creative and imaginative approaches to the development of residential, commerical, industrial, and public facilities which will take full advantage of the unique opportunities or special conditions of a particular site; to encourage a more desirable aesthetic and efficient use of open space; and to conserve natural or man-made features and resources of the site such as topography, trees, watercourses, historical and landmark elements, and the like.

To this end, there may be provided within such areas a combination of land uses, including variety of residential types, commercial, industrial, public and semi-public uses and areas arranged and designed in accord with modern land planning principles and development techniques; and in such a manner as to properly related to each other, to the surrounding community, to existing and planned vehicular and pedestrian circulation systems, and to other public facilities such as water and sewer systems, parks, schools, and utilities.

24.16.1610 GENERAL PROVISIONS.

The following regulations shall apply to all P-D Districts, which shall further be subject to other applicable provisions of the Santa Cruz

Part 19: R-S RESIDENTIAL SUBURBAN DISTRICT [Ord. 83-32; Eff. 10/27/83]

24.16.1700 PURPOSE.

To provide residential living area within the City which allows low residential densities and provides a transition to rural areas which adjoin portions of the City.

24.16.1710 PRINCIPAL PERMITTED USES.

Single family dwelling.

Small community care residential facilities.

Family day-care homes and foster family homes.

Crop and tree farming.

24.16.1720 ACCESSORY USES.

Customary incidential home occupations as provided in Chapter 24.28. herein.

Garages and parking areas, private.

Living quarters for persons regularly employed on the premises, when located within principal building.

One nameplate not more than one (1) square foot in area.

The providing of room and board for not more than two (2) paying guests per dwelling unit, when located within principal building.

Other uses and building customarily appurtenant to a permitted use, subject to the provisions of Section 24.50.030, Accessory Buildings.

24.16.1730 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an Administrative Use Permit:

Swimming pools, hot tubs and associated accessory enclosures, decks and mechanical equipment.

Temporary structures and uses.

Young farmer projects on sites of twenty thousand (20,000) square feet or more on which a child may be permitted to raise one (1) kid, lamb, or calf for a one (1) year period.

(Santa Cruz 10-25-83)

2. The following uses are subject to approval of a Special Use Permit:

Cemeteries, crematories, mausoleums, columbariums.

Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred (100') feet from the boundary of the site it is intended to serve.

Plant nurseries and greenhouses.

Public and private noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

Public and quasi-public buildings and uses including recreational, educational, religious, cultural, or public utility or public service uses; but not including corporation yards, storage or repair yards, and warehouses.

Retirement homes or centers.

Riding stables on parcels at least five (5) acres in size for the boarding of horses.

24.16.1740 USE DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing principal permitted uses, and which will not impair the present or potential use of adjacent properties, shall be permitted. If the Zoning Board determines that the proposed use is more in character with the conditional uses for this zone, then a use permit shall be required and processed pursuant to Part 5, Chapter 24.12 (Use Permits) of this Title.

24.16.1750 DISTRICT REGULATIONS.

1. General.

Provision	Classification or Type of Use	
	Residential Suburban	
	RS-2A	RS-1A
a. Height of Buildings—maximum		
—Principal (stories or feet)	2 or 30	2 or 30
—Accessory (stories or feet)	1 or 20	1 or 20
b. Lot area (acre)	2 acres	1 acre
c. Lot width (feet)	150	100
d. Front yard (feet)	40	40

(Santa Cruz 10-25-83)

Provision	Classification or Type of Use	
e. Rear yard (feet)	30	30
f. Side yards (feet)	20	15
g. Distance between buildings on same lot (feet)	10	10

2. Dwellings Per Lot. Unless otherwise provided, there shall be only one (1) dwelling per lot.

3. Design Guidelines. Development guidelines adopted by the City shall be used as applicable to provide site design standards to augment the general district regulations in the development of property in this district.

(Santa Cruz 10-25-83)

24.16.1840 REGULATIONS.

Building height limits, building site area required, yard areas required, and other regulations for any use shall be the same as those required in the district within which such use first appears as a principal permitted use, unless modified by special conditions set forth in the conditional use permit. If, by the terms of this Title, the use would be permitted in more than one zoning district, the most restrictive regulations shall prevail.

24.16.1850 SPECIAL FINDINGS.

Prior to the granting of any conditional use permit for a use in any S-U District, the Zoning Board must find, in addition to the findings required by other provisions of this Title, the following: (Ord. 76-7; Eff. 5/27/76.)

a. That the proposed use is compatible with the existing uses in the district, and with any proposed uses, plans or studies which have been established or approved for the district by the City Planning Department, the City Planning Commission, or the City Council.

b. That the proposed use has an acceptable relationship to existing and proposed public facilities, including thoroughfares, parks, schools, and public buildings and places.

24.16.1860 SAFETY STRUCTURES.

Warning signs, barricades, or other safety devices or structures built or installed by, or under the direction of, or with the special approval of the City of Santa Cruz, in furtherance of the public safety, shall not be subject to the regulations set forth for the S-U District.

Part 21: COASTAL ZONE DISTRICT

24.16.1900 PURPOSE.

The Coastal Zone District is an Overlay Zone, the boundaries of which are determined by the California Coastal Act of 1976. The purpose of the Coastal Zone is to provide a means of carrying out the policies of the Coastal Act and the City's Local Coastal Land Use Plan. Within the Coastal Zone is an area which requires further, special consideration. The SP-O Shoreline Protection Overlay District is a subdistrict of the Coastal Zone Overlay, immediately adjacent to the ocean where certain Coastal Act policies are particularly significant and require special review. (Ord. 82-03; Eff. 4/22/82.)

24.16.1920 GENERAL.

A coastal permit shall be required of all coastal development in the Coastal Zone District in addition to other permits required by the Zoning Ordinance or Municipal Code, except as herein excluded in exception provisions, Section 24.16.1940. The regulations of the Coastal Zone Overlay and Shoreline Protection Overlay are in addition to underlying zones and their regulations. (Ord. 82-03; Eff. 4/22/82.)

24.16.1940 EXEMPTIONS.

Because not all development in the Coastal Zone has bearing on the purpose and goals of the Coastal Act, certain coastal development types and areas may be exempted from the requirements of a coastal permit. These exemptions and categorical and/or geographical exclusions shall be those set forth in a resolution adopted by the City Council, and will go into effect after approval by the Coastal Commission. (Ord. 82-03; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82; Ord. 83-34; Eff. 11/24/83.)

Part 22. SHORELINE PROTECTION OVERLAY DISTRICT

24.16.2000 PURPOSE.

The purpose and intent of the Shoreline Protection Overlay District is to protect the health, safety and community welfare; and to otherwise preserve and protect the coastal and environmental resources in the City of Santa Cruz. It is furthermore intended that the Shoreline Protection Overlay District accomplish the following: minimize cut, fill, earthmoving, riprap placement, grading operations, and other such man-made effects in coastal areas; to control erosion; to protect development from geological or other coastal related hazards; to protect public views; to protect and enhance shoreline access for the public; to protect paleontological resources; to generally implement the policies of the Local Coastal Land Use Plan. (Ord. 82-04; Eff. 4/22/82.)

24.16.2010 GENERAL PROVISIONS.

Any proposed exterior construction or remodeling resulting in increased building height, earthmoving, riprap or shoreline alteration, or land alteration activity, or other coastal development activity shall be subject to a coastal permit. Coastal permit exemptions and categorical exclusions may be set forth in a resolution adopted by the City Council which reflects only those developments identified by Coastal Act Section 30610 and applicable commission regulations; and which will go into effect after approval by the Coastal Commission. (Ord. 82-04; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82; Ord. 83-34; Eff. 11/24/83.)

(Santa Cruz 10-25-83)

6. Protect and enhance free public access to or along the beach, and sign such access when necessary.

7. Include mitigation measures prescribed in any applicable environmental document.

8. Be compatible with the established physical scale of the area.

9. Be consistent with the design review guidelines of this Title and the policies of any applicable area plan.

10. Generally be consistent with the policies of the Local Coastal program, the General Plan, and the California Coastal Act. (Ord. 82-04; Eff. 4/22/82.)

24.16.2040 - APPEALS.

Coastal development applications within the Shoreline Protection Overlay District may be appealed to the State Coastal Commission, after all local appeals are exhausted, in accordance with the coastal appeal procedures established in this Title. (Ord. 82-04; Eff. 4/22/82.)

Part 23: SC-H SMALL CRAFT HARBOR DISTRICT

24.16.2100 PURPOSE.

To establish a zoning district specifically applicable to marine commercial and recreational uses located in the Port District to provide for the review of proposed uses and new construction; to carry out the policies of the General Plan, Harbor Development Plan and Coastal Act, as incorporated in the Port District Coastal Land Use Plan; to mitigate flood hazards; to enhance and improve the overall quality, appearance and function of the Port District; to promote the harmonious relationship between harbor uses and adjacent neighborhoods. (Ord. 82-37; Eff. 10/28/82.)

24.16.2110 CONDITIONAL USES.

The following uses are subject to approval of an **Administrative Use Permit**:

Commercial fish receiving facilities;
Construction or alteration of landscaped and parking areas;
Construction or alteration of harbor facilities, including boat docks, restrooms, trash enclosures, walkways, lighting, observation decks;
Dry boat storage and launching facilities;
Hoist machinery;

Marine or visitor retail services, commercial uses and food establishments;

New construction or remodeling of existing structures;

Sportfishing facilities;

Public or quasi-public buildings of recreational, educational, cultural or public utility service nature. (Ord. 82-05; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82.)

24.16.2120 USE DETERMINATION.

Any other uses or service establishments that are determined by the Zoning Administrator to be of the same general nature as the foregoing uses; those that will not impair the present or potential uses of adjacent properties and are consistent with the policies of the Port District Development Plan and the Local Coastal Land Use Plan may be allowed by special use permit. (Ord. 82-05; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82.)

24.16.2130 GENERAL REGULATIONS.

The following requirements shall apply in the SC-H District for all uses proposed, except as otherwise provided under this Title.

1. Maximum building heights:

   a. Principal: 2 Stories or 35 feet;

   b. Accessory: 1 Story or 15 feet.

2. Design guidelines and standards in Section 24.23040 of this Title, and in the Harbor Development Plan and Port District Land Use Plan.

3. Signs shall be subject to design permit, meeting guidelines established in the Harbor Master Development Plan;

4. Parking standards, as adopted by the Harbor Development Plan and Coastal Land Use Plan.

5. Building permit applications shall be reviewed for new construction or improvements to determine if proposed building sites are reasonably safe from flooding. If found that a location is subject to flood hazard, as shown on the map designated, Special Flood Hazard Areas Exhibit "B", dated March 8, 1974--then new commercial and industrial structures must be elevated or flood-proofed at this level, as appropriate. (Ord. 82-05; Eff. 4/22/82; Ord. 82-37; Eff. 10/28/82.)

EXHIBIT "B"

SMALL CRAFT HARBOR FLOOD PLAIN

SITUATE in the City of Santa Cruz, County of Santa Cruz, State of California.

BEING all of the water area of the Santa Cruz Small Craft Harbor, which lies between the East and West bulkheads which divide the water area from the existing parking areas. And extending Northerly from the water of the Bay of Monterey approximately 3,000 feet. Average width of said area being approximately 400 feet.

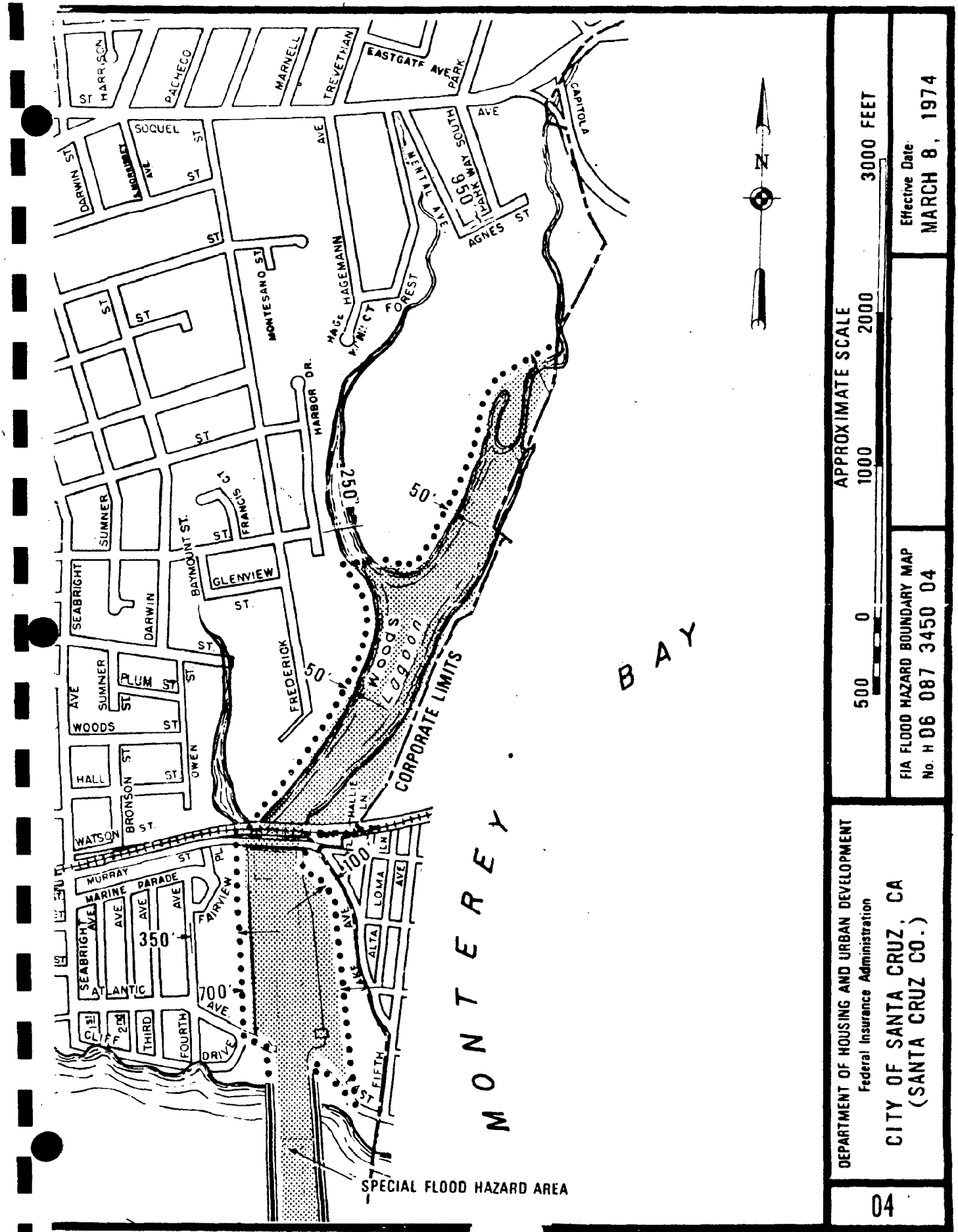
DESCRIPTION APPROVED

Wilson Fieberling

WILSON H. FIEBERLING
Director of Public Works

Dated 5-9-75

EXHIBIT "B"


MONTEREY BAY
CORPORATE LIMITS
Woods Lagoon
SPECIAL FLOOD HAZARD AREA
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration
CITY OF SANTA CRUZ, CA
(SANTA CRUZ CO.)
APPROXIMATE SCALE
500 0 1000 2000 3000 FEET
FIA FLOOD HAZARD BOUNDARY MAP
No. H 06 087 3450 04
Effective Date
MARCH 8, 1974
04
N
HARRISON ST
PACHECO
MARNELL
TREVETHAN
EASTGATE AVE
PARK
CAPITOLA AVE
SOQUEL ST
DARWIN ST
LA MONTAGNE AVE
MONTESANO ST
HAGEMANN
HAGE CT
FOREST
MENTAL AVE
950 TANK WAY SOUTH
AGNES ST
HARBOR DR
SUMNER
FRANCIS CT
BAYMOUNT ST
GLENVIEW
SEABRIGHT
DARWIN
FREDERICK
PLUM
WOODS
HALL
OWEN
BRONSON ST
WATSON
MURRAY ST
MARINE PARADE
FAIRVIEW PL
SEABRIGHT AVE
ATLANTIC AVE
350'
700'
CLIFF
FIRST
SECOND
THIRD
FOURTH
DRIVE
FIFTH
HALLIE LN
LOMA AVE
ALTA AVE
250'
100'
50'

CHAPTER 24.23

DESIGN REVIEW
(Ord. 76-27; Eff. 8/26/76)

24.23.010 DESIGN REVIEW REQUIREMENT.

No building or other permit shall be issued by the Building Official for the structures and uses set forth below until and unless a design permit shall have been issued therefore:

a. Multiple dwellings containing three (3) or more dwelling units; and duplexes;

b. Structures intended for commercial use;

c. Structures intended for industrial use;

d. Commercial or industrial uses of land not involving a building;

e. Accessory structures and uses except those accessory uses or structures associated with a single-family dwelling;

f. Any structure or use, including any accessory use, on a lot having a frontage of thirty-six (36') feet or less on a public street;

g. Any structure or use for which a variance or conditional use permit is required;

h. Any exterior remodeling or alteration of a value equal to one thousand ($1,000.00) dollars to any existing commercial or industrial building or structure;

i. Any freestanding sign over five (5') feet in height, any wall sign having a sign area greater than thirty (30) square feet, or any sign on a parcel having signs the aggregate square area of which is in excess of thirty (30) square feet;

j. Public projects in Coastal Zone including buildings, roads, bridges, wharf structures, shoreline riprap, and port district projects. (Ord. 82-37; Eff. 10/28/82.)

24.23.020 APPLICATION FOR DESIGN PERMIT.

Prior to issuance of a building permit, an application for issuance of a design permit shall be filed with the Planning Department along with a preliminary site plan, preliminary exterior elevations, and such other data as may be reasonably necessary for property design review of the structures or uses described in the application.

24.23.030 EXERCISE OF DESIGN REVIEW.

Action on an application for design review shall be taken by the Zoning Board unless such application shall pertain to a building, site, or use, the entitlement for which requires action by the Zoning Administrator only, in which case the Zoning Administrator shall act on the application for a design permit. The Zoning Administrator or the Zoning Board shall consider the application consistent with the time required for agenda planning and preparation, but not to exceed 21 days after its filing date. The Zoning Administrator or the Zoning Board in its review of the project shall use the guidelines for design review as set forth in Section 24.23.040. If, in the judgment of the Zoning Administrator or the Zoning Board, the application does not conform to said guidelines, the Zoning Administrator or the Zoning Board will disapprove said application or approve the application with such conditions as will bring the building or structure into conformity with the guidelines. If an application is disapproved, the Zoning Administrator or the Zoning Board shall specify in writing the findings as to the guidelines which are not met.

24.23.040 GUIDELINES FOR DESIGN REVIEW.

An application for Design Review shall be reviewed in relation to the following guidelines. An application for a design permit shall be approved if proposed buildings, structures, streets, landscaping, parking, open space, natural areas, and other components of the site plan conform to the following guidelines:

a. The site plan shall be consistent with physical development policies of the General Plan, any required or optional element of the General Plan, any area plan or specific plan or other City policy for physical development. If located in the Coastal Zone, a site plan shall also be consistent with policies of the Local Coastal Program.

b. The exterior design and appearance of buildings and structures and the design of the site plan shall be compatible with design and appearance of other existing buildings and structures in neighborhoods which have established architectural character worthy of preservation.

c. Design of the site plan shall respect design principles in terms of maintaining a balance of scale, form and proportions, using design components which are harmonious, materials and colors which blend with elements of the site plan and surrounding areas. Location of structures should take into account maintenance of view; rooftop mechanical equipment shall be incorporated into roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic control devices, transformer vaults and electrical meters shall be accessible and screened.

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d. Where a site plan abuts, or is in close proximity to, uses other than that proposed, the plan shall take into account its effect on other land uses. Where a nonresidential use abuts or is in close proximity to a residential use, the effect of the site plan should maintain the residential quality of adjacent or nearby areas.

e. The orientation and location of buildings, structures, open spaces and other features of the site plan shall be located appropriately to maintain natural resources to the extent feasible, maintain a compatible relationship to adjacent structures, and minimize alteration of natural land forms. Natural land forms must relate to building profiles, location and orientation.

f. The site plan shall be situated and designed to protect views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan shall restore and enhance visual quality of visually degraded areas.

g. The site plan shall minimize the effect on traffic conditions on abutting street 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.

h. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of appropriate facilities for pedestrians and bicyclists; public transit stops and facilities shall be accommodated as appropriate and other incentive provisions considered which encourage non-auto travel.

i. The site shall provide landscaping and open space which compliment building and structures. 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 areas, define open space for usability and privacy. Open space should be useful to residents, employees, or other visitors to the site.

j. The site plan should reasonably protect against external and internal noise, vibration and other factors which may tend to make the environment less desirable. The site plan should respect the need for privacy of adjacent residents.

k. Signs shall compliment the site plan and avoid dominating the site or overwhelming the building or structures to which they are attached. Multiple signs on a given site should be of a consistent theme.

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l. 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.

m. 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. (Ord. 81-20; Eff 6/25/81; Ord. 82-18; Eff. 5/13/82.)

24.23.050 FEE.

There shall be a filing fee of ten ($10.00) dollars for an application for design review, unless such application accompanies another zoning application requiring a fee, in which case there shall be no fee for design review.

24.23.060 PERMIT COMPLIANCE.

It shall be unlawful for any person to construct, erect, alter, or modify any building or structure for which a design permit is required except in strict conformity with any permit issues.

24.23.070 APPEALS.

The applicant or any interested party may file an appeal from the action of the Zoning Administrator or the Zoning Board upon an application for design permit. Appeals from decisions of the Zoning Administrator shall go to the Zoning Board, and appeals from actions of the Zoning Board shall be taken to the City Council, as provided in Part 8 of Chapter 24.12 of this Title.

shall take such course of action under subsection e. of this Section as it deems most appropriate in light of the policies and criteria for historic preservation established in this Chapter.

g. *Additional Procedures When Landmark Designation Considered.* If the City Council decides to begin proceedings for designation of the structure as a historic landmark, then the application for a demolition permit shall be treated as an application for a landmark alteration permit under Section 24.29.130 and shall be processed as a landmark alteration permit simultaneously with the landmark designation proceedings, if the applicant consents thereto or requests such treatment. Notwithstanding any other provisions of this Municipal Code, no fee shall be charged of the applicant in connection with the landmark alteration permit proceedings under this Section. In considering the matter as a landmark alteration permit application, the Historic Preservation Commission shall follow the principles and procedures set forth in Section 24.29.130 and Section 24.29.140, but shall act as a recommending body only; the City Council shall act as the final decision-making body. With respect to the landmark alteration permit, the City Council shall take one of the following actions:

1. If the City Council determines not to designate the structure as a landmark or fails to act within the continuance period established under subsection e. 3., the application shall thereafter be treated solely as an application for a demolition permit and such permit shall be issued according to the procedure established by the Uniform Building Code; or

2. If the City Council decides to designate the structure as a historic landmark, it shall then take action on the landmark alteration permit under the appropriate provisions of this Chapter.
(Ord. 78-16; Eff. 6/13/78.)

24.29.240 PROTECTION OF ARCHAEOLOGICAL RESOURCES; POLICY AND PURPOSE.

Existing in Santa Cruz are certain deposits and sites of cultural significance believed to have been left by Native Americans and other early inhabitants. These deposits and sites are unique and irreplaceable phenomena of significance in the history of the City and the understanding of the cultural heritage of our land and of all humankind. Such sites have a deep, spiritual significance to all Native Americans, especially the native peoples of the State of California, and constitute a precious archaeological and historical heritage which is fast disappearing as a result of public and private land development. Uncontrolled excavation or modification of these resources would destroy the cultural integrity of the area. This loss would affect future generations and must be prevented in the public interest. Such

cultural resources should be preserved in an undisturbed state wherever possible, for future generations who should be more skilled and have access to better methods of study. In order to promote the public welfare, it is necessary to provide regulations for the protection, enhancement, and perpetuation of such sites. This Ordinance, therefore, is intended to provide a procedure for preserving the valuable cultural resources in the City of Santa Cruz. (Ord. 81-40; Eff. 11/12/81.)

24.29.241 DEVELOPER'S ACTION ON DISCOVERY OF ARTIFACTS OR REMAINS DURING EXCAVATION OR DEVELOPMENT.

Any person exercising a development permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological resource/ cultural resource, shall:

a. Immediately cease all further excavation, disturbance, and work on the project site;

b. Cause staking to be placed completely around the area of discovery by visible stakes not more than ten (10') feet apart forming a circle having a radius of not less than one hundred (100') feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;

c. Notify the Santa Cruz County Sheriff-Coroner and the City of Santa Cruz Planning Director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the Planning Director;

d. Grant permission to all duly authorized representatives of the Sheriff-Coroner and the Planning Director to enter onto the property and to take all actions consistent with this Chapter. (Ord. 81-40; Eff. 11/12/81.)

24.29.242 CORONER'S ACTION ON DISCOVERY OF REMAINS.

If human remains are discovered as specified in Section 24.29.241, the Sheriff/Coroner or his or her representative shall promptly inspect the remains to determine the age and ethnic character of the remains, and shall promptly, after making such determinations, nofity the Planning Director. (Ord. 81-40; Eff. 11/12/81.)

24.29.243 PLANNING DIRECTOR'S ACTION ON DISCOVERY OF ARTIFACTS OR REMAINS.

If any artifacts or remain are discovered as specified in Section 24.29.241, the Planning Director shall cause an on-site inspection of the property to be made. The purpose of the inspection shall be to determine whether the discovery is of an archaeological resource or cultural resource. If remains have been discovered, the Planning Director shall consult the Sheriff-Coroner before making his or her determination. In making a determination, the Planning Director may also consult with Native American groups, qualified archaeologists, or others with the necessary expertise. (Ord. 81-40; Eff. 11/12/81.)

24.29.244 DISCOVERY NOT AN ARCHAEOLOGICAL/CULTURAL RESOURCE.

Upon determining that the discovery is not of an archaeological resource/ cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. (Ord. 81-40; Eff. 11/12/81.)

24.29.245 DISCOVERY AN ARCHAEOLOGICAL/CULTURAL RESOURCE.

Upon determining that the discovery is of an archaeological resource/ cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other measures have been approved by the Director for the protection of the site. (Ord. 81-40; Eff. 11/12/81.)

24.29.246 MITIGATION PLAN.

The property owner or his agent shall prepare any required mitigation plan. The mitigation plan shall include conditions necessary or appropriate for the protection of the resource including but not limited to conditions on the resumption of work, redesign of the project, or other conditions deemed appropriate by the Planning Director. The Director shall review the mitigation plan and may consult with Native Americans, archaeologists, or other interested persons, to insure proper protection of the resource. When the Director is satisfied that the mitigation plan is adequate, the Director shall authorize the resumption of work in conformance with the mitigation plan. (Ord. 81-40; Eff. 11/12/81.)

24.29.247 REFERRAL TO ZONING BOARD.

The Planning Director may refer to the Zoning Board the decision whether the discovery is of an archaeological/cultural resource and the decision whether the mitigation plan is adequate to protect the resource. If the Director refers the matter to the Zoning Board, a public hearing shall be held in conformity with the requirements of this Title relating to public hearings. (Ord. 81-40; Eff. 11/12/81.)

24.29.250 ARCHAEOLOGICAL RECONNAISSANCE.

The City may conduct archaeological reconnaissance on any parcel in the City of Santa Cruz, at the request of or with the consent of the property owner. The City may also, as a condition of any permit issued pursuant to this Title or as a condition of any building permit issued pursuant to the Santa Cruz Municipal Code, require that an archaeological reconnaissance be conducted on any parcel in the City of Santa Cruz, whenever such requirement is in furtherance of the purposes of this Chapter. A fee for such reconnaissance shall be charged to the applicant or property owner as established by resolution of the City Council. (Ord. 81-39; Eff. 11/12/81.)

CHAPTER 24.30

MOBILE HOMES

24.30.010 PURPOSE.

Mobile homes are part of the housing stock of the City of Santa Cruz. It is the intent of the City to provide opportunities for the placement of mobile homes in residential districts and in mobile home parks, and to insure that such mobile homes are designed and located so as to be harmonious within the context of the surrounding houses and neighborhood. (Ord. 81-37; Eff. 10/22/81.)

24.30.020 GENERAL REQUIREMENT.

Mobile homes shall be used within the City of Santa Cruz only for residential purposes, and then only under the following circumstances:

a. If such mobile homes are located in an approved mobile home park, in conformity with the conditions imposed upon development and use of the mobile home park; or

24.30.070 MOBILE HOME/CARETAKER RESIDENCE.

A mobile home may be used as a caretaker residence in an industrial district, only if it has been granted a special use permit. (Ord. 81-37; Eff. 10/22/81.)

24.30.080 CONVERSION OF A MOBILE HOME PARK.

The conversion of an existing mobile home park to another use shall require a special use permit. An application for such a permit shall include a description of the proposed new use of the site and a disposition/relocation plan for existing tenants of the mobile home park. Upon filing an application for conversion, the Planning Director or his/her designee shall inform the applicant of the requirements of Civil Code Section 798.56 and Government Code Section 65863.8 regarding notification of the mobile home park residents concerning the conversion proposal. (Ord. 84-10; Eff. 2/23/84.)

24.30.090 RELOCATION PLAN.

The relocation plan for tenants of a mobile home park shall be submitted as part of the application for conversion of a mobile home park to another use. The standards for the relocation plan shall be separately adopted by resolution. Standards shall emphasize relocation assistance to full-time, low and moderate income residents. (Ord. 84-10; Eff. 2/23/84.)

24.30.100 DATE OF CONVERSION.

The date on which the mobile home park is scheduled to be converted to another use (date of termination of tenancy) shall not be less than ninety (90) days after approval of the use permit for the new use of this site or the date of issuance of the building permit for the new use whichever is sooner, so long as this period is at least one hundred eighty (180) days following approval of the relocation plan. (Ord. 84-10; Eff. 2/23/84.)

24.30.110 FINDINGS FOR CONVERSION.

A permit for a mobile home park conversion shall not be issued, unless the following findings have been made.

a. There exist lands zoned for replacement housing or adequate space in other mobile home parks for the residents who will be displaced.

b. Reasonable mitigation measures are approved in the relocation plan.

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c. The relocation plan mitigates the impacts of the displacement of low and moderate income individuals or households for any reasonable transition period and mitigates the impacts of any long-term displacement.

d. The proposed new use of the property is consistent with the General Plan. (Ord. 84-10; Eff. 2/23/84.)

24.30.120 APPLICABILITY.

The provisions of Sections 24.30.080 through 24.30.110 prescribe standards for the conversion of mobile home parks and implement the requirements of Government Code Section 65590 in the Coastal Zone. Substantial site plan alterations to an existing mobile home park not covered by the approved site plan for the mobile home park shall require approval for an administrative use permit. (Ord. 84-10; Eff. 2/23/84.)

CHAPTER 24.31

GM-O GARDEN MALL OVERLAY DISTRICT

24.31.010 PURPOSE

It is hereby found and declared that the Pacific Avenue Garden Mall area is an important economic, historical, architectural, and cultural center of the city of Santa Cruz. The purpose of this Chapter is to provide for orderly change and development of the area according to the principles and policies of the Pacific Avenue Design Plan and the 1990 General Plan. This Chapter is also intended to provide a means whereby existing buildings and structures and their sites are evaluated for the reuse potential before demolition of structures or major alterations thereto are allowed.

24.31.020 GENERAL PROVISIONS.

a. No demolition permit for structures within the overlay district shall be issued by the Building Official unless such demolition permit has been reviewed and approved by the Zoning Board.

b. No demolition permit for buildings or structures within the overlay district shall be issued by the Building Official until a valid building permit has been issued for the replacement project. (Ord. 80-11; Eff. 6/12/80.)

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24.31.030 ZONING BOARD ACTION.

The Zoning Board shall consider the policies of the General Plan and the Pacific Avenue Design Plan and, specifically, reasonable alternatives for reuse and cost-benefits to the community before acting on a demolition permit.

a. Where a replacement development involves a use and/or design permit, a demolition permit shall be approved only after the replacement project has been finally approved.

b. The review of new construction or remodeling of structures within the overlay district, which requires design review under Chapter 24.23 of this Title, shall take into account the policies and principles adopted in the Pacific Avenue Design Plan and the General Plan. (Ord. 80-11; Eff. 6/12/80.)

24.31.040 APPLICABILITY.

The regulations of this Chapter are in addition to the underlying zone and other regulations applicable to the area. (Ord. 80-11; Eff. 6/12/80.)

24.31.050 EXCEPTIONS.

a. None of the provisions of this Chapter shall be construed to prevent any measures of construction, alteration, removal, demolition, or relocation necessary to correct the unsafe or dangerous conditions of any structure, other feature, or part thereof, which condition has been declared unsafe or dangerous by the Building Official or the Fire Chief, and where the proposed measures have been declared necessary by such official to correct the said condition; provided, however, that only such work as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this Section.

b. The Zoning Board may grant a demolition permit without an approved replacement structure if it finds that the issuance of the demolition permit is consistent with the purpose of the Chapter. (Ord. 80-11; Eff. 6/12/80.)

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CHAPTER 24.32

OFF-STREET PARKING AND LOADING FACILITIES

24.32.010 PURPOSE.

To reduce street congestion and traffic hazards in the City of Santa Cruz and to add to the safety and convenience of its citizens, by incorporating adequate, attractively designed, and functional facilities for off-street parking as an integral part of every use of land in the City. (Ord. 81-46; Eff. 12/24/81.)

24.32.020 GENERAL PROVISIONS.

At the time any building or structure is constructed or erected, there shall be provided, on the same site, for the use of the occupants, guests, clients, customers or visitors thereof, off-street parking spaces for vehicles in accordance with the requirements herein. (Ord. 81-46; Eff. 12/24/81.)

24.32.030 EXCEPTIONS.

Off-street parking and loading requirements set forth in this Chapter shall not apply to agricultural uses. (Ord. 81-46; Eff. 12/24/81.)

24.32.040 GENERAL REQUIREMENTS.

A design permit is required for a new or an existing parking lot or facility. (Ord. 81-46; Eff. 12/24/81.)

24.32.050 NUMBER OF PARKING SPACES REQUIRED.

Where the computation of required parking spaces produces a fractional result, fractions of one-half (½) or greater shall require one (1) full parking space.

Automobile or machinery sales and service garages.	1 for each 1,000 square feet of floor area.
Banks, business, and professional offices, excluding medical and dental offices.	1 for each 400 square feet of floor area.
Billiard parlors.	1.5 for each table.
Boarding homes for the aged.	1 for each 5 beds, plus 1 for each employee.
Children's homes.	

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Churches.	1 for each 3.5 seats in the main sanctuary.
Dance halls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditoriums.	1 for each 3 persons of design occupancy load.
Foster family homes.	1 for every 5 guests, plus 1 for the resident owner or manager.
Funeral homes, mortuaries, household equipment.	1 for each 5 seats of the aggregate number of seats provided in all assembly rooms.
Furniture and appliance stores, household equipment.	1 for each 800 square feet of sales floor area.
Group care homes.	1 for each 5 guests, plus 1 for the manager, plus 1 for each employee on the shift with the maximum number of personnel.
Hospitals.	1 for each bed, plus 1 for each employee on the shift with the maximum number of personnel.
Hotels, motels.	1 for each unit, plus 1 for the resident owner or manager.
Institutions for the aged.	1 for every 5 guests, plus 1 for each employee on the shift with the maximum number of personnel.
Manufacturing plants, research or testing laboratories, bottling plants, processing plants, packaging plants, furniture repair.	1 for each 1,000 square feet of floor area or 1 for every two (2) employees, whichever is greater.
Medical and dental clinics and offices.	1 for each 200 square feet of floor area; but need not exceed an average of five (5) per practitioner.
Medical (or convalescent) hospitals.	1 for each 5 beds, plus 1 for each employee on the shift with the maximum number of personnel.
Mobile homes.	2 on-lot parking spaces per mobile home lot; plus 1 space, which may be located elsewhere on the site, for each 5 mobile home lots.
Nursing homes.	1 for every 5 guests, plus 1 for the resident manager, plus 1 for each employee on the shift with the maximum number of personnel.

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Residential Uses:	Number of Bedrooms*				
a. *Type*	*Efficiency*	*1*	*2*	*3*	*4 or more*
Single-family (incl. townhouses).	1.0	1.0	2.0	2.0	3+1 for ea. add. bedrm.
Houseboat, duplex, triplex, multiple.	1.0	1.5	2.0	2.0	3+5 for ea. add. bedrm.

Lodging, rooming houses and bed-and-breakfast inns.	2 spaces, plus 1 for each bedroom.
Residence halls, dormitories.	.75 space for each guest or occupant.
Retirement home or center.	1 for each 3 DUs, plus an area of land equal to the required off-street parking for apartments, not including required usable open space, which could be converted to parking should the retirement center change to a multi-family residential use.

*Includes rooms which the Zoning Administrator determines are likely to be used as bedrooms.

(b) *Covered Parking.* One-half (½) of the required spaces for each residential type use shall be covered, within a carport or a garage.

Restaurants, bars and night-clubs.	1 for each 120 square feet of floor area.
Retail stores, shops, service establishments, other than furniture and appliance stores.	1 for each 400 square feet of floor area.
Schools - elementary and junior high	1 for each employee
-high	1 for each employee, plus 1 for each ten (10) students.
-colleges (business, beauty, etc.) and universities	1 for each employee, plus 1 for each three (3) students.
Self-service laundry and dry cleaning establishments.	1 for each 200 square feet of floor area.
Service stations.	3 for each lubrication or service bay, plus 1 for each employee on the day shift.
Sports arenas, auditoriums, assembly halls, and meeting rooms.	1 for each 3.5 seats of maximum seating capacity.

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Theaters.	1 for each 3.5 seats for the first 350 seats; plus 1 for each 5 additional seats.
Wholesale establishments, warehouses, service and maintenance centers, communications equipment buildings.	1 for each 1,000 square feet of floor area.
Unspecified uses of buildings, structures, or premises.	Where the parking requirement for a particular use is not specifically established in this Section, the parking requirements for each use shall be determined by the Zoning Administrator, and such determination shall be based upon the requirements for similar specified uses.

(c) *Covered Parking Exception.* Exceptions to covered parking requirements may be granted to publicly subsidized units where such requirements are in conflict with State or Federal regulations or funding policies. (Ord. 81-46; Eff. 12/24/81; Ord. 82-48; Eff. 12/23/82; Ord. 84-07; Eff. 3/15/84.)

24.32.060 MISCELLANEOUS REQUIREMENTS.

a. *Parking Limit.* The City may establish a maximum parking limit where the development proposal exceeds City standards for the number of parking spaces required.

b. *Bicycle Parking, Non-Residential Uses.* Bicycle parking facilities shall be provided, in addition to automobile parking spaces, equivalent to twenty percent (20%) of the automobile parking requirement, where eleven (11) or more spaces are required. Two (2) bicycle spaces shall be provided where ten (10) or fewer car spaces are required; except that no parking for bicycles need be provided where the parking requirement for cars is four (4) or fewer spaces. Each bicycle parking space shall be no less than six feet long by two feet (6' x 2') and shall have a parking rack capable of supporting bicycles of various sizes in a vertical position. Parking racks shall be securely fastened to the lot surface and shall be of sufficient structural strength to resist vandalism and theft. Parking spaces shall be clustered in lots, not to exceed ten (10) spaces each.

c. *Compact Car Spaces.* Up to forty percent (40%) of the minimum parking for a development may be designed for compact or small cars. Compact car spaces shall be sixteen feet long by seven and one-half feet wide (16' x 7-½') and shall be clearly designated for small cars only.

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d. *Facilities for the Handicapped.* Parking facilities specifically designed, located, and reserved for vehicles licensed by the State for use by the handicapped, shall be provided in each parking facility of ten (10) or more spaces, according to the following table:

Maximum Number of Spaces Required	
Total:	"Handicapped"
1 to 9	0
10 to 49	1
50 to 99	2
100 to 199	3
200 or more	4

24.32.070 DESIGN REQUIREMENTS.

a. *Development and Maintenance.*

1. Except as may be otherwise permitted in the Municipal Code, required parking facilities, not including access drives, shall not be provided in the front yard or the exterior side yard areas (required setbacks).

2. Parking facilities hereafter established and which are located adjacent to a required front yard in an adjoining A- or R-District shall be

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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.

b. *Parking Facility Layout.* The following diagram, entitled "Sample Parking Design Standards" shall be used as guide in the development and arrangement of parking spaces and parking areas.

c. *Access to Spaces or Facilities.* Where a parking facility does not abut a public or a private street, alley, or access easement, there shall be provided an access drive of not less than twenty (20') feet in width; except as follows:

1. Drives furnishing access to parking facilities containing twenty (20) or fewer parking spaces shall be not less than twelve (12) feet in width.

2. Where separated one-way drives are proposed, these shall consist of two (2) drives, each of which shall be not less than twelve (12') feet in width.

d. *Aisles.* Circulation aisles necessary for maneuvering within a parking facility shall be designed so that vehicles do not back out into a street, sidewalk or other public way, other than a residential alley.

e. *Border Barricades.* Every parking facility containing angled or ninety (90°) degree parking spaces adjacent to a street right-of-way shall, except at entrance and exit drives, be developed with a solid curb or barrier along such street right-of-way line; or shall be provided with a suitable concrete, asphalt, timber, or other approved barrier, not less than six (6") inches in height and located not less than two (2') feet from such street right-of-way line. Such wall, fence, curb, or barrier shall be securely installed and maintained.

f. *Surfacing.* All off-street parking facilities shall be surfaced with a minimum of five (5") inches of concrete, or one and one-half (1-½") inches of asphalt overlying four (4") inches of base rock; except temporary off-street parking facilities, which may be surfaced by placement of a single bituminous surface treatment upon an aggregate base, which bituminous treatment and base shall be subject to the approval of the Director of Public Works. All off-street parking facilities shall be so graded and drained as to dispose of all surface water from within the area; in no case shall such drainage be allowed to cross sidewalks.

g. *Marking.* Parking spaces within a facility shall be clearly marked and delineated.

h. *Lighting.* Any lights provided to illuminate any parking facility permitted by this Title shall be arranged so as to reflect the light away from any adjacent properties, streets, or highways.

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i. *Landscaping and Screening.*

1. Landscaping shall be provided in new parking-lot construction and reconstruction. Landscaping is employed to diminish the visibility and impact of parked cars by screening and visually separating them from surrounding activities and the street; to provide shade and relief from paved areas; to channel the flow of traffic and generally contribute to good site design.

2. Every parking facility abutting property located in R-Districts shall be separated from such property by a wall, planter, or a view-obscuring fence; or a raised landscaped mound of earth, sand, stones, or the like; or by a permanently maintained compact evergreen hedge; or a combination of any of the preceding treatments. Such screening devices shall be six (6') feet in height, measured from the grade of the finished surface of such parking facility, along the abutting residential property; except that such screening shall be not less than thirty (30") inches in height and shall not exceed forty-two (42") inches in height adjacent to any front or exterior side yard area. (Ord. 81-46; Eff. 12/24/81.)

24.32.080 VARIATIONS TO REQUIREMENTS.

a. *Alternative Provisions.* The off-street parking requirements of this Chapter shall be considered satisfied if:

1. The property being occupied is a part of a parking district which has been duly formed under the provisions of the Municipal Code; or

2. The required parking spaces and street access are permanently provided within three hundred (300') feet of the parcel, and a maintenance and management plan indicating the useful functioning of such parking is submitted and approved by the Planning Director. Not more than sixty (60%) percent of the required parking may be provided off the site.

3. A specific development plan for an area has been adopted and contains parking standards to supersede those contained in this Chapter.

b. *Cooperative Parking Facilities.* The requirements for the provisions of parking facilities, with respect to two (2) or more property uses of the same or different types, may be satisfied by the permanent allocation of the requisite number of spaces for each use in a common parking facility, located within three hundred (300') feet of all such participating property uses and cooperatively established and operated. In the case of a cooperative parking facility which is designed to satisfy the parking requirements of:

1. From two to four (2 to 4) independent property uses, a reduction of not more than five (5%) percent of the total number of required spaces shall be allowed.

2. From five to seven (5 to 7) independent property uses, a reduction of not more than ten (10%) percent of the total number of required spaces shall be allowed.

3. Eight (8) or more independent property uses, a reduction of not more than twenty (20%) percent of the total number of required spaces shall be allowed.

c. *Shared Parking Facilities.* Parking facilities may be shared by two (2) or more commercial uses if their entrances are located within three hundred (300') feet of each other and if their hours of operation do not coincide, provided they:

1. Receive special use and design permits so that design criteria are met and conditions of use may be established along with periodic review.

2. Submit a written document guaranteeing maintenance, hours of operation, and specifying length of agreement.

3. Demonstrate how the shared parking arrangement will fulfill the intent of this Chapter.

d. *Nonconforming Parking; Requirements.* In the case of structures in any district, which are reconstructed, enlarged, structurally altered, changed in occupancy to a more intensive use category, or otherwise increased in capacity, such off-street parking facilities need to be provided only for that portion of structures constituting the increase in capacity; except that no additional parking facilities need be provided for non-residential uses, if the increased capacity results in a required increase of four (4) or fewer off-street parking spaces. (Ord. 81-46; Eff. 12/24/81.)

24.32.090 OFF-STREET LOADING FACILITIES.

a. *Purpose.* To reduce street congestion and traffic hazards and to add to the safety and convenience of the community by incorporating adequate, attractively designed, and functional facilities for off-street loading as necessary in conjunction with new uses of land in the City.

b. *General Provisions.* For every building hereafter erected, which is to be occupied by manufacturing, storage, warehouse, retail and/or wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of material and merchandise, off-street loading areas shall be provided in accordance with the requirements herein.

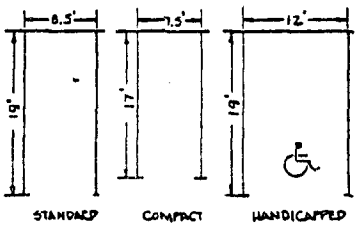
c. *Required Areas.*

1. Gross Floor Area	Required Loading Spaces
10,000 to 24,999 square feet	1
25,000 to 49,000 square feet	2
For each additional 50,000 square feet or major fraction thereof.	1

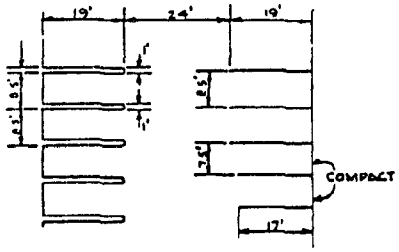
2. Each loading space shall be not less than ten (10') feet in width, thirty (30') feet in length, and with an overhead clearance of fourteen (14') feet.

3. Such space may occupy all or any part of any required yard or court space, except front and exterior side yards; and shall not be located closer than fifty (50') feet to any lot in an R- District; unless inside a structure or separated from such district by a wall not less than eight (8') feet in height, provided a conditional fence permit is approved. (Ord. 81-46; Eff. 12/24/81.)

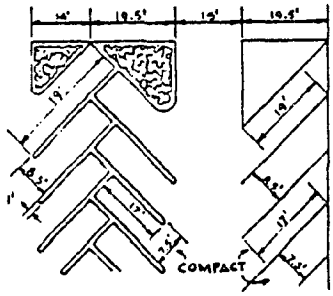
SAMPLE PARKING DESIGN STANDARDS



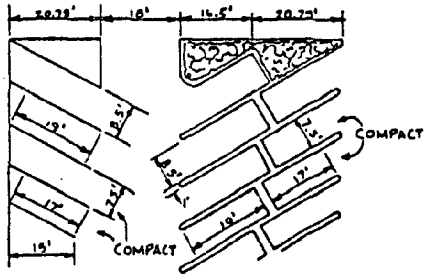
PARKING SPACE DIMENSIONS



90°



45°



60°

(Santa Cruz 3-23-82)

24.36.220 BED-AND-BREAKFAST INNS. (Ord. 84-07; Eff. 3/15/84.)

a. In all cases, bed-and-breakfast inns shall meet the following requirements:

1. Bed-and-breakfast inns shall provide breakfast for registered guests. No other meals may be served and non-guests may not be served breakfast.

2. No cooking facility shall be allowed in guest rooms.

3. Guest occupancy shall be limited to fourteen (14) days during any thirty (30) day period.

4. Guests shall check in and out only between 9:00 A.M. and 8:00 P.M.

5. Bed-and-breakfast inns shall be managed and occupied by the owner of the property.

6. Except as provided in Subsection b, the bed-and-breakfast use shall comply with all requirements of the Zoning District in which it is located.

7. Prior to the Zoning Board's public hearing of the application, the applicant shall provide evidence that written comments have been solicited from all owners and occupants of lands adjoining the proposed use. Any written comments received shall be submitted to the Zoning Board.

8. A transient occupancy permit shall be obtained prior to activating the use permit.

b. In addition to the requirements contained in Subsection a above, bed-and-breakfast inns in the R-1 Single-Family Residence District and the R-L Multiple Residence-Low Rise District shall meet the following requirements:

1. The bed-and-breakfast use shall be restricted to lots having at least double the minimum area of the district.

2. There shall be a distance of either three (3) full blocks of fifteen hundred (1,500) lineal feet, whichever is greater, between bed-and-breakfast inns.

3. The structure proposed for a bed-and-breakfast use shall be listed in the City of Santa Cruz Historic Building Survey. An Administrative Use Permit is required for any internal renovation incident to the bed-and-breakfast use to assure long-term preservation of the building's historic quality and significance.

(Santa Cruz 2-28-84)

4. No Use Permit may be issued to authorize a bed-and-breakfast use if that use would result in a net loss of multiple dwelling units which have been occupied as such for two (2) years prior to the application date.

5. Signs shall be affixed to the structure, externally lighted only, and turned off by 10:00 P.M.

c. In addition to the requirements of Subsections a and b above, bed-and-breakfast inns in the R-1 Single-Family Residence District shall meet the following requirements:

1. The bed-and-breakfast inn shall be located within three hundred (300) feet of the boundary of the Zoning District.

2. The bed-and-breakfast inn shall be located on a collector or arterial street designated by the City of Santa Cruz General Plan.

3. Signs shall not be illuminated.

(Santa Cruz 2-28-84)

f. Patios, covered or uncovered, lath houses, gazebos, and similar outdoor living areas and structures may be located in any portion of a side yard or of a rear yard, provided that such facilities are open on two or more sides.

24.50.140 SCREENING.

a. In any C- or I-District adjacent to any R-District, screening between districts shall be subject to site supervision review and approval.

b. All areas of outdoor storage in any commercial or industrial district shall be permanently screened from view from any adjacent street, public way or adjacent private property.

24.50.150 SEPARATE UTILITIES.

A community housing project will provide for independent services of water, sewer, gas and electricity to each dwelling unit. Separate meters are not required. (Ord. 77-16; Eff. 6/23/77.)

24.50.160 OFF-STREET PARKING.

A community housing project will meet the requirements of Chapter 24.32 of the Santa Cruz Municipal Code. In addition to the requirements of Chapter 24.32, a community housing project shall provide one additional parking space for each four (4) dwelling units within the project. (Ord. 77-16; Eff. 6/23/77.)

24.50.170 PRIVATE OPEN SPACE.

A community housing project shall provide a minimum of one hundred (100) square feet of private open space for each dwelling unit. (Ord. 77-16; Eff. 6/23/77.)

24.50.180 STORAGE AREA.

A community housing project shall provide a minimum of two hundred (200) cubic feet of enclosed storage space within the project capable of being secured by lock or other means for each unit, in addition to kitchen cupboards, clothes and linen closets. (Ord. 77-16, Eff. 6/23/77.)

24.50.190 DEVELOPMENT ON KNOWN ARCHAEOLOGICAL SITES.

No building permit for any earth-distrubing activity or construction shall be issued on parcels identified by resolution of the City Council as

containing known cultural or archaelological resources, without the owner first obtaining an administrative use permit. The administrative use permit shall be conditioned with appropriate archaeological survey and mitigation procedures such as those prescribed in the Historic Preservation Element and the Local Coastal Land Use Plan. (Ord. 81-40; Eff. 11/12/81; Ord. 83-34; Eff. 11/24/83.)

CHAPTER 24.51

CONSERVATION REGULATIONS
(Ord. 77-18;Eff. 7/15/77)

24.51.010 PURPOSE.

The purpose and intent of the conservation regulations is to protect the public health, safety and community welfare; and to otherwise preserve the natural environmental resources of the City of Santa Cruz in areas having significant and critical environmental characteristics. The conservation regulations have been developed in general accord with the policies and principles of the General Plan, as specified in the Open Space and Conservation Element, the Seismic Safety and Safety Element, the Coastal Land Use Plan, and any adopted area or specific plans. It is furthermore intended that the conservation regulations should accomplish the following:

a. Minimize cut, fill, earth moving, grading operations, and other such man-made effects on the natural terrain;

b. Minimize the water runoff and soil erosion problems caused by the use of the natural terrain for proposed developments;

c. Minimize fire hazard and risks associated with landslides and unstable slopes by regulating development in areas of steep canyons and arroyos and known landslide deposits;

d. Preserve riparian areas and other natural habitat by controlling development near the edge of ponds, streams, or rivers;

e. Encourage developments which utilize the desirable, existing features of land such as natural vegetation, climatic characteristics, view sheds, possible geologic and archaeological features, including any other features which preserve a land's given identity within the total cityscape.

f. Maintain and improve to the extent feasible existing water quality by regulating the quantity and quality of runoff entering local watercourses.

g. Maintain and improve to the extent feasible existing air quality by achieving or exceeding state air quality guildelines. (Ord. 81-23; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.020 GENERAL PROVISIONS.

a. *Applicability.* The following conservation regulations shall apply to every zoning district within the City of Santa Cruz, except as specifically

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provided herein. Where conflict in regulations occurs, the regulations set forth in this Chapter shall apply.

b. *Relationship to Minor Land Divisions and Subdivisions.* To the greatest extent feasible, no minor land division or subdivision shall create lots which would necessitate exceptions to these regulations. Where a division of land would require an exception to these regulations, precise building envelopes shall be specified on parcel and tentative maps so that maximum feasible conformance with this Chapter can be attained.

c. *Relationship to Environmental Impact Reports* (EIRs) *and Negative Declarations.* Appropriate measures recommended in EIRs and negative declarations to mitigate identified environmental impacts shall be imcorporated in project design. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.030 SLOPE REGULATIONS.

24.51.030.1 APPLICABILITY AND PURPOSE.

The following regulations are enacted to minimize the risks associated with project development in areas characterized by combustible vegetation and steep and/or unstable slopes. Such areas include canyons, arroyos, slopes over thirty (30%) percent and areas susceptible to landsliding as designated in the Open Space and Conservation Element and/or Coastal Land Use Plan. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.030.2 REQUIREMENTS.

a. Building permit applications for new structures on slopes of ten (10%) percent or greater shall include an accurate topographic map. The map shall contain contours at two (2') foot intervals for slopes or twenty (20%) percent grade or less and at five (5') foot intervals for slopes of more than twenty (20%) grade.

b. Slopes thirty (30%) percent or greater shall not be considered in the density determination of a property.

c. Parcels with a portion of the area in slopes of thirty (30%) percent or greater shall require the minimum lot area of the applicable zoning district in slopes of less than thirty (30%) percent. The area in slopes of less than (30%) percent must be contiguous to the proposed building site.

d. Parcels with slopes of thirty (30%) percent or greater for the entire lot shall require a minimum lot area of 2.5 acres per dwelling unit.

e. No structure shall be located on a slope of thirty (30%) percent or greater, or within twenty (20') feet of a thirty (30%) percent slope or greater.

f. Proposed structures on parcels within or adjacent to fire hazard areas as designated in the Coastal Land Use Plan (Map 15) shall maintain separation from combustible vegetation as required by the City Fire Department. Removal of combustible vegetation may also be required as part of project approval. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.040 PERFORMANCE STANDARDS.

The Zoning Board may, through the special use permit procedure, grant modifications to Section 24.51.030 paragraphs b. and f. of this Chapter, if it finds that:

a. Measures have been included within the design of the project to mitigate impacts on environmental constraint areas identified in the Open Space and Conservation Element of the General Plan and in the Coastal Land Use Plan.

b. Landscaping of an appropriate type, size, and quantity is proposed to mitigate any adverse environmental effect.

c. Usable open space is proposed in an amount equal to that normally required.

d. Streets, buildings, and other man-made structures have been designed to conform with existing landform and topography.

e. Adequate fire safety measures as required by the City Fire Department have been incorporated into the design of the proposed development.

f. The Zoning Board has approved a design permit for the project.

g. The proposed project employs architectural and design elements which in total serve to reduce the mass and bulk of structures. Such elements may include:

1. Multiple floor levels which follow natural slopes;

2. Multiple roof lines;

3. Decks and balconies;

4. Foundation types such as poles, piles, or stepped levels which minimize cut-and-fill and need for retaining walls;

5. Fence lines, walls, and other features which blend with the terrain rather than strike off at an angle against it.

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h. If a project proposed for construction is in a designated landslide area, then the Zoning Board, before granting a modification to Section 24.51.030 paragraph e. must find that mitigation measures necessary to fulfill the purpose of this Chapter have been incorporated into project design. (Ord. 82-36; Eff. 10/14/82.)

24.51.050 DRAINAGE CONTROL.

24.51.050.1 GENERAL PROVISIONS.

a. *Applicability.* A drainage plan shall be provided for all large and small projects, as defined below, when existing drainage patterns would be altered by new construction. Drainage plans shall be submitted and reviewed as part of project approval.

b. *Roof Drainage.* All roof drains shall be discharged so as to minimize erosion.

c. *Disposition of Storm Waters.* Where storm drainage from the project is to be discharged into natural watercourses, the drainage plan shall include methods to safeguard or enhance existing water quality.

d. *Storm Water Runoff.* Storm drainage runoff resulting from project development should be minimized. To that end, devices such as detention basins, percolation ponds, or sediment traps may be required, where appropriate, or as specified in an adopted area plan or wetlands management plan.

e. *Surface Water.* All surface water shall be directed to a public or private street, driveway, public right-of-way, drainage easement, or watercourse, or as specified in an adopted area plan or wetlands management plan (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.050.2 SMALL PROJECT DRAINAGE PLAN.

a. *Requirement.* A drainage plan prepared pursuant to Section 24.51.050.2 paragraph b. herein, shall be required of projects which involve:

1. Residential, commercial, public or quasi-public, or industrial development or additions thereto, constructed on slopes of less than ten (10%) percent, and parking lots of five (5) or fewer spaces.

2. Minor land divisions involving lands with slopes of ten (10%) percent or greater.

b. *Contents.* Drainage plans for small projects as defined above shall indicate the direction of water flow and the ultimate disposition of surface

water. This plan shall be reviewed as part of project approval. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.050.3 LARGE PROJECT DRAINAGE PLAN.

a. *Requirements.* A drainage plan prepared pursuant to Section 24.51.050.3, paragraph b. herein shall be required of projects which involve:

1. Residential subdivisions or cluster developments when development potential exceeds four (4) units.

2. Residential, commercial, public or quasi-public, or industrial developments or additions thereto, if constructed on lands with slopes in excess of ten (10%) percent and parking lots of more than five (5) spaces.

3. Any development adjacent to an environmental constraint area identified in the Open Space and Conservation Element of the General Plan or the Coastal Land Use Plan;

4. Projects for which the Planning Director determines that such a plan is warranted by existing site conditions.

b. *Contents.* Drainage plans for large projects shall be prepared by a qualified professional and shall contain at least the following:

1. A site plan indicating existing and proposed contours;

2. The direction of water flow:

3. Details on drainage control facilities such as size and location of all culverts, pipe drains, drain inlets, berms, ditches, interceptor drains or swales, and energy dissipators where necessary;

4. Erosion control methods as outlined in Section 24.51.060. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.060 EROSION HAZARD AREAS.

24.51.060.1 APPLICABILITY.

An erosion control plan shall be required for all projects located within, or adjacent to, erosion hazard areas as designated in the Open Space and Conservation Element or the Coastal Land Use Plan. An erosion control plan shall also be required for development proposals on slopes in excess of ten (10%) percent, for all large projects proposals as defined in Section 24.51.050.3 of this Chapter. When required, an erosion control plan shall be prepared in accordance with Section 24.51.060.4 of this Chapter. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.060.2 GENERAL PROVISIONS.

a. Measures shall be employed during construction phases to protect exposed soils from erosion.

b. Site development shall be fitted to the topography and soil so as to create the least potential for erosion;

c. Vegetation removal shall be limited to that amount necessary and as indicated on approved erosion control plans.

d. As the permanent vegetation cover is maturing, temporary vegetation, sufficient to stabilize the soil, shall be established on all disturbed areas as needed and as each stage of grading is completed. New planting shall be protected by using jute netting, mulching, fertilizing, and irrigation.

e. The applicant shall be responsible for replacing destroyed vegetation and trees planned and approved for retention. Protection of tree crowns and root zones shall be required for all trees planned for retention.

f. Land shall be developed in increments of workable size which can be completed in a single construction season. Erosion and sediment control measures shall be coordinated with a sequence of grading, development, and construction operations. Erosion control measures shall be put into effect prior to the commencement of the next inclement period.

g. All on-site erosion control facilities, both temporary and permanent, shall be properly maintained by the owners so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.

h. Prior to final Planning Department clearance of the development project, all approved permanent erosion control measures shall be installed. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.060.3 EROSION CONTROL PLAN.

For major development proposals as defined below, the erosion control plan shall be propared by registered civil engineer, professional forester, qualified soil scientist or other qualified erosion control specialist. Major proposals include, but are not limited to:

a. Residential subdivisions or cluster development projects with a development potential of four (4) or more lots;

b. Grading in excess of one thousand (1,000) cubic yards;

c. Commercial, public or quasi-public, or industrial developments with

floor areas greater than ten thousand (10,000) square feet, when constructed on slopes in excess of ten (10%) percent; or

d. Additions to residential, commercial, or industrial developments when constructed on slopes in excess of ten (10%) percent;

e. Any development within an erosion hazard area as identified in the Open Space and Conservation Element or the Local Coastal Plan. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.060.4 CONTENTS AND PREPARATION.

Two (2) sets of erosion control plans shall be submitted for each application. The plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed. Erosion control plans shall include the following information:

a. Location and Assessor's parcel number of the proposed site.

b. North arrow, scale, and the name and location of the nearest public road intersection.

c. Existing contours of the site, as well as finished contours to be achieved by grading. Contours shall be at two (2') foot intervals for ground slope areas of twenty (20%) or less and/or at five (5') foot intervals for ground slope areas of more than twenty (20%) percent. Such contours shall relate to the bench mark system established by the City Engineer.

d. Detailed plans of all surface and subsurface drainage devices, dams, and other erosion control measures to be constructed with, or as a part of, the proposed work.

e. Delineation of areas to be cleared during development activities.

f. Vegetation proposed for all surfaces exposed or expected to be exposed during development activities, including cut-and-fill slopes.

g. Approximate location and drip line of existing trees or tree stands with an eight (8") inch or greater trunk caliper. Any trees proposed to be removed shall be so indicated.

h. Name and address of the owner.

i. Name, address, professional status, and phone number of the person who prepared the plan. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.060.5 EXCEPTIONS.

Applications for activities where no land disturbance is anticipated may be accompanied by a statement to that effect, for Planning Director

approval, in lieu of an erosion control plan. Such activities may include, but are not limited to:

a. Change of use where there would be no expansion of land-disturbing activities.

b. Construction within an existing structure. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.070 SEISMIC HAZARDS.

a. *Applicability.* This Section shall apply to project sites within areas identified as having potential for liquefaction as specified on the Coastal Land Use Plan (Map 8), or as designated in the Open Space and Conservation Element (Map 4), or the Seismic Safety and Safety Element of the General Plan.

b. *Requirements.* A site-specific investigation prepared by a qualified professional shall be conducted for new residential developments in excess of four (4) units, new commercial, industrial, public, and quasi-public structures proposed for construction in areas defined in Section 24.51.070, paragraph a., herein. This investigation shall assess the degree of potential for liquefaction and/or seismic disturbance and shall suggest appropriate and feasible mitigation measures.

c. *Action.* When reviewing projects located in designated liquefaction areas, the Zoning Administrator or Board shall find that appropriate mitigation measures within required site investigation have been incorporated into the design of the project. Further, if the Zoning Administrator or Board finds that proposed mitigation measures, including engineering techniques cannot reduce identified hazards to acceptable risk levels, then the location of the proposed project shall be modified and/or the project disapproved. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.080 INTERMITTENT/PERENNIAL STREAMS, WETLAND AREAS, AND WILDLIFE HABITATS.

24.51.080.1 APPLICABILITY AND REQUIREMENTS—WILDLIFE HABITAT AREAS.

In areas designated as plant communities or wildlife habitat areas within the text of the Coastal Land Use Plan, in the Open Space and Conservation Element (Maps 8, 9, 10) of the General Plan and/or the Coastal Land Use Plan (Maps 2, 3, 4) or designated as part of an environmental review process, the following regulations shall apply:

a. The precise boundary of the habitat shall be determined by a biologist with relevant academic training and experience.

b. Location of structures shall be determined by the Zoning Board to minimize impact on identified habitat areas. Structures should not be located within the identified, sensitive habitat area(s). (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.080.2 USES OF HABITAT AREAS.

Only the following uses of identified habitat areas may be permitted:

a. Maintenance and replacement of existing public works facilities, such as pipes, cables, lines or accessways;

b. Maintenance of existing, or restoration of previously dredged, depths in existing flood control projects and navigational channels, pursuant to an approved management plan;

c. Pervious, non-motorized vehicular trails;

d. Incidental public services project including, but not limited to, the burying of cables and pipes, or inspection of piers, and maintenance of existing intake and outfall lines.

e. Small-scale facilities associated with nature study or other similar resource-dependent activities.

f. Other uses similar to the foregoing found by the Zoning Administrator or Zoning Board as consistent with the intent of this Chapter. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.080.3 APPLICABILITY AND REQUIREMENTS—INTERMITTENT/PERENNIAL STREAMS AND WETLANDS AREAS.

The provisions of this Section shall apply to any watercourse designated by either a solid line or a dash-and-dot symbol on the largest scale USGS topographic map, to riparian areas designated in the Open Space and Conservation Element (Map 2), and/or to wetlands, marshes and seasonally flooded grasslands as specified in the Coastal Land Use Plan.

a. The precise boundary of the riparian, wetland and/or marsh area shall be determined by a biologist with relevant academic training and experience.

b. Construction of main or accessory structures, grading, or removal of vegetation shall not be permitted within a setback area defined as a point within twenty (20') feet of the ten (10) year, high-water mark, within riparian vegetation, or within one hundred (100') feet of wetland areas as

designated under a. above. In its review of a development proposal, the Zoning Board may require building setbacks greater than those required herein, if it determines that the additional setback is necessary to carry out the intent of this Chapter.

c. The following findings are required for construction in wetlands, and marshes:

1. That a restoration/management plan has been submitted and approved;

2. That any construction and/or use is consistent with the approved plan;

3. That restoration of equivalent areas of off-site marshes has occurred in areas designated as restoration areas by the approved Coastal Land Use Plan. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.080.4 GENERAL PROVISIONS.

a. Existing vegetation shall be preserved to the maximum extent possible.

b. Existing trees or tree stands located on a site for which a discretionary permit is required shall not be removed until such a permit is approved by the decision-making body.

c. Trees protected under the Heritage Tree Ordinance and other trees designated for protection by an adopted area plan or a development proposal shall be permanently protected through the use of barricades or other appropriate methods during the construction phases. Unless approved by the Planning Director, no construction or paving or storage of equipment or material shall be permitted within the drip line of any tree to be preserved.

d. No grading activities or removal of vegetation shall be permitted within a setback area, except as part of the approved landscaping plan for the project.

e. The required setback shall be left in its existing condition or shall be improved as part of the landscaping plan for the project in order to provide a natural buffer.

f. Use of such setback areas and the habitat area themselves should be limited to passive recreation, habitat preservation and restoration, and/or scientific or educational studies.

g. Landscaping plans for projects within or adjacent to designated

wildife habitats shall include native food-bearing plant species to the greatest extent feasible. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.090 GROUNDWATER RECHARGE AREAS.

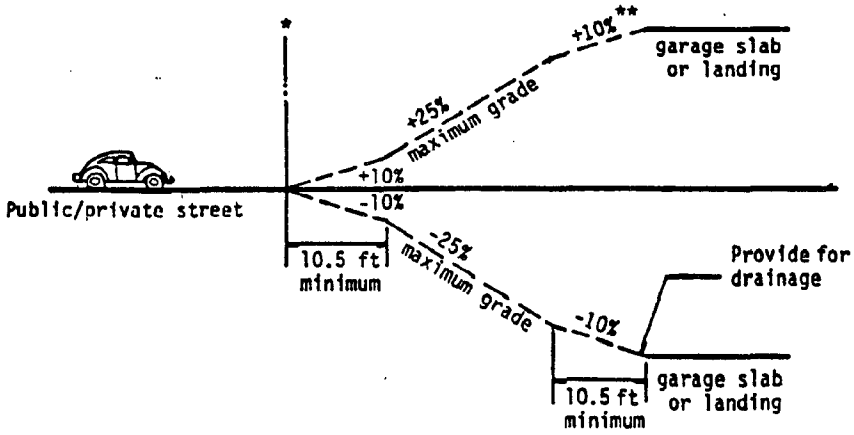
Development within groundwater recharge areas designated in the Open Space and Conservation Element shall be planned to minimize adverse environmental impacts. Structures and other impervious surfaces constructed in the R-I, R-L, and R-M zoning districts shall not cover more than fifty-five (55%) percent of the project site. (Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

24.51.100 DRIVEWAY DESIGN STANDARDS.

a. Driveways shall be disigned to conform with existing contours to the maximum extent feasible.

b. Driveways shall enter public/private streets in such a manner as to maintain adequate line of sight.

c. Driveways shall have a maximum grade to twenty-five (25%) percent as illustrated in the following diagram:



*Back edge of standard City driveway.
**All percentages are measured from the edge of standard City driveway.
(Ord. 81-28; Eff. 8/27/81; Ord. 82-36; Eff. 10/14/82.)

(Santa Cruz 10-12-82)

restored or reconstructed and used as before such happening; but if less than sixty percent (60%) damaged, it may be restored, reconstructed or used as before, provided that such be initiated within six (6) months and be substantially completed within twelve (12) months of such happening.

24.52.090 REPAIRS TO NON-CONFORMING USES, LIMITATION.

Such repairs and maintenance work as required to keep it in sound condition, may be made to a non-conforming building or structure, provided no structural alterations shall be made except such as are required by law or ordinance or authorized as permitted herein by the Zoning Administrator.

24.52.100 MODIFICATION OF NON-CONFORMING USE PROVISIONS.

Requirements prohibiting restoration or reconstruction, or requiring discontinuance of non-conforming uses, may be modified by the Zoning Administrator for a use or structure which is non-conforming only as regards yards, clear vision area or clear corner triangle, or height requirements.

CHAPTER 24.53

GREENBELT OVERLAY DISTRICT
[Ord. 79-45; Eff. 12/18/79]

24.53.2000 PURPOSE.

The purpose and intent of the Greenbelt Overlay Zone is to maintain essentially undeveloped lands surrounding existing urban development in uses that retain the land's physical characteristics and its potential for future development, until a time when expansion of urban development is necessary to provide for the residential and economic needs of the citizens of Santa Cruz. It is further intended that land uses allowed in the Greenbelt Overlay Zone will be both environmentally and visually compatible with the existing physical characteristics of the land, and permitted uses cannot have potential for significant effect on the environment in accordance with the definition contained in the California Environmental Quality Act (CEQA). (Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

24.53.2010 CONDITIONAL USES.

The following uses are subject to a special use permit:

Timber production and harvesting
Agriculture, including grazing
Private recreational uses
Public recreational uses
Scientific or educational uses which maintain the open space character of the land
Single-family dwellings
Accessory buildings
Other uses which maintain the open space character of the land.
(Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

24.53.2020 ZONING BOARD DETERMINATION.

Any other use or service establishment determined by the Zoning Board to be of the same general character as the foregoing uses and which will conform to the purpose and intent of this Ordinance, may be allowed by special use permit. (Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

24.53.2030 GENERAL REGULATIONS.

Any use proposed shall be of a density and shall be so designed and located as to be both environmentally and visually compatible with the existing physical characteristics of the site. Evaluation of compatibility will be based upon environmental constraint data and the capability of the proposed use to preserve the character of the greenbelt lands. In the event of a conflict between the provisions of this Chapter and any other zoning requirement that apply to properties within the Greenbelt Overlay District, the provisions of this Chapter shall prevail. (Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

24.53.2040 URBAN SERVICES.

Urban services may be extended into the GBO Zone only upon a finding that the use is consistent with the Greenbelt Overlay District; and they will be subject to the approvals of the Departments of Public Works and Water, as applicable, and be sized to meet the need of the proposed use. (Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

24.53.2050 EXPIRATION.

The GB-O District shall remain in effect in the City of Santa Cruz until December 31, 1990, unless it is deemed necessary to amend or repeal it at an earlier date. (Ord. 79-45; Eff. 12/18/79; Ord. 80-02; Eff. 2/21/80.)

CHAPTER 24.54

ENFORCEMENT

24.54.010 ENFORCEMENT, PENALTIES, ENACTMENT.

All department officials and public employees of the City of Santa Cruz, vested with the duty or authority to issue permits, shall conform to the provisions of this Title and shall issue no permit, certificate, or license for uses, buildings, or purposes in conflict with the provisions of this Title; and any such permit, certificate, or license issued in conflict with the provisions of this Title, intentionally or otherwise, shall be null and void. It shall be the duty of the Building Official and of the Zoning Administrator to enforce the provisions of this Title pertaining to the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure and the use of any land, building or premises.

a. Any building or structure set up, erected, constructed, altered, enlarged, converted, moved, or maintained contrary to the provisions of this Title, and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this Title, shall be, and the same hereby is declared to be, unlawful and a public nuisance; and the City Attorney of the City of Santa Cruz shall, upon order of the City Council, immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law, and shall take such other relief as will abate and remove such building or structure, and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, maintaining, or using any such building or structure, or using property contrary to the provisions of this Title. The remedies provided herein shall be cumulative and not exclusive.

b. Whenever any person, firm, or corporation is performing, or causing to be performed, any work in violation of the provisions of this Title, or any condition of any grant of approval pursuant to this Title, the Zoning Administrator or the Building Official may order the work stopped by notice in writing. Such notice shall be served on any person engaged in the doing or causing of such work, or, in the event that there are no persons on

the site, by posting the premises where the work has been performed and by mailing a copy of such notice to the owner, or his authorized agent, as shown on the application for development, if any. Such notice shall become effective immediately upon service or posting of the notice. No person, firm, or corporation shall perform any work on such premises, except such work as is necessary to correct such violation or render the premises safe, unless and until such violation has been corrected to the satisfaction of the Zoning Administrator or the Building Official. (Ord. 77-15; Eff. 6/9/77.)

c. Any person, firm or corporation performing, or causing to be performed, any work in violation of this Section is guilty of an infraction, punishable by a fine of not more than $500.00. Each such person, firm, or corporation is guilty of a separate offense for each and every day during any portion of which any work is performed, caused to be performed, or permitted to be performed in violation of this Section. (Ord. 77-15; Eff. 6/9/77.)

d. The remedies provided herein shall be cumulative and not exclusive. (Ord. 77-15; Eff. 6/9/77.)

CHAPTER 24.56

INCLUSIONARY UNITS FOR AFFORDABLE HOUSING
[Ord. 80-06; Eff. 3-28-80]

24.56.010 DEFINITIONS.

For the purpose of this Chapter the following words and phrases shall be defined as set forth in this section, unless it is apparent from the context that a different meaning is intended.

a. *Affordable Housing Guideline:* Guidelines approved by this Council to carry out the purposes of this Chapter.

b. *Applicant:* Any person, firm, partnership, association, joint venture, corporation, or any entity, combination of entities or consortium who seek City permits and approval.

c. *At One Location:* All adjacent land owned or controlled by the applicant, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road, or other public or private right-of-way, or separated only by other land owned or controlled by the applicant.

d. *Below Average Income Households:* Households with annual incomes that are equal to or below eighty (80%) percent of Western Regional Median Income as defined periodically by the U.S. Department of

Chapter 24.57: ACCESSORY DWELLING UNITS

24.57.100 PURPOSE. This section is in response to State legislation regarding second family units on single-family lots (SB 1534 Mello). The ordinance provides for accessory dwelling units in certain areas and on lots developed or proposed to be developed with single-family dwellings. Such accessory dwellings are allowed because they can contribute needed housing to the community's housing stock. Thus, it is found that accessory units are a residential use which is consistent with the General Plan and zoning regulations.

To ensure that the accessory units will conform to General Plan policy the following regulations are established.

24.57.110 FINDINGS REQUIRED. Before approval or modified approval of an application for an accessory dwelling unit, the Zoning Board shall find that:

1. There is an existing or a proposed single-family residence on a lot meeting minimum size requirements.
2. There will be only one accessory dwelling unit for each parcel.
3. No other legally permitted accessory dwelling unit is already located within 500 feet walking distance on the same street.
4. The accessory unit meets all design and development standards contained herein.
5. The accessory unit maintains the scale of adjoining residences and blends into the existing neighborhood.
6. The accessory unit meets the same setbacks as principally permitted uses in the district.
7. No more than 30% of the required rear yard will be covered by structures.
8. The accessory unit will not result in excessive noise, traffic and parking congestion.
9. The property fronts on an adequate water main and will be adequately served by a meter sized for single-family use.
10. The property fronts on an adequate sewer line with capacity to serve the accessory unit.
11. The accessory unit meets the requirements of the Uniform Building Code or Housing Code.
12. The property is and will be the primary residence of the owner.

24.57.120 LOCATIONS PERMITTED. Accessory dwelling units are permitted in the following zones:

1. R-1-10: On lots of 10,000 sq.ft. or more.
2. R-1-7: On lots of 7,000 sq.ft. or more.
3. R-1-5: On lots of 5,000 sq.ft. or more.
4. R-L, R-M, R-T(A), (B), (C), and (D): On lots of 5,000 sq.ft. or more.
5. Non-residential districts which permit residential uses: on lots of 5,000 square feet or more.

24.57.125 AREA LIMITATIONS. No more than 5 accessory units are permitted in any one census tract during any one year.

24.57.130 DESIGN AND DEVELOPMENT STANDARDS. In addition to meeting applicable requirements of this Title, all accessory dwelling units must conform to the following standards:

1. Parking. One (1) parking space, covered or uncovered, shall be provided on site for each accessory unit, in addition to the required parking for the modified primary residence.
2. Unit Size. The floor area for accessory units shall not exceed 500 square feet.
3. Unit Design. Exterior alterations should be held to the minimum necessary, blend with the existing residence on the lot and neighborhood residences by architectural use of building forms, height, materials, colors, landscaping, etc.
4. Compatibility. The exterior design shall be in harmony with the immediate neighborhood. Construction materials and methods shall conform to modern construction practices.

24.57.140 AFFORDABILITY REQUIREMENTS.

1. Occupancy. Accessory units shall be limited to seniors of low- and moderate-income, and other persons of low income, in accordance with inclusionary zoning guidelines set forth by the City;
2. Rents. Rents for accessory units shall not exceed amounts established by City Council resolution;
3. Relatives. Income and rent limitations shall not apply to family members occupying accessory units.
4. Allowance for Vacancy: A landlord shall be allowed to keep an accessory unit vacant, under the condition that each time it is inhabited, it shall be occupied by a household meeting the affordability requirement.

24.57.150 PERMIT PROCEDURES. Application for accessory dwelling units shall be made by a special use permit before the Zoning Board.

24.57.160 DEED RESTRICTIONS. Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the County Recorder a Declaration of Restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory unit shall not be sold separately.
2. The unit is restricted to the approved size.
3. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit is occupied by the owner of record as the principal residence.
4. Occupancy of unit is restricted to persons meeting City-income limitations, and rents are limited to levels established by the City.
5. The above declarations are binding upon any successor in ownership of the property; lack of compliance shall revoke the special use permit.
6. The special use permit and restrictive conditions shall lapse upon removal of the accessory unit.

SECTION II. Amend Chapter 24.10 Definitions of the Santa Cruz Municipal Code by amending the definition of Accessory Dwelling Unit, to read as follows;

24.10.012 ACCESSORY DWELLING UNIT - A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of Chapter 24.57 of this title. Accessory dwelling unit is limited to 500 square feet

"1.12.050 AUTHORITY TO ISSUE NOTICE TO APPEAR AND RELEASE CITATIONS. (a) Pursuant to the provisions of Section 836.5 of the Penal Code of the State of California, certain officers and employees of the City of Santa Cruz are authorized to issue written notice to appear and release citations for misdemeanor or infraction violations of city ordinances which such officers or employees have the duty to enforce.

(b) The following officers and employees of the City of Santa Cruz are hereby designated and authorized to issue said citations:

Fire:

(1) Chief of Fire Department

(2) Fire Marshal

(3) Chief Supervising Officer

Public Works:

(1) Parking Control Deputy

(2) Industrial Waste Inspector

Planning:

(1) Director of Planning and Community Development

(2) Senior Planner

(3) Assistant Planner

(4) Chief Building Official

(5) Building Inspector

Health Department:

(1) Santa Cruz County Health Officer and his delegated subordinates

Water Department:

(1) Director of Water Department

(2) Recreation Area Ranger and Chief Recreation Area Ranger

(3) Water Production Supervisor

(4) Maintenance Worker III (Water Patrolman)

The foregoing designated positions under the caption Water Department are hereby designated by this Council to be Park Rangers regularly employed as such for the protection of the Loch Lomond Recreational Area, water shed lands, water intakes and sources of supply and are required to preserve the peace therein."

RESOLUTION NO. NS-14,427

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ DESIGNATING ARCHAEOLOGICALLY SENSITIVE SITES WITHIN THE CITY OF SANTA CRUZ

WHEREAS:

1. On March 17, 1981, the City Council adopted an amendment to the City of Santa Cruz General Plan, relating to procedures for the protection of archaeological resources in the City of Santa Cruz; and

2. This procedure calls for the designation of archaeologically sensitive sites and for the development of more specific procedures for the protection of such sites; and

3. Under the City of Santa Cruz guidelines for the implementation of the California Environmental Quality Act, certain rpojects having an impact on these archaeologically sensitive sites will nevertheless be categorically exempt from environmental review unless the sites are specifically designated by official action as archaeologically sensitive sites; and

4. The Director of Planning has prepared a list of archaeologically sensitive sites in the City of Santa Cruz, based upon information obtained from persons and organizations familiar with the archaeological resources of the Santa Cruz area;

NOW, THEREFORE, BE IT RESOLOVED by the City Council of the City of Santa Cruz as follows:

1. The parcels listed by Santa Cruz County Assessor's Parcel Number in Exhibit "A", attached hereto and incorporated herein by reference, are hereby designated as archaeologically sensitive resource areas.

2. For the protection of archaeological resources in these areas, all City departments shall take whatever steps are appropriate and consistent with adopted City regulations and procedures.

PASSED AND ADOPTED this 14th day of July, 1981, by the following vote:

AYES: Councilmember - Rotkin, Muhly, Edler, Van Allen, Mellis;

NOES: Councilmember - Mayor Ghio.

ABSENT: Councilmember - Mahaney.

Attest Patricia M. Kenyon APPROVED Cooper D. Ghio
City Clerk MAYOR

EXHIBIT "A"

KNOWN ARCHAEOLOGICAL SITES IN THE CITY OF SANTA CRUZ

ASSESSOR'S PARCEL NUMBERS

1-122-10	5-011-35	5-183-14	6-121-34	6-132-10
-12	-36	5-192-18	-35	-11
-16	5-012-07	5-204-04	-36	-12
1-171-10	-09	5-451-02	-37	-13
-11	-10	-03	-38	-14
1-172-05	-12	-04	6-122-01	-15
-06	-16	-05	-02	-16
-07	-18	-06	-03	-17
-08	-19	-07	-04	-18
1-191- A	-22	-08	-05	-19
-08	-26	-09	-06	-20
-09	5-022-13	-10	-07	-21
-10	-14	-11	-08	-22
-11	-15	5-521-09	-09	-23
-12	-16	6-062-16	-10	6-134-01
-13	-17	-20	-11	-22
4-220-01	-22	6-063-03	-12	6-172-01
4-223-03	-24	6-101-01	-26	-02
-04	-33	-02	-27	-03
-05	-35	-03	-28	-04
-09	-36	6-102-05	-29	-05
-10	-37	-08	-30	-06
-11	-44	-15	-31	-07
4-231-01	-49	-16	-32	-08
-02	-50	-17	-33	-09
-03	-51	-21	-34	-10
-04	5-023-02	-24	-35	-11
-07	-03	-25	-36	-14
-08	-04	6-121-01	6-131-01	-16
-09	-05	-02	-02	-17
5-011-04	-07	-03	-03	6-173-01
-05	-08	-04	-04	9-012-03
-07	5-113-10	-05	-05	-15
-09	5-114-01	-06	6-131-06	-24
-11	-04	-07	-07	9-012-26
-12	-05	-08	-08	-27
-13	-06	-09	-09	-29
-14	-07	6-121-10	6-132-01	10-012-45
-15	-08	-11	-02	10-271-09
-16	-09	-25	-03	-10
-20	-10	-26	-04	-11
-21	5-183-05	-27	-05	-12
-22	-06	-28	-06	-13
-23	-07	-29	-07	
-31	-08	-30	-08	
-32	-13	-31	-09	

TR/W
6/12/81

RESOLUTION NO. NS-14,835

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ DESIGNATING ADDITIONAL ARCHAEOLOGICALLY SENSITIVE SITES WITHIN THE CITY OF SANTA CRUZ

WHEREAS:

1. On March 17, 1981, the City Council adopted an amendment to the City of Santa Cruz General Plan, relating to procedures for the protection of archaeological resources in the City of Santa Cruz; and

2. This procedure calls for the designation of archaeologically sensitive sites and for the development of more specific procedures for the protection of such sites; and

3. Under the City of Santa Cruz guidelines for the implementation of the California Environmental Quality Act, certain projects having an impact on these archaeologically sensitive sites will nevertheless be categorically exempt from environmental review unless the sites are specifically designated by official action as archaeologically sensitive sites; and

4. On July 14, 1981 the City Council adopted Resolution No. NS-14,427, which resolution designated certain parcels as archaeologically sensitive resource areas; and

5. The Director of Planning has prepared a list of additional archaeologically sensitive sites in the City of Santa Cruz, based upon information obtained from persons and organizations familiar with the archaeological resources of the Santa Cruz area;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz as follows:

1. The following parcels listed by Santa Cruz County Assessor's Parcel number are hereby designated as archaeologically sensitive resource areas in addition to those previously designated:

Assessor Parcel Nos. 41-021-17, 18, 19, 24, 25, 30 & 34.

2. For the protection of archaeological resources in these

CITY OF SANTA CRUZ
CALIFORNIA

Date August 27, 1981

TO CURRENT PLANNING STAFF

FROM C. EADIE

SUBJECT ARCHAEOLOGICAL RESOURCE PROTECTION PROCEDURES

In adraft is an ordinance which deals with the discovery of "archaeological" or "cultural" resources during the course of construction of a project.

The ordinance is intended to safeguard against the accidental destruction of resources which may have gone undetected during the project planning and review process.

The procedure for halting construction after discovery of previously unknown cultural material is as follows:

1. Upon discovery, applicant/contractor notifies the sheriff/ coroner and the planning director of the find.

2. All construction is stopped by order of the planning director and the area around the site of the discovery is staked.

3. The coroner determines whether the remains are of recent origin and whether the site is a cemetary.

4. If the remains are of recent origin, the coroner advises the planning director as to when work may resume, and the planning director issues the start work order.

5. If the remains are of non-recent origin, the planning director begins his investigation. (If the site is a cemetery--that is, six or more bodies' remains--state law regarding the disposition of such sites goes into effect).

6. The planning director investigates whether the site is culturally significant and whether there are appropriate mitigation measures or conditions to be deployed. He may consult with the City's on-call archaeologist, native american groups, and any other interested or expert people in the field.

7. The planning director may schedule a hearing in front of the Zoning Board to determine what to do about the find. This is not mandatory, but is advised where there appears to be conflicting opinions or some amount of controversy.

8. The planning director (or Zoning Board) makes a decision on conditions of resumption of work in an expeditious manner. When the director decides on a course of action that is consistent with city policy to protect archaeological resources, he may order the resumption of work, imposing whatever conditions he deems necessary.

9. Work resumes under the revised conditions of approval.

A record amendment to the general provisions, modifications and exceptions section to the ordinance has been added in order to extend environmental review to any project which is located on a site identified as having possible archaeological material (known sites). Presently there is no environmental review of construction activities which are categorically exempt from CEQA or are ministerial projects. These activities--such as construction of a single family house, a swimming pool, an accessory building, a deck--have the potential to disturb cultural or archaeological resources. Therefore it is important that some kind of environmental review take place to make sure that conditions can be placed on development on parcels which preliminary reconnaissance reveals contain cultural midden.

The amendment to do this is to require an administrative use permit for any construction activity on the City's adopted list of known sites.

The procedure to be followed is:

1. Applicant brings in plans for building permit.

2. Planning staff review plans for zoning conformity and then checks the parcel number of the project.

3. If the project is located on a parcel which has been adopted as one of the "known sites" in the city, staff advises that an administrative use permit is required.

4. Applicant then files the application for the administrative use permit, including the pertinent environmental forms.

5. The item is scheduled for public hearing by the zoning administrator.

6. Propr to the zoning administrator hearing, staff reviews the reconnaissance information and figures out any conditions, redesign, or other measures which would be necessary to safeguard the resource.

7. The zoning administrator then approves the application for the use permit as conditioned, and construction proceeds.

ARCHAEOLOGY

INTRODUCTION AND PURPOSE

In the event that archaeological resources - Indian artifacts, human remains, or other cultural material is uncovered during the course of construction, the following procedure goes into effect. The Archaeology Discovery Ordinance, is intended to protect cultural resources by allowing the Planning Director to halt temporarily any construction in progress which threatens these procedures.

PROCEDURE

1. Applicant brings in plans for building permit.

2. Planning staff review plans for zoning conformity and then checks the parcel number of the project.

3. If the project is located on a parcel which has been adopted as one of the "known sites" in the city, staff advises that an administrative use permit is required.

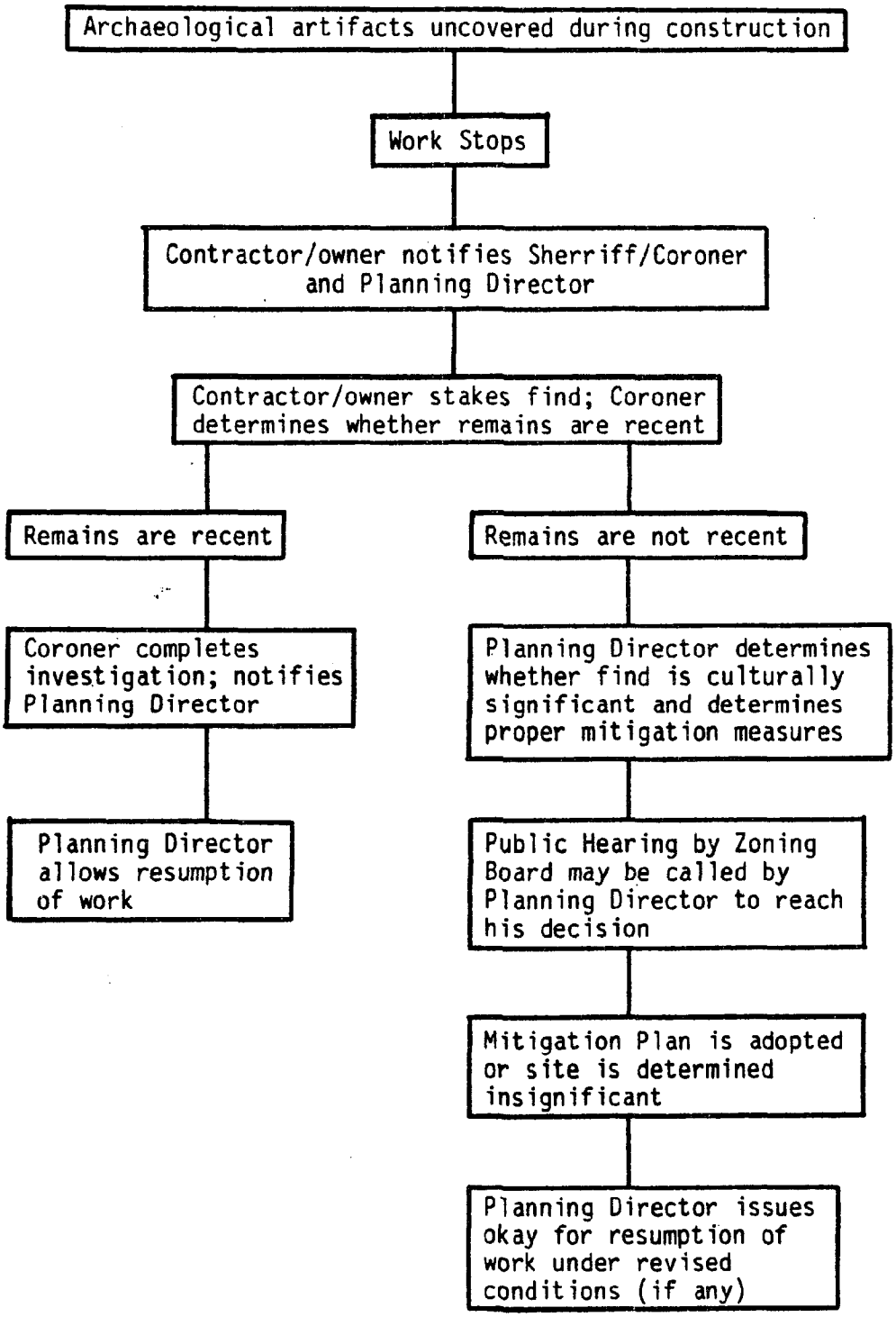
4. Applicant then files the application for the administrative use permit, including the pertinent enviromental forms.

5. The item is scheduled for public hearing by the Zoning Administrator.

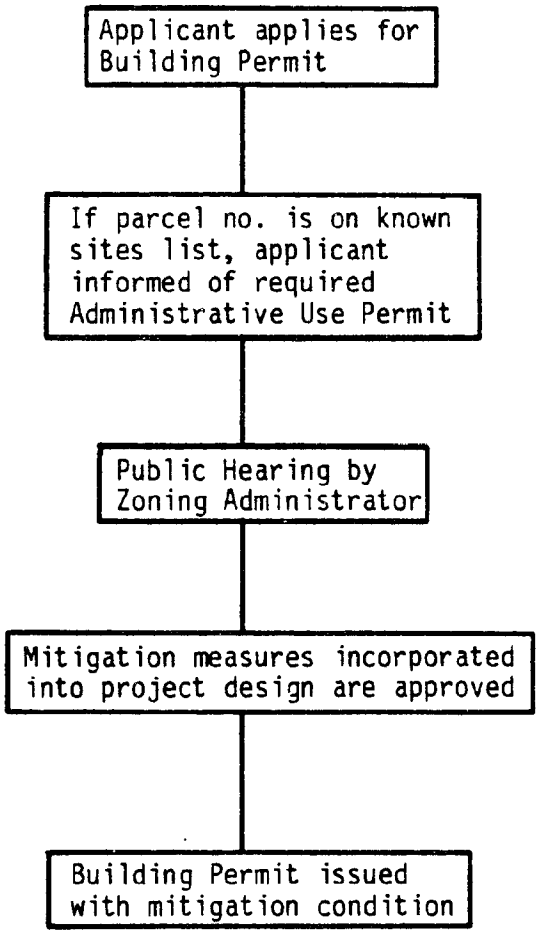
6. Prior to the Zoning Administrator Hearing, staff reviews the reconnaissance information and figures out any conditions, redesign, or other measures which would be necessary to safeguard the resource.

7. The Zoning Administrator then approves the application for the use permit as conditioned, and construction proceeds.

ARCHAEOLOGICAL DISCOVERY PROCEDURE



ARCHAEOLOGICAL PROTECTION
OF KNOWN SITES



EXCERPTS OF

SUBDIVISION ORDINANCE
TITLE 23 OF THE
MUNICIPAL CODE

23.04.030 CONFORMITY. No lands shall be subdivided and developed for any purpose which is not in conformity with the General Plan, any specific plans for the City of Santa Cruz, or specific plans authorized by the Zoning Ordinance of the City of Santa Cruz. Subdivision procedures shall adhere to the requirements of the Growth Management Program as adopted by the City of Santa Cruz in conjunction with the 1990 General Plan. The type and intensity of land use shown on the General Plan, the Zoning Ordinance, or any specific plan shall determine the type of streets, roads, highways, utilities, and public services that shall be provided by the subdivider.

23.16.020.3

(c) Engineering Geology and/or Seismic Safety Report. If the subdivision lies within a "liquifaction potential area", as shown on maps in the "Seismic Safety and Safety Element" of the General Plan, a preliminary engineering geology and/or seismic safety report shall be prepared in accordance with guidelines established by the Department of Planning and Community Development.

If the preliminary engineering geology and/or seismic safety report indicates the presence of geologic hazards or seismic hazards which, if not corrected, would lead to structural defects, an engineering geology and/or seismic safety report shall accompany the final map and shall contain an investigation of each lot within the subdivision.

23.16.050.3 Approval of Tentative Map.

(a) In approving or conditionally approving a tentative subdivision map, the City Council shall find that the proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general and specific plans adopted by the City of Santa Cruz.

(b) The City Council may modify or delete any of the conditions of approval recommended by the Zoning Board in its report (except conditions required by ordinance relted to public health and safety), or may add requirements as a condition of its approval.

(c) Approval of the tentative map shall in no way relieve the subdivider of the responsibility to comply with the requirements of this Title and to provide the improvements and easements necessary to meet all City standards, whether or not the same are set forth in the approval of the tentative map.

23.16.050.4 Findings for Denial. The tentative subdivision map may be denied by the City Council on any of the grounds provided by City ordinances or the Stte Subdivision Map Act. The City Council shall deny approval of the tentative map if it makes any of the following findings:

(a) That the proposed tentative map is not consistent with applicable general and specific plans.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

(c) That the site is not physically suitable for the type of development proposed.

(d) That the site is not physically suitable for the proposed density of development.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

(f) That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

(g) That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or the use of, property within the proposed subdivision.

(l) Exception. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that the easements will be substantially equivalent to ones previously acquired by the public. This provision shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction. No authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through, or the use of, property within the proposed subdivision.

23.16.050.5 Waste Discharge Determination. The City Council shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. In the event the City Council finds that the proposed waste discharge would result in, or add to, the violation of the requirements of such Board, it may disapprove the tentative map or maps of the subdivision.

23.16.070.4(c)

(5) Geologic and Soils. A certificate of soils report or geologic report or soils and geologic reports. If said report or reports have been required for the subdivision, such fact shall be noted on the final map together with the date of such report or reports. The name of the engineer making the soils report or of the geologist making the geologic report shall be noted on the final map, also the location where the reports are on file with the City.

23.16.070.4

(k) Easements. Easements for roads or streets, paths, storm water drainage, sanitary sewers, or other public use as may be required shall be offered for dedication to the public for acceptance by the City or other public agency, and the use shall be specified on the map. If at the time the final map is approved, any streets, paths, alleys, or storm drainage easements are not accepted by the City Council, the offer of dedication shall remain open and the City Council may, by resolution at any later date, accept and open the streets, paths, alleys, or storm drainage easements for public use, which acceptance shall be recorded in the office of the County Recorder.

(l) All easements of record shall be shown on the map, together with the name of the grantee and sufficient recording data to identify the conveyance, e.g., County Recorder's serial number and date, or book and page number of Official Records.

(2) Easements not disclosed by the records in the office of the County Recorder and found by the surveyor or the engineer to be existing shall be specifically designated on the map, identifying the apparent dominant tenements for which the easement was created.

(3) The sidelines of all easements of record shall be shown by dashed lines on the final map with the widths, lengths, and bearings of record. The width and the location of all easements shall be approved by the City Engineer.

23.16.080.1

(b) Preliminary Soil Report. A preliminary soil report prepared by a civil engineer registered in this State, and based upon adequate test borings, shall be submitted to the City Engineer for every subdivision. A preliminary soil report may be waived by the City Engineer providing tht s/he finds that because of the knowledge the City has as to the qualities of the soils in the subdivision, no preliminary analysis is necessary.

23.20.020.9

(6) A soils and/or engineering geology report.

23.24.020.2 Minimum Requirements. The subdivider shall improve or agree to improve all streets, thoroughfares, public ways, or easements in, or adjacent to, the subdivision. No permanent improvement work shall be commenced until one complete set of construction plans and specifications has been submitted to, and approved by, the City Engineer. Improvements shall be installed to final line and grade satisfactory to the City engineer and in accordance with the current standard specifications. The minimum improvements which the subdivider shall make, or agree to make, prior to acceptance and approval of the final map by the City are:

(a) Curbs, gutters, sidewalks, paving, grading, drainage, and the structures necessary for the proper use and drainage of streets, highways, and other public ways.

(b) Site grading and drainage, taking into consideration the drainage requirements of adjacent improved and unimproved properties, and treating appropriate upstream areas as fully improved land.

(c) A water system of mains, outlets, fire hydrants, and other facilities required to serve and protect the subdivison adequately.

(d) Sanitary sewer facilities and connections for each lot.

(e) Street name and traffic control signs and devices.

(f) Gas, electric, and communication facilities.

(g). Street lighting facilties.

(h) Street trees.

(i). Survey monuments.

(j). Railroad crossings as required to provide access to, or circulation within, the proposed subdivision. The crossings shall comply with the requirements of the California State Public Utilities Commission.

23.24.020.3 Street Trees and Landscaping. A street tree and landscaping plan shall be prepared for the entire subdivison. The plan shall include a statement describibg plant species, planting, installation location, maintenance, and other pertinent information. Street trees and landscaping shall be selected, installed, and maintained in accordance with the approved street tree and landscaping plan for the entire subdivison.

(a) Provision shall be made by the subdivider for the maintenance and the replacement of such plants for a period of ninety (90) days from City Council improvement-acceptance date.

23.24.030.3 Existing Trees. The subdivision shall be designed to preserve the greatest amount of existing vegetation, including trees with a trunk caliper of eight inches (8") or greater. Native or ornamental trees required to be preserved, as shown on the tentative map, shall not be damaged. Trees damaged, destroyed, or removed without prior authorization of the Director of Planning shall be replaced by the subdivider. The size and species of the replacement trees shall be determined by the Director of Planning.

ORDINANCE NO. 82-19

AN ORDINANCE OF THE CITY OF SANTA CRUZ ADDING CHAPTER 23.28 TO THE SANTA CRUZ MUNICIPAL CODE PERTAINING TO DEDICATIONS, ACCESS TO PUBLIC RESOURCES AND RESERVATIONS

BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION 1. Chapter 23.28 is hereby added to the Santa Cruz Municipal Code to read, in words and figures, as follows:

"CHAPTER 23.28

DEDICATIONS, ACCESS TO PUBLIC RESOURCES, RESERVATIONS

23.28.010 DEDICATION. As a condition of approval of a final map or parcel map, the subdivider shall dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, and including access rights and abutters' rights, drainage, public greenways, scenic easements, public utility easements, coastal access easement or dedicator, and other public easements or rights-of-way. In addition, the subdivider shall improve or agree to improve all streets and alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements. Improvements shall be in accordance with Chapter 23.24 of this Title.

23.28.020 PARK LAND AND OPEN SPACE DEDICATION. GENERAL. This section is enacted pursuant to the authority granted by the Map Act. The park and recreational facilities, for which dedication of land and/or payment of a fee is required by this Title, are in accordance with the Open Space and Conservation Element of the General Plan, adopted by the City on December 18, 1973, Parks Plan adopted March 27, 1973, and Coastal Land Use Plan certified July 8, 1981.

23.28.020.1 REQUIREMENTS. As a condition of approval of a final subdivision map or parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park or recreational purposes, at the time and according to the standards and formula contained in this Title. The land, fees, or combinations thereof,

are to be used only for the purpose of providing park or recreational facilities to serve the subdivision. Usable open space shall be composed of land that offers natural advantages for the type of facilities to serve the subdivision. Usable open space shall be composed of land that offers natural advantages for the type of facilities proposed to serve the area. Except in the case of condominium conversions, which shall be exempt from dedication requirements, the subdivider shall provide one of the following:

(a) Dedication of all lands to be provided for usable open space.

(b) The dedication of any portion of proposed usable open space lying within the boundaries of the subdivision, plus a fee to fulfill the requirements of this Title as herein described.

(c) A fee in lieu of such dedication shall be required, when no portion of the proposed usable open space is planned to be located within the limits of the subdivision.

(d) Only the payment of a fee may be required in the case of a subdivision of fifty (50) or fewer parcels.

(e) The reservation of permanently maintained private usable open spaces which meet the requirements of this Title.

23.28.020.2 DEDICATION AND FEE SCHEDULE. The subdivider shall dedicate usable open space, pay a fee in lieu thereof, or both, as specified by the City in conformance with an adopted neighborhood or subdivision plan and according to a fee schedule of Eighty Dollars ($80.00) per bedroom. Where the number of bedrooms is not specified as part of the plans for the project, the subdivider shall pay a fee of Two Hundred Forty Dollars ($240.00) per lot.

(a) Any fee in lieu of dedication of usable open space collected by the City shall be credited to a separate fund; and the disbursement of said monies shall be specifically confined and limited to the benefit of the subdivision for which said fee was paid.

23.28.020.3 NATURAL AREAS. Natural ravines and natural waterways or other natural areas within the boundaries of a subdivision shall be reserved for public purposes, such as recreation, storm water disposal,

etc., as provided by the General Plan and Coastal Land Use Plan through dedications or easements for public use. The City Council, upon the recommendation of the Zoning Board, shall determine in each instance whether such reservations shall satisfy the dedication requirements of this Title for usable open space or shall be in addition to, or part of, such requirements.

23.28.020.4 MAINTENANCE AND IMPROVEMENT. On or before the City Council improvement-acceptance date, the City shall establish a program of permanent maintenance of usable open space lands dedicated under the provisions of this Title. At the time the final map is approved, the City Council shall designate the date when the development of the usable open space facilities shall be commenced and completed.

23.28.030 SCHOOL SITE DEDICATION. GENERAL. As a condition of approval of a final subdivision map, a subdivider who develops or completes the development of one or more subdivisions within a school district shall dedicate to the school district such lands as the City Council shall deem to be necessary for the purpose of constructing thereon schools necessary to assure the residents of the subdivision adequate elementary school service, in accordance with the provisions of Section 66478 of the Map Act.

23.28.030.1 PROCEDURE. The requirement of dedication shall be imposed at the time of approval of the tentative map. If within thirty (30) days after the requirement of dedication is imposed by the City, the school district does not offer to enter into a binding commitment with the subdivider to accept the dedication, the requirement shall be automatically terminated. The required dedication may be made any time before, concurrently with, or up to sixty (60) days after the filing of the final map on any portion of the subdivision.

23.28.030.2 PAYMENTS TO SUBDIVIDER. The school district shall, if it accepts the dedication, repay to the subdivider or his successors the original cost to the subdivider of the dedicated land, plus a sum equal to the total of the following amounts:

(a) The cost of any improvements to the dedicated land since its acquisition by the subdivider.

(b) The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication.

(c) Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

23.28.030.3 EXEMPTIONS. The provisions of §23.28.030 shall not be applicable to a subdivider who has owned the land being subdivided for more than ten (10) years prior to the filing of the tentative map.

23.28.040 PUBLIC ACCESS. Pursuant to, and in accordance with, the provisions of Article 3.5 of the Subdivision Map Act, the General Plan, and Coastal Land Use Plan, the City shall increase public access to the public natural resources in conjunction with the review of subdivisions of land. The City Council shall not approve either a tentative or a final map of any proposed subdivision which does not provide reasonable access to and public easement for, use of streams, waterways, rivers, coastlines, shorelines, lakes, and reservoirs and provided in the Map Act as cited herein.

23.28.050 RESERVATIONS. GENERAL. As a condition of approval of a map, subdivider shall reserve sites, appropriate in area and location, for parks, recreational facilities, fire stations, libraries, or other public uses according to the standards and formula contained in this Chapter.

23.28.050.1 STANDARDS. Where a park, recreational facility, fire station, library, or other public use is shown on an adopted specific plan or an adopted general plan containing a community facilities element, a recreation and park element, and/or a public building element, the subdivider may be required by the City to reserve sites as so determined by the City, in accordance with the definite principles and standards contained in the foregoing specific plan or general plan.

(a) The reserved area must be of such size and shape as to permit the remainder of the property within which the reservation is located to develop in an orderly and efficient manner.

(b) The amount of land to be reserved shall not make development of the remaining land held by the subdivider economically unfeasible.

(c) The reserved area shall conform to the adopted specific plan or general plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period.

23.28.050.2 PROCEDURE. The public agency for whose benefit an area has been reserved shall, at the time of approval of the final map or parcel map, entere into a binding agreement to acquire such reserved area within two (2) years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement.

23.28.050.3 PAYMENT TO SUBDIVIDER. The purchase price shall be the market value thereof at the time of the filing of the tentative map, plus the taxes against such reserved area from the date of the reservation, and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area.

23.28.050.4 TERMINATION. If the public agency for whose benefit an area has been reserved does not enter into such a binding agreement, the reservation of such area shall automatically terminate.

23.28.060 WAIVER OF ACCESS. The City may require, as a condition of approval of any subdivision, the waiver of direct access rights to proposed or existing streets from any property within the subdivision and abutting thereon. Any such waiver shall become effective in accordance with its provisions and shall be contained in the owner's certificate of the final map or the parcel map."

SECTION 2. This ordinance shall be in force and take effect

thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 23rd day of March, 1982, by the following vote:

AYES: Councilmember - Mellis, Wormhoudt, Laird, Mahaney, Ghio, Van Allen; Mayor Rotkin.

NOES: Councilmember - None.

ABSENT: Councilmember - None.

DISQUALIFIED: Councilmember - None.

APPROVED Michael E. Rotkin
MAYOR

Attest Patricia M. Kenyon
City Clerk

PASSED FOR FINAL ADOPTION this 13th day of April, 1982, by the following vote:

AYES: Councilmember - Mellis, Wormhoudt, Laird, Mahaney, Ghio, Van Allen; Mayor Rotkin.

NOES: Councilmember - None.

ABSENT: Councilmember - None.

DISQUALIFIED: Councilmember - None.

APPROVED Michael E. Rotkin
MAYOR

Attest Patricia M. Kenyon
City Clerk

City of Santa Cruz
Administrative Procedure Order
Section (Effective)

TO: All Department Heads

SUBJECT: OBTAINING COASTAL ACCESS EASEMENTS OR DEDICATIONS

PURPOSE

When a land development project is proposed in a location designated in General Plan or Coastal Plan policy for public access, the following procedure will be used to secure a land offer (dedication or easement) as a condition of development approval. The Department of Planning and Community Development will be primarily responsible for administering the procedure with the assistance of the Public Works Department and City Attorney.

GENERAL

Described on subsequent pages are the Coastal Access Policy Guidelines and the procedure to be followed in obtaining access offfers. A sample access offer to dedicate is provided for reference.

ADMINISTRATIVE PROCEDURES FOR OBTAINING COASTAL ACCESS AS CONDITION OF APPROVAL FOR COASTAL DEVELOPMENT

The General Plan and Coastal Land Use Plan requires that public coastal access be enhanced, protected, and provided. The General Plan/Coastal Land Use Plan, proposed pedestrianways map, attached, shows a citywide as well as coastal pathway system. The Coastal Land Use Plans, Coastal Access Component, pp 3-1 to 3-35 Map 2 on page 13 of Port District Coastal Land Use Plan and Map 8 on page 45 of the Western Drive Master Plan, describe the coastal access program.

The Coastal permit requirements, The Shoreline Protection Overlay District (SP-O) and revisions to the Subdivision Ordinance implement coastal access policies. Section 24.12.14.50 of the Coastal Permit Ordinance requires that "access easements maybe required of developments which could curtail existing public access to the beach of Coastal Areas or as required by Coastal Plan Policy. Section 24.16.2030 (6) of the Shoreline Protection District states: "Protect and enhance free public access to or along the beach and sign such access when necessary". Section 23.28.040 Public Access of the subdivision ordinance states in part, "Pursuant to, and in accordance with, the provisions of Article 3.5 of the Subdivision Map Act, the General Plan and Local Coastal Land Use Plan, the City shall increase public access to public natural resources in conjunction with the review of subdivisions of lands". Both of these ordinances will be administered through the following procedures.

When public access is required, before a building permit can be issued, or final map approved, it is necessary to prepare the public access offer as detailed below. The access offer, after completed with Santa Cruz, will be reviewed by the Coastal Commission as required by Article 16, Section 2, Subsection 6 of the Local Coastal Program Regulations.

Prior to recording the signed and notarized OFFER, a preliminary title report and subordination agreements are to be submitted to the Planning Department, City of Santa Cruz, 809 Center Street, Santa Cruz, CA 95060, for final approval. The coastal development permit will not be issued prior to submission of the proper documents and completion of the steps outlined below.

A. IRREVOCABLE OFFER TO DEDICATE

In most cases, the public access condition requires permit applicants to record a document called an IRREVOCABLE OFFER TO DEDICATE an easement over portions of the property for public use. The OFFER is irrevocable for a period of twenty-one years from the date of recordation. A sample form is

attached to this memo with instruments for filling in the blanks. The document must be signed by all record owners of the property and notarized.

B. TITLE REPORT

The permit condition requires the OFFER to be recorded free of all liens and encumbrances except tax liens. If the Title report shows that the property is subject to a deed of trust or mortgage, for example, the banks or individuals holding the encumbrances must execute an agreement subordinating their claim to the OFFER.

Although some banks and lending institutions will prefer to execute subordination agreements using their own forms, a copy of the sample agreement and instructions are attached for your information. Determinations regarding the encumbrances which must be subordinated to the OFFER will be made by the City Planning Department on the basis of the preliminary title report. To expedite receipt of the permit, if the property is encumbered, early submission of the preliminary title report is suggested so that the signed and notarized subordination agreements may be submitted to the City staff along with the executed OFFER.

In certain permits involving large access corridors of offered land not clear of encumbrances, ALTA insurance will be required to insure that the OFFER is an enforceable option. Title insurance will be specifically required by the terms of the permit, if required at all.

C. RECORDING

The State staff will review the applicant's submittals and certify satisfactorily completed documents for recording. The OFFER, and SUBORDINATION AGREEMENTS, where applicable, will then be returned to the applicant with an acknowledgement form for the Recorder's office. The applicant will have the responsibility for recording the documents.

The original documents, with copies for the applicant's files, if desired, must be submitted to the County Recorder's office in which the property is located. Each OFFER, where more than one is required by the permit, and each SUBORDINATION AGREEMENT, must be recorded as a separate document. The original documents will be retained by the Recorder's office for indexing and will be returned to the City Planning Department within 10-30 days.

In order to obtain the permit as quickly as possible after recording, the applicant should immediately return the Recorder's acknowledgement form, noting the date and page of the recordation, in the stamped, addressed

envelope that will be provided by the Planning Department. As a final step in the procedure, the applicant must submit an updated title report to the Planning staff, showing the recorded documents in the chain of title.

When all of these steps have been commpleted, the Planning Department will issue the permit or approve the final map.

A sample OFFER TO DEDICATE follows.

Attachments

Sample of OFFER TO DEDICATE
Sample Subordination Agreement

SR:sh:mn
1.6.60.6

Explanation of Blanks on Form

Page 1

Lines 7 & 8: Date and Owner. These lines require the date that the document is being executed and the legal owner of the property. The legal owner is the record owner exactly as shown in the title report. In some cases, the owner of the property may not be the same person as the permit applicant. If a lessee or optionee has obtained approval of a project subject to an access condition which must be executed by an owner, the permit will not be issued until the owner executes the offer to dedicate. If the property is in escrow, escrow instructions are to be submitted with the executed offer.

Line 11: The county in which the property is located.

Line 12: Exhibit A. Attach a copy of the full legal description of the property, which can be obtained from a grant deed or the title report for the property, and mark as Exhibit A.

Line 4: County in which property is located.

Line 26: Coastal Permit Number (same as appeal number).

Line 27: Date of final action.

Page 2

Line 2: Exhibit B. Attach a copy of the final staff recommendation and findings as adopted by the City and mark as Exhibit B.

Line 4: Permit Condition. Copy the exact wording of the permit condition relating to public access, as adopted by the City. Occasionally, the City will adopt more than one condition affecting access. A separate document must be executed for each separate access condition.

Page 3

Line 6: Coastal Permit Number (same as appeal number).

Line 9: The approved uses of the easement as set forth in the permit condition, e.g., an easement for "public access and passive recreational use along the shoreline."

Line 12: Narrative description of the location and width of the easement as set forth in the permit condition. The description of the easement should be as specific as possible.

Line 14: Exhibit C. Attach an official surveyor's or accessor's map showing the exact location of the easement on the subject property, or a metes and bounds description prepared by the Title Company, if available, and mark as Exhibit C.

SR:sh
1.6.60.6
CPC Mtg. - 2/2/82

Recording Requested by and
When Recorded, Mail To:

City of Santa Cruz Planning Dept.
809 Center Street
Santa Cruz, CA 95060

IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENT

AND

DECLARATION OF RESTRICTIONS

THIS IRREVOCABLE OFFER AND DEDICATION OF PUBLIC ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS (hereinafter "Offer") is made this _____ day of _____, 19____, by _____, (hereinafter referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest of certain real properties located in the County of _____, State of California, and described in the attached Exhibit A (hereinafter referred to as the "Property"); and

II. WHEREAS, all of the Property is located within the coastal zone as defined in Section 30103 of the California Public Resources Code (which code is hereinafter referred to as the "Public Resources Code"); and

III. WHEREAS, the City of Santa Cruz Coastal Plan (herein referred to as the "Plan") requires that any development approved by the City must be consistent with the policies of the Plan.

IV. WHEREAS, Pursuant to the Plan, Grantor applied to the City for a permit to undertake development as defined in the Local Coastal Program within the coastal zone of _____ County (hereinafter the "Permit"); and

V. WHEREAS, a coastal development permit (Permit No. _____) was granted on _____, 19_____, by the City in

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STATE OF CALIFORNIA
STD. 113 REV. 8-72

accordance with the provision of the Staff Recommendation and Findings, Exhibit B, attached hereto and hereby incorporated by refernece, subject to the following condition:

VI. WHEREAS, the subject property is a parcel located between the first public road and the shoreline; and

VII. WHEREAS, under the policies of Sections 30210 through 30212 of the California Coastal Act of 1976, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided; and

VIII. WHEREAS, the City found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of the Coastal Land Use Plan, and that therefore in the absence of such a condition, a permit could not have been granted;

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STATE OF CALIFORNIA
STD. 113 REV. 8-72

IX. WHEREAS, it is intended that this Offer is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8 of the California Constitution and that said Offer, when accepted, shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1;

NOW THEREFORE, in consideration of the granting of Permit No. _____ to the owner(s) by the City, the owner(s) hereby offer(s) to dedicate to the People of California an easement in perpetuity for the purposes of

_____

_____

_____

located on the subject property _____

_____

and as specifically set forth by attached Exhibit C hereby incorporated by reference.

1. BENEFIT AND BURDEN. This Offer shall run with and burden the Property and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all successors and assigns. This Offer shall benefit the State of California.

2. DECLARATION OF RESTRICTIONS. The Grantor is restricted from interfering with the use by the public of the area subject to the offered easement for public access. This restriction shall be effective from the time of recordation of this Offer and Declaration of Restrictions.

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3. ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS. Prior to the opening of the accessway, the Grantee, in consultation with the Grantor, may record additional reasonable terms, conditions, and limitations on the use of the subject property in order to assure that this Offer for public access is effectuated.

4. CONSTRUCTION OF VALIDITY. If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impared.

5. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this Offer shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

6. TERM. This irrevocable offer of dedication shall be binding for a period of 21 years. Upon recordation of an acceptance of this Offer by the Grantee, this Offer and terms, conditions, and restrictions shall have the effect of a grant of access easement in gross and perpetuity that shall run with the land and be binding on the parties, heirs, assigns, and successors.

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STATE OF CALIFORNIA
STD. 113 REV. 8-72

Acceptance of the Offer is subject to a covenant which runs with the land, providing that the first offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the City Manager for the duration of the term of the original Offer to Dedicate.

Executed on this _____ day of _____, at _____

_____, California.

Dated: _____ Signed _____
Owner

_____
Type or Print

Signed _____

_____
Type or Print

STATE OF CALIFORNIA)
)
COUNTY OF _____) SS

On _____, 19____, before me, the undersigned Notary Public, personally appeared _____ and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

_____
Notary Public, in and for the
County of _____
State of California

This is to certify that the Offer to Dedicate set forth above dated _____, 19____, and signed by _____, owner(s), is hereby acknowledged by the undersigned officer on behalf of the City of Santa Cruz pursuant to authority conferred by the City Council when it granted Coastal Development Permit No. _____ on, _____ and the City of Santa Cruz consents to recordation thereof by its duly authorized officer.

Dated: _____

_____

_____
City of Santa Cruz

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On _____, before the undersigned, a Notary Public in and for said State, personally appeared _____, _____, known to be to be the _____ of the City of Santa Cruz and known to me to be the person who executed the within instrument on behalf of said City, and acknowledged to me that such City executed the same.

Name

Title

Witness my hand and official seal.

_____
Notary Public in and for said County and State

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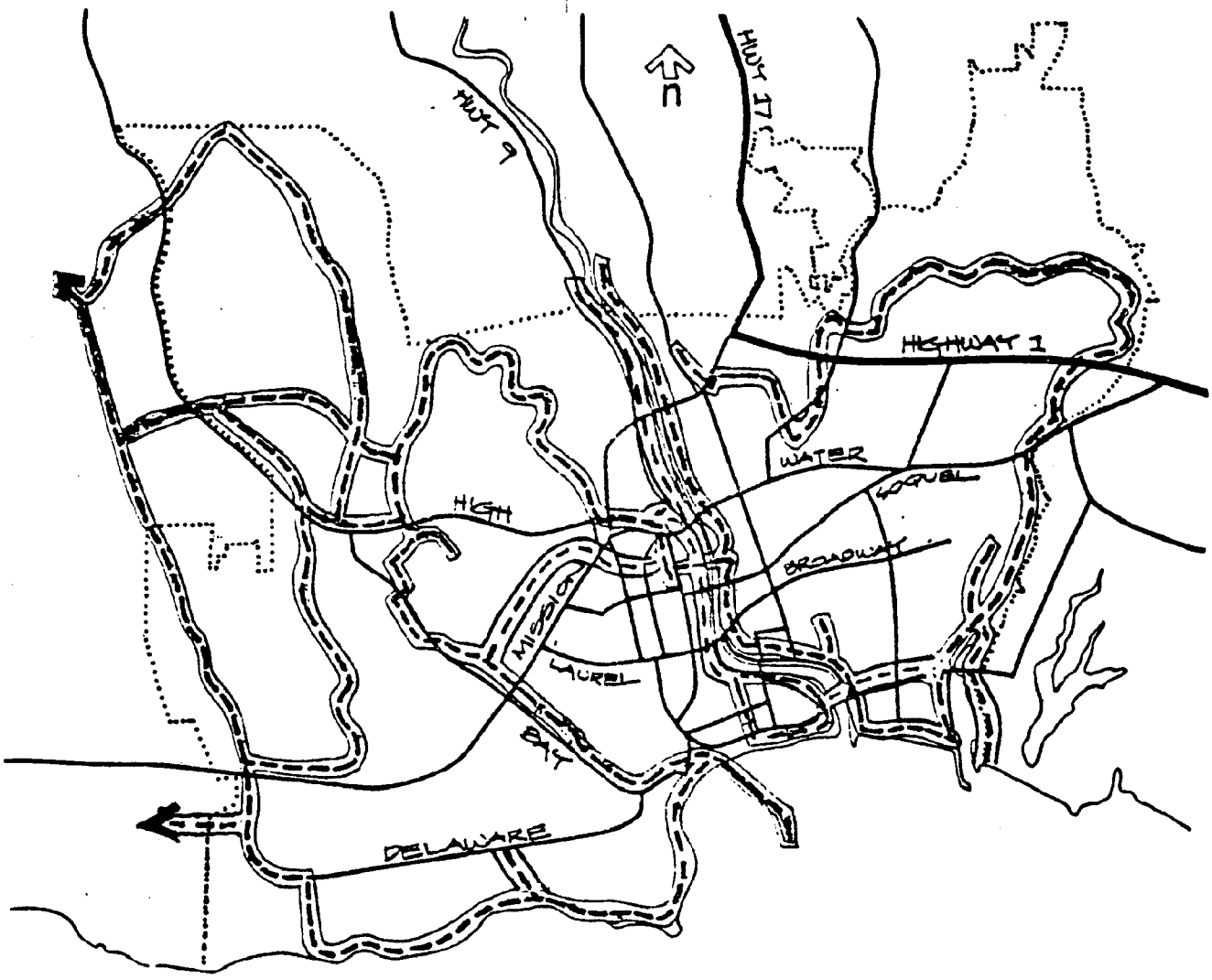
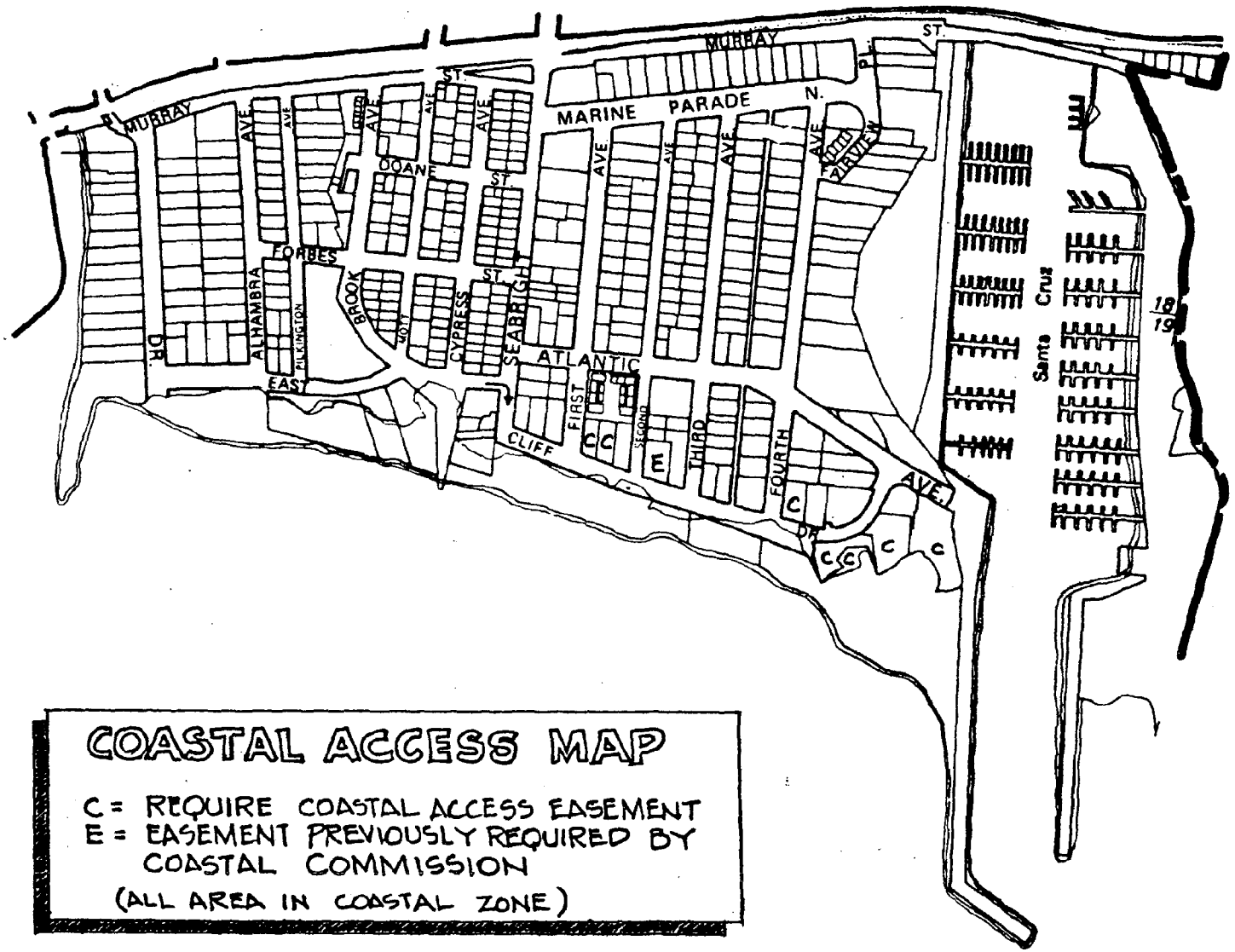
STATE OF CALIFORNIA
STD. 113 REV. 8-72

PROPOSED PEDESTRIANWAYS



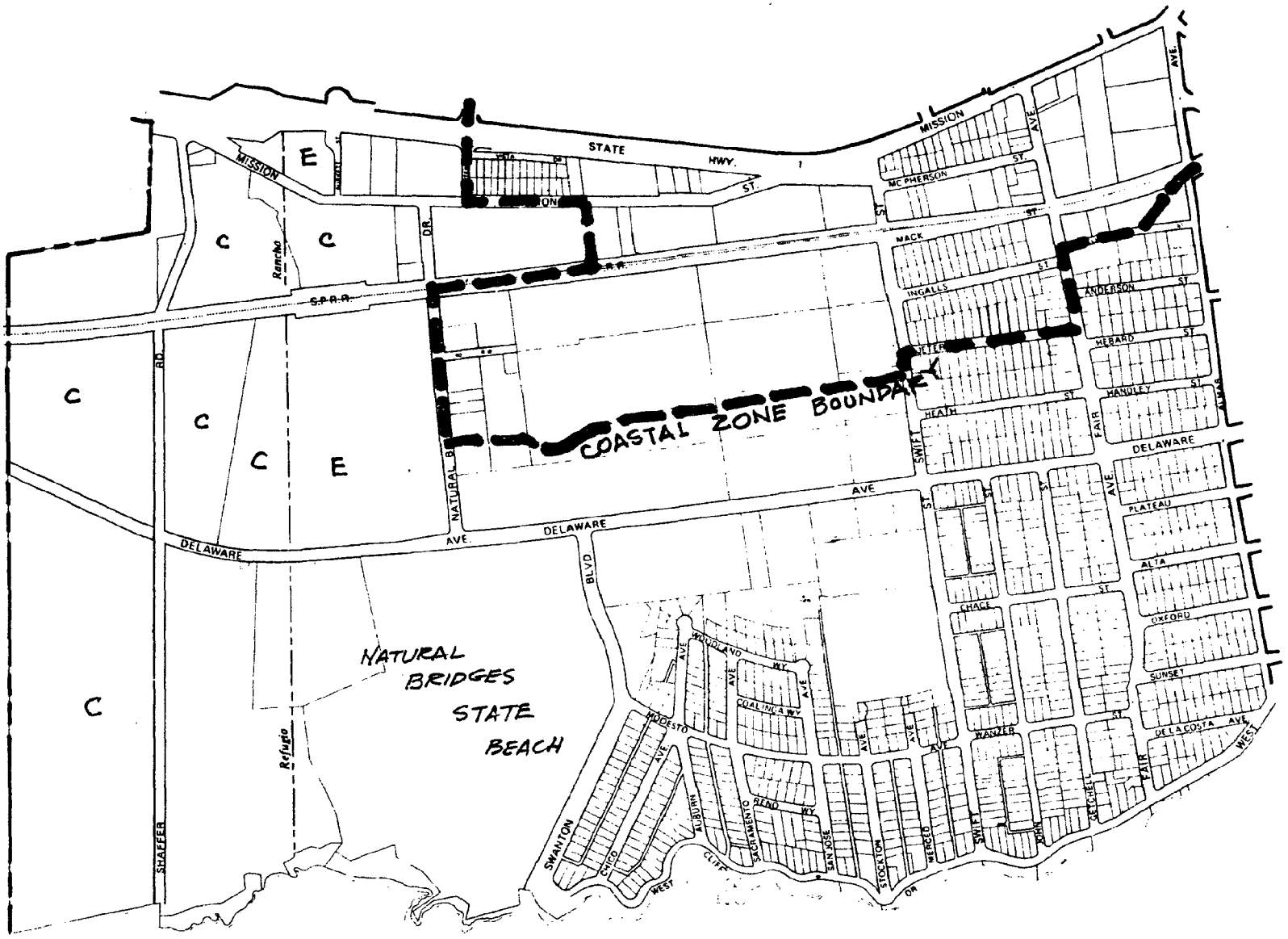


COASTAL ACCESS MAP

C = REQUIRE COASTAL ACCESS EASEMENT
E = EASEMENT PREVIOUSLY REQUIRED BY COASTAL COMMISSION
(ALL AREA IN COASTAL ZONE)

0 500 1000
FEET

5.162

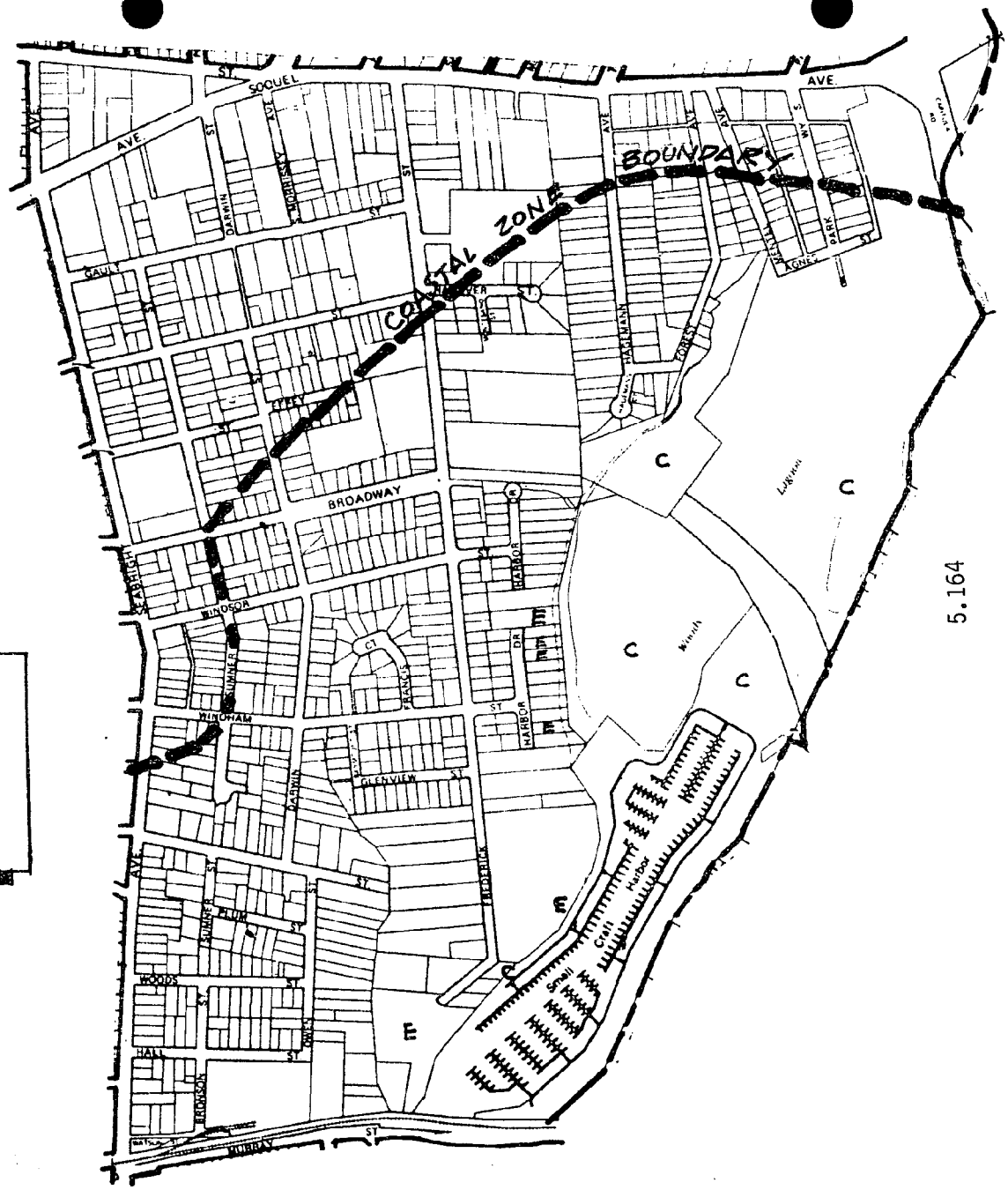


COASTAL ACCESS MAP

C = REQUIRE COASTAL ACCESS EASEMENT
E = EASEMENT PREVIOUSLY REQUIRED BY COASTAL COMMISSION

0 500 1000
FEET

N



COASTAL ACCESS MAP

C = REQUIRE COASTAL ACCESS EASEMENT
E = EASEMENT PREVIOUSLY REQUIRED BY COASTAL COMMISSION

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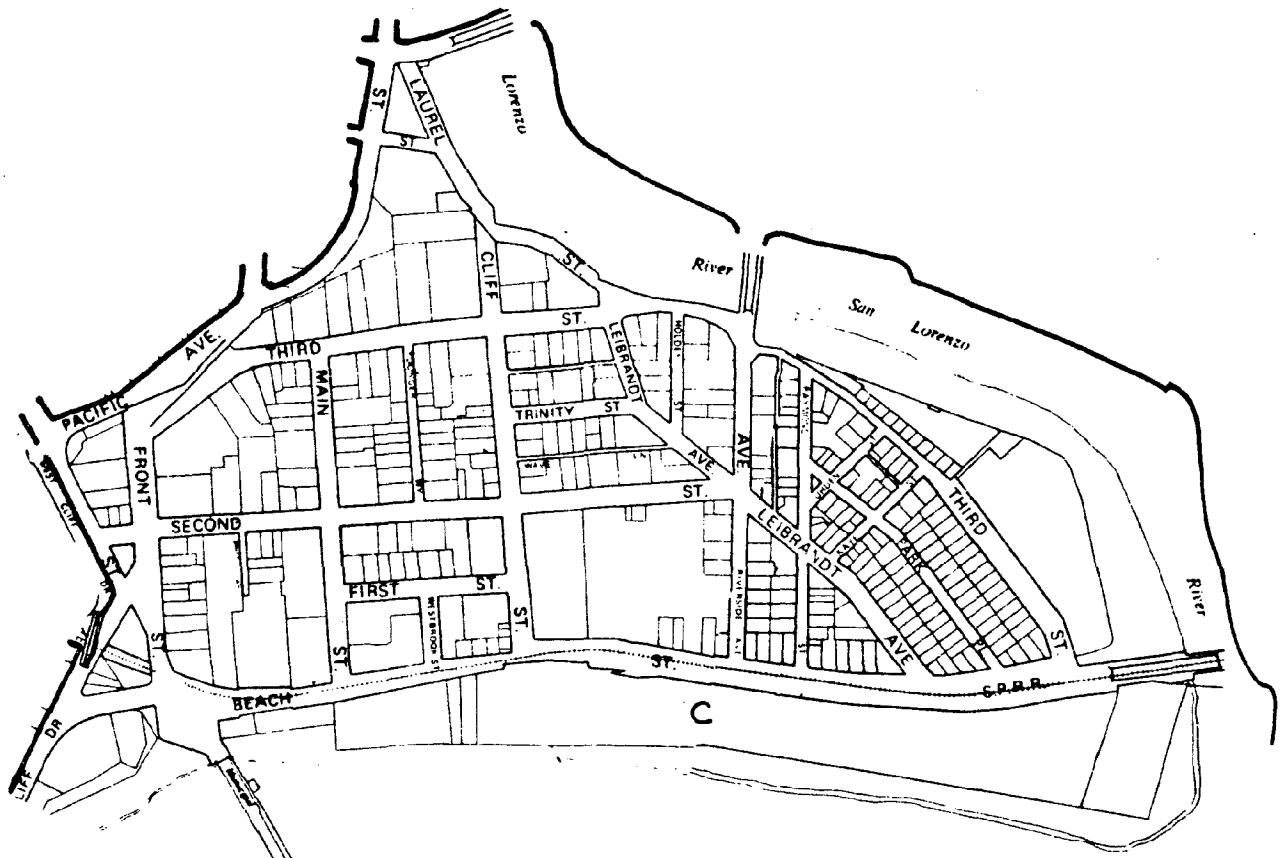
FEET

5.164



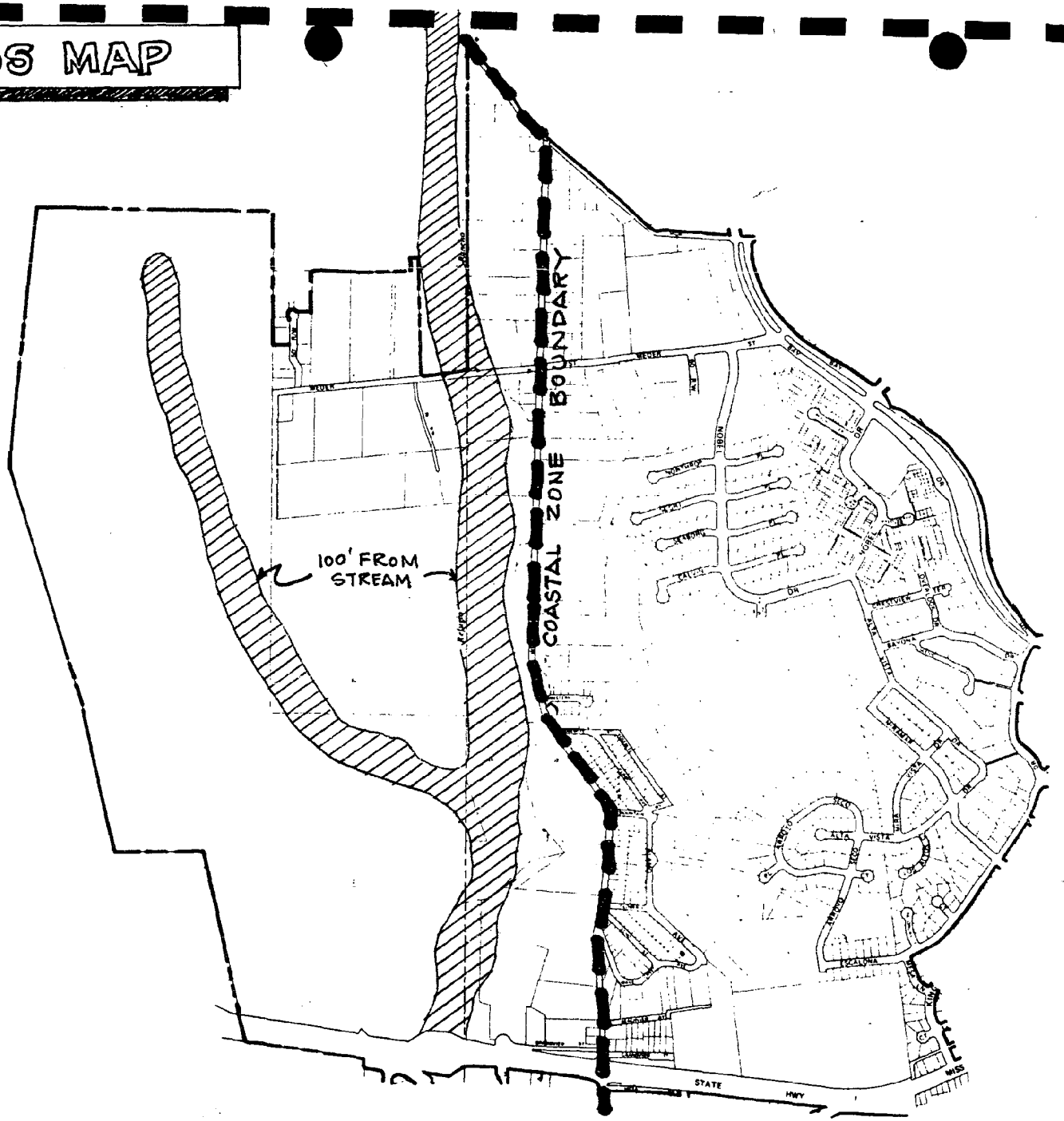
COASTAL ACCESS MAP

C = REQUIRE COASTAL ACCESS EASEMENT

(ALL AREA IN COASTAL ZONE)

COASTAL ACCESS MAP

ALL PARCELS IN OR ADJOINING THE MOORE CREEK COASTAL ACCESSWAY SHOULD BE CONSIDERED FOR COASTAL ACCESS EASEMENTS *



* SEE "WESTERN DRIVE MASTER PLAN" - MAP 8, PG. 45 FOR ACCESS LOCATIONS FROM WESTERN DRIVE.

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF SANTA CRUZ ADDING CHAPTER 18.04 OF THE SANTA CRUZ MUNICIPAL CODE TO ESTABLISH A NEW BUILDING CODE FOR THE CITY OF SANTA CRUZ.

BE IT ORDAINED by the City of Santa Cruz as follows:

Section 1. Chapter 18.04 of the City of Santa Cruz Municipal Code is hereby superseded and amended to read in words and figures as follows:

Chapter 18.04
BUILDING CODE

18.04.010 BUILDING CODE OF THE CITY OF SANTA CRUZ. This Chapter constitutes the Building Code of the City of Santa Cruz.

18.04.020 DEFINITIONS. The following definitions apply to this Chapter:

1. Uniform Building Code. Any reference in this Chapter to the Uniform Building Code shall refer to that edition of the Uniform Building Code adopted in Section 18.04.030.
2. Uniform Building Code Standards. Any reference in this Chapter to the Uniform Building Code Standards shall refer to that edition of the Uniform Building Code Standards adopted in Section 18.04.030.
3. Uniform Administrative Code. Any reference in this Chapter to the Uniform Administrative Code shall refer to that edition of the Uniform Building Code adopted in Section 18.04.030.
4. Uniform Code for the Abatement of Dangerous Buildings. Any reference in this Chapter to the Uniform Code for the Abatement of Dangerous Buildings shall refer to that edition of the Uniform Code for the Abatement of Dangerous Buildings adopted in Section 18.04.030.
5. Uniform Housing Code. Any reference in this Chapter to the Uniform Housing code shall refer to that edition of the Uniform Housing Code adopted in Section 18.04.030.
6. Dwelling Construction under Uniform Building Code. Any reference in this Chapter to the Dwelling Construction under Uniform Building Code shall refer to that edition of the Uniform Building Code adopted in Section 18.04.030.
7. "Annual Supplements of the Uniform Codes" of the above-named Codes - any reference in this Chapter to the Annual Supplements of the Uniform codes shall refer to that edition of the Annual Supplements of the Uniform Codes adopted in Section 18.04.030.
8. "This Chapter". Any reference to "this Chapter" includes the provisions of the Santa Cruz Municipal Code that are codified in this Chapter and also includes any document adopted in Section 18.04.030.
9. Interpretation as a Whole. Any documents adopted in this Chapter shall, wherever possible, be interpreted together as a whole. (Ord. 8111 T, 1981).

18.04.030 ADOPTION OF UNIFORM CODES. The following documents, published by the International Conference of Building Officials, are hereby adopted as part of the Building Code of the City of Santa Cruz:

1. The Uniform Building Code, 1982 edition, including Appendices;
2. The Uniform Building Code Standards, 1982 edition;

3. The Uniform Administrative Code, 1982 edition;
4. The Uniform Code for the Abatement of Dangerous Buildings, 1982 edition;
5. The Uniform Housing Code, 1982 edition;
6. Dwelling Construction under the Uniform Building Code, 1982 edition.
7. Annual Supplements of the Uniform Building Codes.
8. One copy of each of the above documents is and shall be maintained on file in the Office of the City Clerk, for use and examination by the public. Except as otherwise specifically provided herein, each and every provision, section, table, diagram, illustration, figure, phrase and paragraph thereof is hereby adopted in the same manner as if set forth here in full.

18.04.040 BUILDING CODE - DELETIONS. The following sections of the Uniform codes as adopted in Section 18.04.030 are deleted:

1. The Uniform Building Code, 1982 edition, Chapter 12, Section 1202 of the appendix concerning the adoption of the One- and Two-Family Dwelling Code, 1979 edition, as promulgated jointly by the International Conference of Building Officials (ICBO), the Building Officials and Code Administrators International (BOCA) and the Southern Building Code Congress International Incorporated (SBCCI).

18.04.050 PERMIT FEES. The Chief Building Official shall charge and receive such fees for services, inspections and permits relating to any work subject to this Chapter as set forth in Chapter 3, Table 3A of the Uniform Administrative Code as adopted in Section 18.04.030.

18.04.060 PENALTIES. Except as provided in Section 18.04.070, any person, firm, or corporation violating any provisions of this Chapter shall be subject to the penalties provided in Chapter 1.08 "Penalty Provisions" of the Santa Cruz Municipal Code.

18.04.070 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS - PENALTIES. Any person, firm, or corporation who violates any of the provisions of the Uniform Code for the Abatement of Dangerous Buildings shall be guilty of a misdemeanor.

18.04.080 ESTABLISHMENT OF INSPECTION SERVICES.

There is hereby established in the City of Santa Cruz, as part of the Department of Planning and Community Development, a Division known as Inspection Services, which shall be under the jurisdiction of the Chief Building Official designated by the City Manager. The Chief Building Official shall, for all purposes, including enforcement procedures, be charged with the duties of the "Building Official" described in this Chapter.

18.04.090 DUTIES OF THE BUILDING OFFICIAL - REPORTS AND RECORDS. The Chief Building Official shall submit a report to the City Manager not less than once a year, covering the work of inspection services during the preceding period. He shall incorporate, in said report, a summary of his recommendations as to desirable amendments to this Chapter and succeeding Chapters of Title 18 of the Santa Cruz Municipal Code. The The Chief Building Official shall keep a permanent accurate account of all fees or other monies collected and received under this Chapter, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

Section 2. This Ordinance shall be in force and effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 28th day of February , 1984, by the following vote:

AYES: Councilmember - Mellis, Weed, Rotkin, Sears-Williams, Levine, Wormhoudt; Mayor Laird.
NOES: Councilmember - None.
ABSENT: Councilmember - None.

APPROVED John Laird
Mayor

Attest Patricia M. Kenyon
City Clerk

PASSED FOR FINAL ADOPTION, this 13th day of March, 1984, by the following vote:

AYES: Councilmembers - Mellis, Weed, Rotkin, Sears-Williams, Levine, Wormhoudt; Mayor Laird.
NOES: Councilmembers - None.
ABSENT: Councilmembers - None.

APPROVED John Laird
Mayor

ATTEST Patricia M. Kenyon
City Clerk

This is to certify that the above and foregoing is the original document: Ordinance No. 84-16 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Patricia M. Kenyon
City Clerk

ORDINANCE NO. 78-15

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING SECTION 6.20.020 OF THE SANTA CRUZ MUNICIPAL CODE PERTAINING TO SEPTIC TANKS AND CESSPOOLS.

BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION 1. Section 6.20.020 of the Santa Cruz Municipal Code is hereby amended to read as follows:

"6.20.020 SEPTIC TANKS AND CESSPOOLS. Except as otherwise provided in this code, the further maintenance or use of septic tanks or cesspools is found and declared to be a public nuisance, and every separate dwelling, store, restaurant, hotel, roominghouse, apartment house, manufacturing establishment, or other building inhabited or used by human beings shall have a separate connection to the public sewer system. No person shall hereafter construct or maintain any cesspool, nor any septic tank, except as provided as follows in this section:

(1) An existing septic tank, properly maintained and in use on May 1, 1972, may be continued in use, if maintained to the satisfaction of the health officer, until such time as a public sewer becomes available for connection at a point not more than two hundred feet from any buildings located on the premises inhabited or used by human beings and in which any sewage is produced. Upon a public sewer becoming so available, all buildings on said premises shall be connected with the sewer system not more than ninety days thereafter, or such longer period of time as the City Council may, for good cause shown, allow.

(2) Upon the recommendation of the Director of Public Works, and if the nearest place of connection to a public sewer is located more than two hundred feet from any buildings inhabited or used by human beings in which any sewage is produced, the City Council may issue a permit for the construction and installation of a septic tank of a design and located to meet the approval of the health officer, if the Council finds that the denial of such a permit would impose

an undue and unreasonable hardship.

(3) An existing septic tank, properly maintained and in use at the time of annexation of territory to the City, may be continued in use, for a period of two (2) years after said annexation. Thereafter, said septic tank may be continued in use only in accordance with and subject to the remaining provisions of this Section.

SECTION 2. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 23rd day of May, 1978, by the following vote:

AYES: Councilmen - DE PALMA, MUHLY, MAHANEY, HAMMOND, GHIO, MELVILLE; MAYOR EDLER

NOES: Councilmen - NONE.

ABSENT: Councilmen - NONE.

APPROVED _____ MAYOR

Attest _____ City Clerk

PASSED FOR FINAL ADOPTION this 13th day of June, 1978, by the following vote:

AYES: Councilmen - Muhly, Hammond, Ghio, Melville; Mayor Edler.

NOES: Councilmen - De Palma, Mahaney.

ABSENT: Councilmen - None.

APPROVED _____ MAYOR

Attest _____ City Clerk

RESOLUTION NO. NS-15,824

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING RESOLUTION NO. NS-14,941, PERTAINING TO THE CITY OF SANTA CRUZ PROCEDURE FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 (CEQA).

WHEREAS, on July 13, 1982, the Santa Cruz City Council adopted its Resolution No. NS-14,941, entitled "A Resolution of the City Council of the City of Santa Cruz superseding Resolution NS-14,175A and establishing a new procedure for implementing the California Environmental Quality Act of 1970;" and

WHEREAS, the State of California has adopted amendments to its state guidelines requiring further amendments to the City of Santa Cruz Guidelines; and

WHEREAS, it is appropriate to make additional amendments to the City Guidelines in order to clarify the procedures set forth therein;

NOW, THEREFORE, BE IT RESOLVED by the Santa Cruz City Council as follows:

1. The procedure for implementing the California Environmental Quality Act of 1970, as adopted by the Santa Cruz City Council in its Resolution No. NS-14,941, is amended as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 22nd day of May, 1984, by the following vote:

AYES: Councilmember - Mellis, Weed, Rotkin, Sears-Williams, Levine, Wormhoudt; Mayor Laird.
NOES: Councilmember - None.
ABSENT: Councilmember - None.

APPROVED John Laird
Mayor

ATTEST Jeanne Bielskis
Deputy City Clerk

ORDINANCE NO. 73-10

AN ORDINANCE OF THE CITY OF SANTA CRUZ ADDING CHAPTER 5.72 TO THE SANTA CRUZ MUNICIPAL CODE, PROVIDING FOR THE IMPOSITION OF AN EXCISE TAX ON THE CONSTRUCTION OF BEDROOMS WITHIN DWELLING UNITS AND MOBILEHOMES FOR THE PURPOSE OF PROVIDING PARK AND RECREATION FACILITIES.

BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION 1. Chapter 5.72 entitled "Park and Recreation Facilities Tax" is hereby added to the Santa Cruz Municipal Code, to read, in words and figures as follows:

"Chapter 5.72

PARK AND RECREATION FACILITIES TAX

5.72.010. Purpose and Intent. It is the purpose and intent of the City Council that there be an excise tax imposed on the privilege of constructing bedrooms within residential dwelling units and mobilehomes in the City of Santa Cruz for the purpose of raising revenue. Said tax shall be called the parks and recreation facilities tax.

5.72.020. Bedroom. As used in this Chapter, a "bedroom" shall mean an enclosed division of a dwelling unit or mobilehome containing at least ninety square feet of floor area and commonly used, for, or with reasonable potential for, sleeping purposes, but not including halls, closets, living rooms, kitchens and utility rooms.

An enclosed division is an area bounded along more than seventy-five percent of its perimeter by vertical walls or partitions which serve to define the boundaries of division.

5.72.030. Dwelling Unit. As used in this Chapter, a "dwelling unit" shall mean a structure of permanent character, placed in a permanent location, which is planned, designed or used for residential occupancy, including one-family, two-family, and multi-family dwellings, apartment houses and complexes, but not including hotels, motels, and boarding houses for transient guests.

5.72.040. Mobilehome. As used in this Chapter, "mobilehome" shall mean any portable structure or vehicle, other than a motor vehicle, designed or used for residential purposes so as to permit occupancy thereof for dwelling or sleeping purposes, and for being drawn by a motor vehicle.

5.72.050 Mobilehome Lot. As used in this Chapter, "mobilehome lot" shall mean any area or portion of a mobilehome park designated, designed or used for the occupancy of one mobilehome on a temporary, semi-permanent or permanent basis.

5.72.060. Person. As used in this Chapter "person" shall mean any domestic or foreign corporation, firm, association, syndicate, joint stock company, partnership of any kind, joint venture, club, Massachusetts business or common law trust, society or individual.

5.72.070. Parks and Recreation Facilities Tax Imposed. An excise tax is hereby imposed on the privilege of constructing in the City of Santa Cruz any mobilehome lot or residential dwelling unit, and every person to whom a permit to construct any residential dwelling unit in the City is issued, and every person to whom a permit to construct and install electrical and plumbing equipment to service a mobilehome lot in a mobilehome park in the City is issued, shall pay to the City such tax at the following rates:

> The sum of eighty dollars for each bedroom within a residential dwelling unit to be constructed;
>
> The sum of one hundred and sixty dollars for each mobilehome lot to be constructed in a mobilehome park.

5.72.080. Time of Payment. The parks and recreation facilities tax herein required to be paid shall be due and payable upon issuance by the City of a building permit for the construction of any residential dwelling unit, or prior to connection to the City sewer to service a mobilehome lot in a

mobilehome park expires, within the meaning of Section 302(d) of the Uniform Building Code, 1970 EditionVolume 1, within thirty days after the date of such expiration, upon written application for such refund by the person who paid such tax setting forth in full the facts showing that such permit has expired.

5.72.090. Place of Payment. The parks and recreation facilities tax shall be paid to the City Building Official of the City or his authorized agent at the office of the City Building Department.

5.72.100. Exemptions. The tax imposed by this Chapter shall not apply to the following:

(a) Nothing in this Chapter shall be construed as imposing a tax upon any person when imposition of such tax upon that person would be in violation of the Constitution of the United States or that of the State of California.

(b) Reconstruction of a building which was damaged or destroyed by earthquake, fire, flood, or other cause over which the owner had no control (provided that compliance with any building code or other ordinance requirement of the City of Santa Cruz or of any other applicable law shall not be deemed a cause over which the owner has no control), but only if the number of bedrooms in the building is not increased. If the number of bedrooms is increased then the tax imposed under this Chapter shall apply to such increased number of bedrooms.

(c) Enlargement, remodeling or alteration of a building but only if the number of bedrooms in the building is not increased. If the number of bedrooms is increased then the tax imposed under this Chapter shall apply to such increased number of bedrooms.

(d) The construction of a dwelling unit or a mobilehome lot for which and only to the extent that said dedication

of land or payment of a fee, or a combination thereof, has been required and paid pursuant to Chapter 23.16 of this Code (as adopted June 15, 1968 or as thereafter amended.)

5.72.110. Use of Tax for Acquisition, Improvement and Expansion of Public Park, Playground, and Recreational Facilities. All of the parks and recreation facilities taxes collected pursuant to the provisions of this Chapter shall be placed into a special fund which is hereby created and established for such purpose and which shall be known as the Parks and Recreation Facilities Tax Fund. The fund shall be composed of a separate revenue and expense account for each park district in the City as designated on the park district map set forth in Section 5.72.120 of this ordinance. Taxes collected pursuant to this Chapter shall be deposited in the revenue and expense account of the park district from which the taxes were collected, and shall be used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities of the City located within the park district in the city from which they were collected. It shall be the policy of the City to expend such taxes within the park district from which they were collected as close to the residential dwelling units or mobilehome lots for which they were collected as is reasonably practicable and feasible.

Under exceptional circumstances and upon resolution by the City Council, the tax may be used in an adjoining park district so long as the area from which taxes originated is still benefited.

5.72.120. Park District Map. The boundaries of park districts established for the administration of this Chapter are as shown on the park district map of the City of Santa Cruz. The map and all amendments, changes and extensions thereof, and all legends, symbols, notations, references and other matters shown thereon shall be a part of this Chapter and shall constitute Section 5.72.120 hereof.

Ord. 73-10

SECTION 2. If any section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Chapter or any part hereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Chapter or any part thereof. The City Council hereby declares that it would have passed any section, or sub-section, or subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared unconstitutional.

SECTION 3. This ordinance shall be in force and take affect thirty days after its final adoption.

PASSED FOR PUBLICATION this 27th day of March, 1973, by the following vote:

AYES: Councilmen - Jones, Wood, Werner, Smith; Mayor Castagnola

NOES: Councilmen - Wicklund

ABSENT: Councilmen - Groff

APPROVED _____
MAYOR

Attest _____
City Clerk

PASSED FOR FINAL ADOPTION this 10th day of April, 1973, by the following vote:

AYES: Councilmen - Jones, Wood, Werner, Smith; Mayor Castagnola

NOES: Councilmen - Groff, Wicklund

ABSENT: Councilmen - None

APPROVED _____
MAYOR

Attest _____
City Clerk

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 73-10 PASSED AND ADOPTED BY THE CITY COUNCIL ON THE 10th DAY OF April, 73, AND HAS BEEN PUBLISHED ACCORDING TO THE CITY CHARTER.

_____
CITY CLERK

ORDINANCE NO. 76-43

AN ORDINANCE OF THE CITY OF SANTA CRUZ ADDING CHAPTER 9.56 TO THE SANTA CRUZ MUNICIPAL CODE, PERTAINING TO HERITAGE TREES

WHEREAS, the City of Santa Cruz has actively encouraged the development of a safe, healthy and attractive environment in which its residents can live and work; and

WHEREAS, a portion of the effort to achieve these goals has been the City's recognition of the substantial economic, environmental, and aesthetic importance of its large tree population consisting of many different species; and

WHEREAS, this outstanding tree population has been, and continues to be, an invaluable asset in contributing to the economic, environmental and aesthetic stability of the community; and

WHEREAS, it is recognized that the preservation of heritage trees on private property is important for the following reasons:

(a) To protect property values;

(b) To encourage and assure the continuance of quality development;

(c) To protect and conserve the attractiveness and aesthetic and scenic beauty of the City;

(d) To protect the environment of the City of Santa Cruz;

(e) To aid in the reduction of air pollution by protecting the known capacity of trees to produce oxygen and ingest carbon dioxide, thereby contributing to the protection of air quality;

(f) To help reduce potential damage from wind;

(g) To act as a noise buffer;

(h) To assist in the absorption of rain waters into the ground, thereby protecting against potential damage from soil erosion and flooding, as well as the reduction of cost of handling storm waters by artificial means; and

WHEREAS, for the above-mentioned reasons, in order to promote the health, safety and general welfare of the City of Santa Cruz, while

simultaneously recognizing the individual rights to develop, maintain, and enjoy private property to the fullest possible extent, consistent with the public interest, convenience and necessity, it is necessary to enact regulations preserving trees on private and public property within the City.

NOW, THEREFORE, BE IT ORDAINED by the City of Santa Cruz as follows:

SECTION 1. Chapter 9.56 is hereby added to the Santa Cruz Municipal Code, to be entitled "Preservation of Heritage Trees", to read as follows:

"PRESERVATION OF HERITAGE TREES

9.56.010 DEFINITIONS. For the purposes of this chapter, the following words shall have the meaning ascribed to them in this section:

(1) "City" means the City of Santa Cruz, acting by and through its authorized representatives.

(2) "Director of Parks and Recreation" means the Director of Parks and Recreation of the City of Santa Cruz, or his designee.

(3) "Heritage Tree" means any one of the following:

(a) A tree which has a trunk with a circumference of fifty (50) inches (approximately 16 inches in diameter) or more measured at twenty-four (24) inches above natural grade.

(b) A tree or grove of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.

(4) "Owner" means the owner of the real property on which the tree is situated as shown on the most recent county assessor's roll.

(5) "Person" means individuals, firms, associations and corporations, and agents, employees or representatives thereof.

(6) "Private Property" includes all property not owned by the City of Santa Cruz or any other public agency.

(7) "Public Property" includes all property owned by any governmental agency, except those specifically exempt by law, within the contiguous boundaries of the City and excluding those non-contiguous areas of the City.

9.56.020 COUNCIL DESIGNATION OF HERITAGE TREES. Prior to adoption of a resolution designating a tree or grove of trees on private property to be heritage trees as defined in Section 9.56.010, not less than ten (10) days written notice shall be given personally or by certified mail to the owner.

9.56.030 PERMIT REQUIRED TO REMOVE OR DESTROY TREES. No person shall cut down, destroy, remove, or move any heritage tree growing on private property within the City Limits or on public property, without a permit except as herein provided.

9.56.040 APPLICATION FOR, AND GRANTING OF, TREE REMOVAL PERMIT. Any person desiring to cut down, destroy, move or remove one or more heritage trees on any private property or public property in the City may apply, in writing, to the Director of Parks and Recreation. Said application shall contain the number, species, size and location of the tree or trees involved, a brief statement of the reason for the requested action, as well as any other pertinent information the Director of Parks and Recreation may require. Within fourteen (14) days of receipt of the application, the Director of Parks and Recreation shall inspect the premises and tree or trees, and shall issue a proposed decision determining which, if any, trees may be cut down, destroyed, moved or removed, and setting forth the conditions, if any,

to be imposed; provided, however, that failure to act within such time shall not be deemed approval. Such determination shall be based upon the following standards:

(a) The condition of the tree with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services; and whether or not the tree acts as host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite;

(b) The necessity of the requested action to construct improvements or otherwise allow economic or other enjoyment of the property;

(c) The topography of land and effect of the requested action on erosion, soil retention, water retention, and diversion or increased flow of surface waters;

(d) The number, species, size and location of existing trees in the area and the effect of the requested action in terms of providing shade, noise buffers, protection from wind damage, air pollution, historic value, and scenic beauty upon the health, safety, prosperity, historic values and general welfare of the area and the City as a whole; and

(e) Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.

The Director of Parks and Recreation may refer the application to another department, committee, or person for report and recommendation.

In his proposed decision on an application for a permit, the Director of Parks and Recreation may attach reasonable conditions to insure compliance with the content and purpose of this ordinance such as, but not limited to, requiring replacement of the tree or trees removed with planting acceptable to the Director of Parks and Recreation. If a permit is to be denied or conditions attached, the Director of Parks and Recreation shall provide the applicant with a written statement of the reasons for said denial or conditions, based upon the foregoing standards.

The Director of Parks and Recreation shall give priority to those applications based upon danger of disease or hazard to person or property.

9.56.050. EMERGENCIES. (a) In case of emergency caused by the hazardous or dangerous condition of a tree requiring immediate action for the safety of life or property, a tree may be removed upon the order of the Director of Parks and Recreation or any member of the police or fire department without the necessity of an application hereunder.

(b) Public utilities subject to the jurisdiction of the Public Utilities Commission of the State of California may also take such action as may be necessary to comply with the safety regulations of said commission and as may be necessary to maintain a safe operation of their facilities without the necessity of applying for a permit hereunder.

9.56.060. PRESERVATION AND MAINTENANCE OF EXISTING HERITAGE TREES.

(a) When proposed developments encroach into the dripline area of any heritage tree, special construction to

allow the roots to breathe and obtain water, as determined by the Director of Parks and Recreation, may be required with respect to any application for a building permit.

(b) The existing ground surface within four (4) feet (measured horizontally) of the base of any heritage tree shall not be cut, filled, compacted or pared. Tree wells may be used where advisable. Excavation adjacent to any heritage tree shall not be permitted where material damage to the root system will result.

9.56.070 BUILDING PERMITS. When any building or zoning permit is applied for pursuant to the Santa Cruz City Code and a proposed structure would require the cutting down, destruction, moving or removal of a heritage tree or trees, the official issuing said permit shall take into consideration the provisions of this ordinance in the granting or denying of such permit, and where appropriate, the applicant shall be required to obtain a permit under this chapter for the removal or destruction of any heritage tree.

9.56.080 NOTICE OF ACTION ON PERMIT AND APPEALS. Notice of the Director of Parks and Recreation's proposed decision on the application for such permit shall be made by posting on the tree (or if relating to a grove of trees, by posting upon one of the trees) and by personal delivery or certified mail to the owner and by personal delivery or first class mail to any person who has filed with the Director of Parks and Recreation a written request for such notice, which request includes his mailing address. Any person aggrieved or affected by such decision, including a member of the City Council, may appeal the decision to the City Council by filing a written notice

of appeal with the City Clerk and paying an appeal fee of $15.00 within ten (10) days, excluding Saturdays, Sundays and holidays, after the posting and mailing of such notice. If no appeal is filed within such time, the Director of Parks and Recreation shall promptly issue or deny such permit as indicated in the foregoing notice of proposed decision. An appeal shall automatically stay issuance or denial of the permit until the appeal has been completed and the City Council has acted thereon. A member of the City Council shall be exempt from the appeal fee when acting in his official capacity. The City Council shall fix a time and place for hearing such appeal and shall cause or direct the City Clerk to give notice thereof in writing to such person at least five (5) days prior to the hearing by serving it personally or by depositing it in the United States mail, postage prepaid, addressed to such person at the address appearing in the notice of appeal. The City Council shall determine all questions raised on such appeal, and the decision of the City Council shall be final."

SECTION 2.

(a) If any section subsection, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any Court of competent jurisdiction, or other competent agency, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

ORDINANCE NO. 76-43

(b) If the application of any provision or provisions of said ordinance to any person, property or circumstance is found to be unconstitutional or invalid or ineffective in whole or in part by any Court of competent jurisdiction or other competent agency, the effect of such decision shall be limited to the person, property or circumstances immediately involved in the controversy, and the application of any such provision to other persons, properties and circumstances shall not be affected.

SECTION 3. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 14th day of December, 1976, by the following vote:

AYES: Councilmen - De Palma, Muhly, Melville, Di Girolamo, Ghio.

NOES: Councilmen - Edler; Mayor Mahaney.

ABSENT: Councilmen - None.

APPROVED John D. Mahaney
MAYOR

Attest_____
City Clerk

PASSED FOR FINAL ADOPTION this 28th day of December, 1976 by the following vote:

AYES: Councilmen - De Palma, Muhly, Melville, Di Girolamo, Ghio

NOES: Councilmen - Edler, Mayor Mahaney

ABSENT: Councilmen - None

APPROVED John D. Mahaney
MAYOR

Attest_____
City Clerk

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 76-43 PASSED AND ADOPTED BY THE CITY COUNCIL ON THE 28th DAY OF December 19 76 AND HAS BEEN PUBLISHED IN ACCORDANCE WITH THE CITY CHARTER.

CITY CLERK

AGENDA REPORT
Planning Commission
February , 1982

MONITORING THE LCP

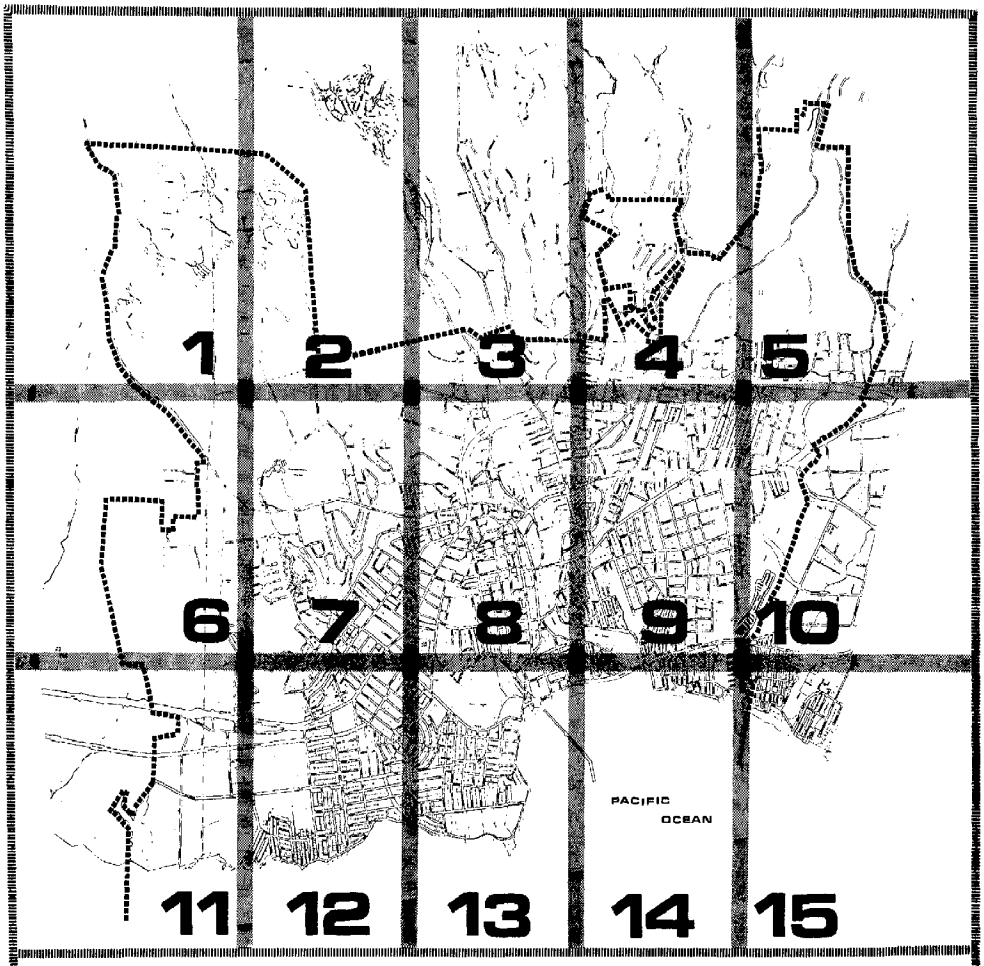
In order to track development that occurs in the Coastal Zone, to help meet the LCP State review requirements (Public Resource Code Section 30519.5), and to monitor progress and the effectiveness of the LUP policy (H-1, Housing Demolitions and OC-9, Tourist Accommodations Conversion), the following monitoring program is a part of the LCP.

The Planning Department will maintain a list of development that occurs in the Coastal Zone boundary. The list will be organized by type of development (categorically exempt, non-appealable, or appealable), location (assessor's parcel number and street address), description of development (AUP, DP, SUB, etc.), date of final City action, and an indication if the development was appealed to the State Commission. Within the description of the development, demolition, or conversions of housing or visitor accommodations will be specifically noted.

The results of coastal development activities will be periodically reported to the City Council and Planning Commission.

SR:sh

1.6.60.6



ZONING MAP

city of santa cruz, california

department of planning and community development
809 center st. rm 206
santa cruz, ca 95060
408·429·3555

legend

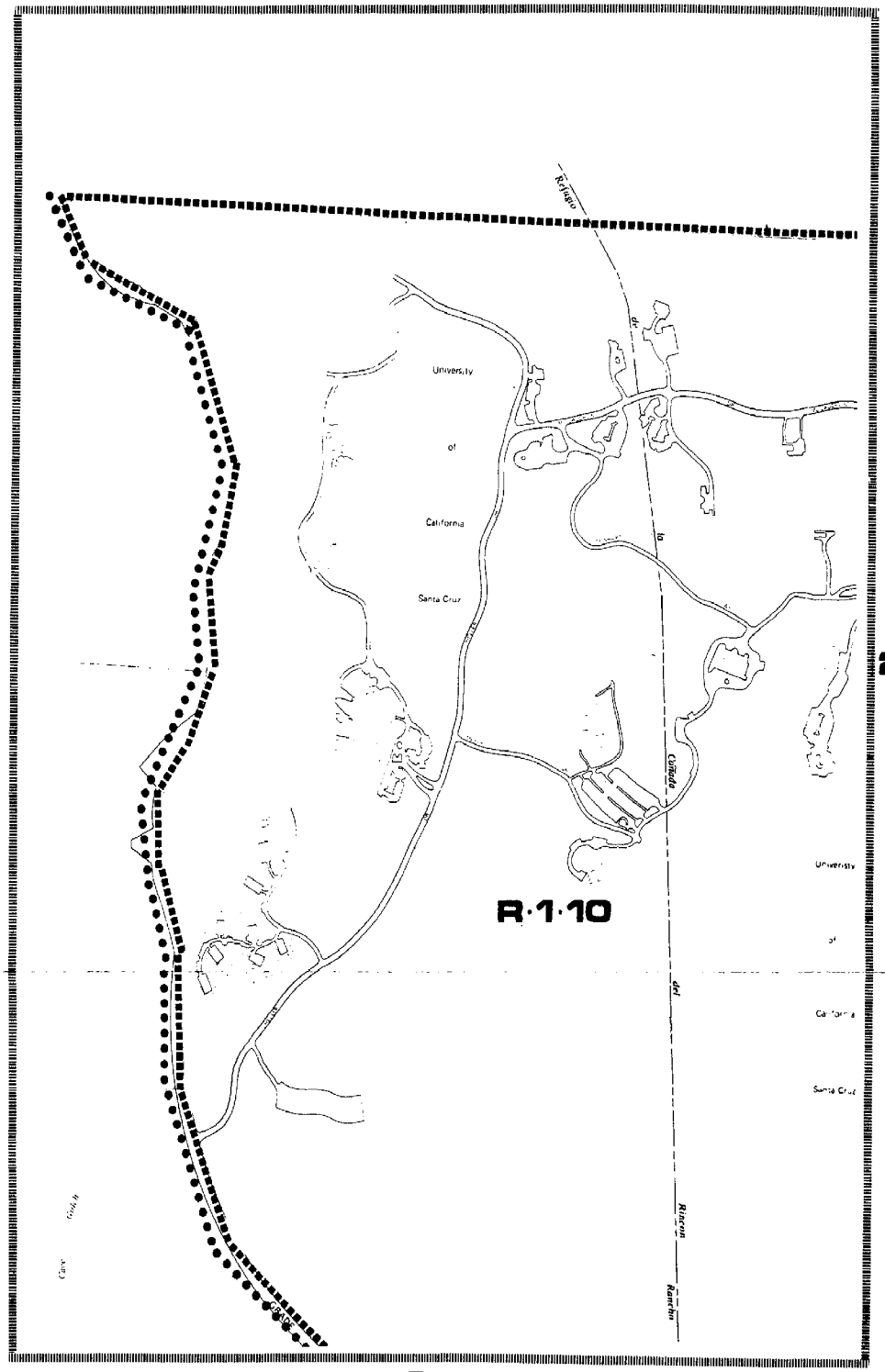
DISTRICTS

- EA exclusive agricultural
- PD planned development
- RS residential suburban
- R1 single family residence
- RL multiple residence low rise
- RM multiple residence medium rise
- RT tourist residential
- CN neighborhood commercial
- CV visitor commercial
- CT thoroughfare commercial
- CC community commercial
- CB beach commercial
- CH heavy commercial
- PA professional and administrative
- ILR industrial lab and research
- IG general industrial
- FP flood plain
- OFR ocean front recreational
- SCH small craft harbor

OVERLAYS

- GBO greenbelt
- GMO garden mall
- H historic
- * landmark
- CZO coastal zone
- SPO shoreline protection
- coastal exclusion
- coastal commission jurisdiction

city boundary



ZONING MAP SECTION
city of santa cruz, california

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FOR VERIFICATION PLEASE CALL
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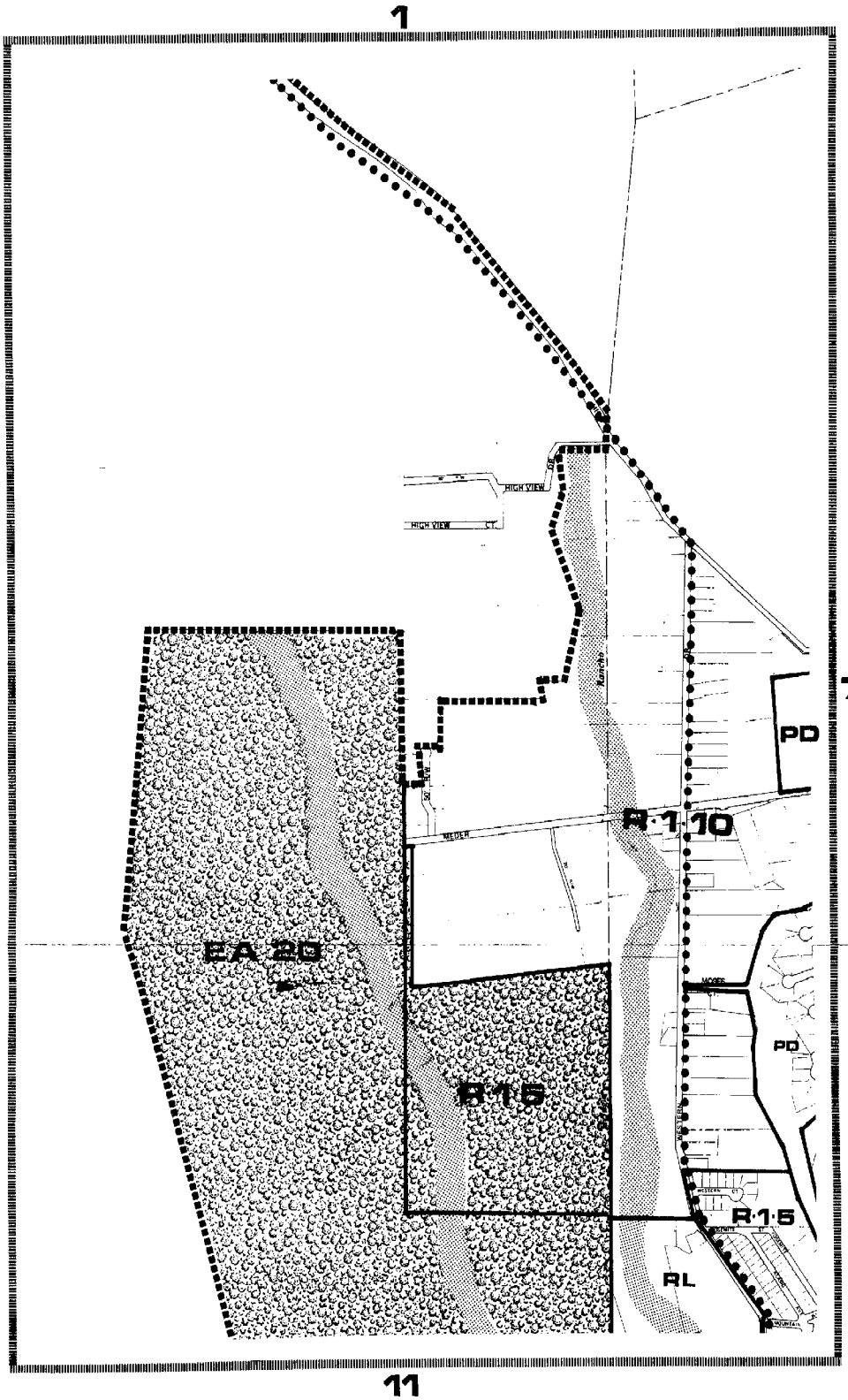
MAP SECTION 1

REV. DATE 5-84

5.187



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city of santa cruz, california

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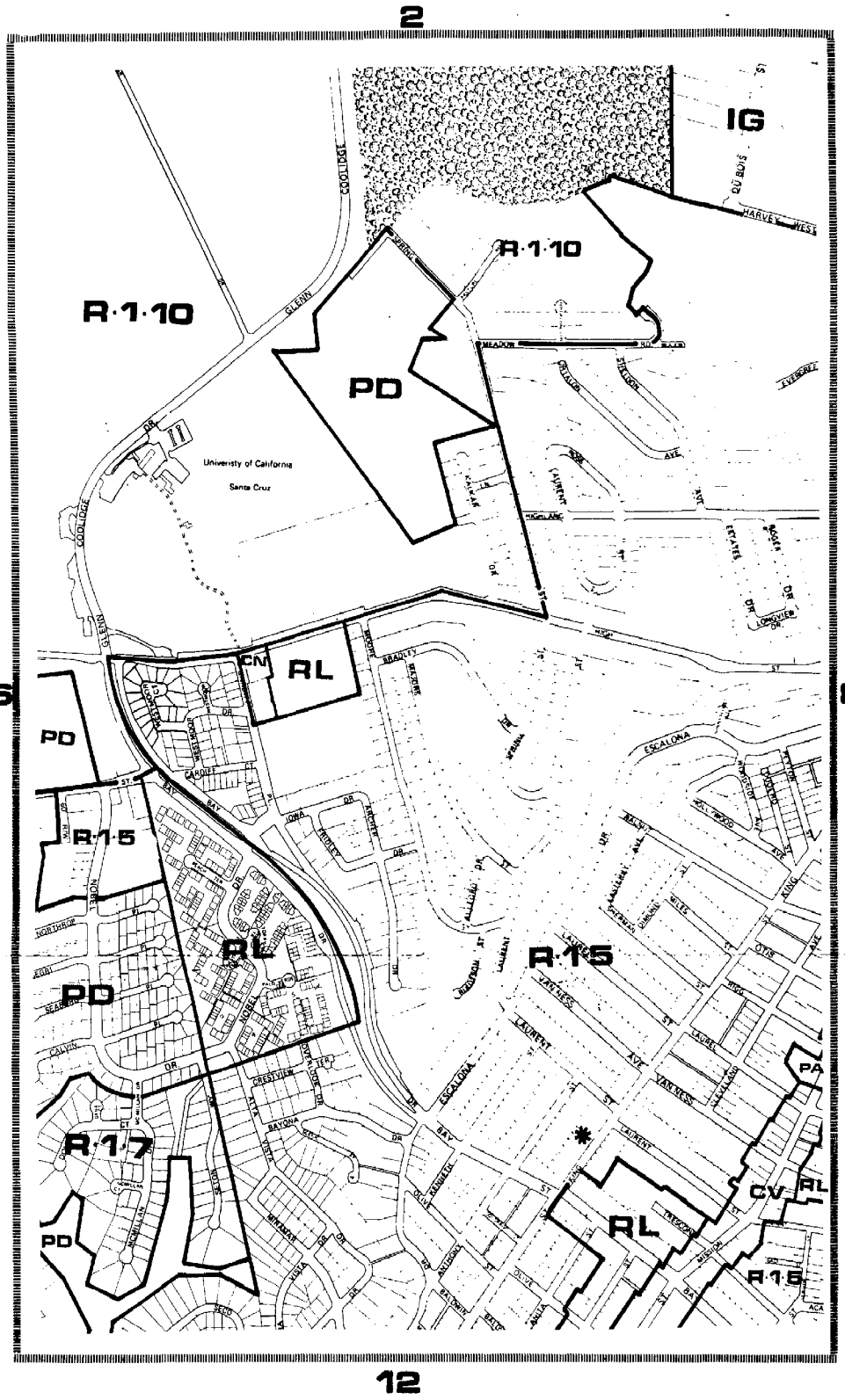
MAP SECTION 6

REV. DATE 5-84



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city of santa cruz, california

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MAP SECTION 7

REV. DATE 5-84

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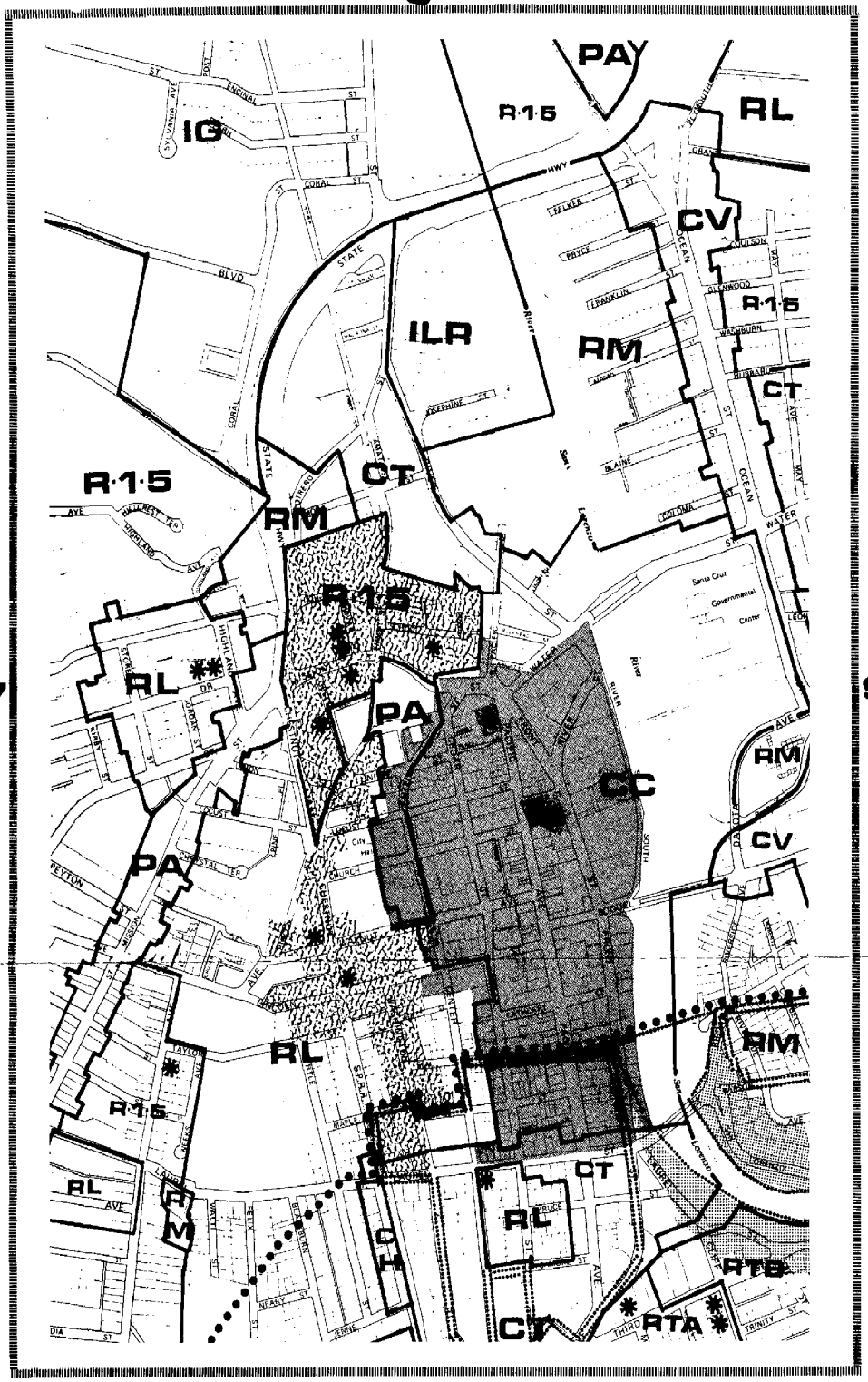

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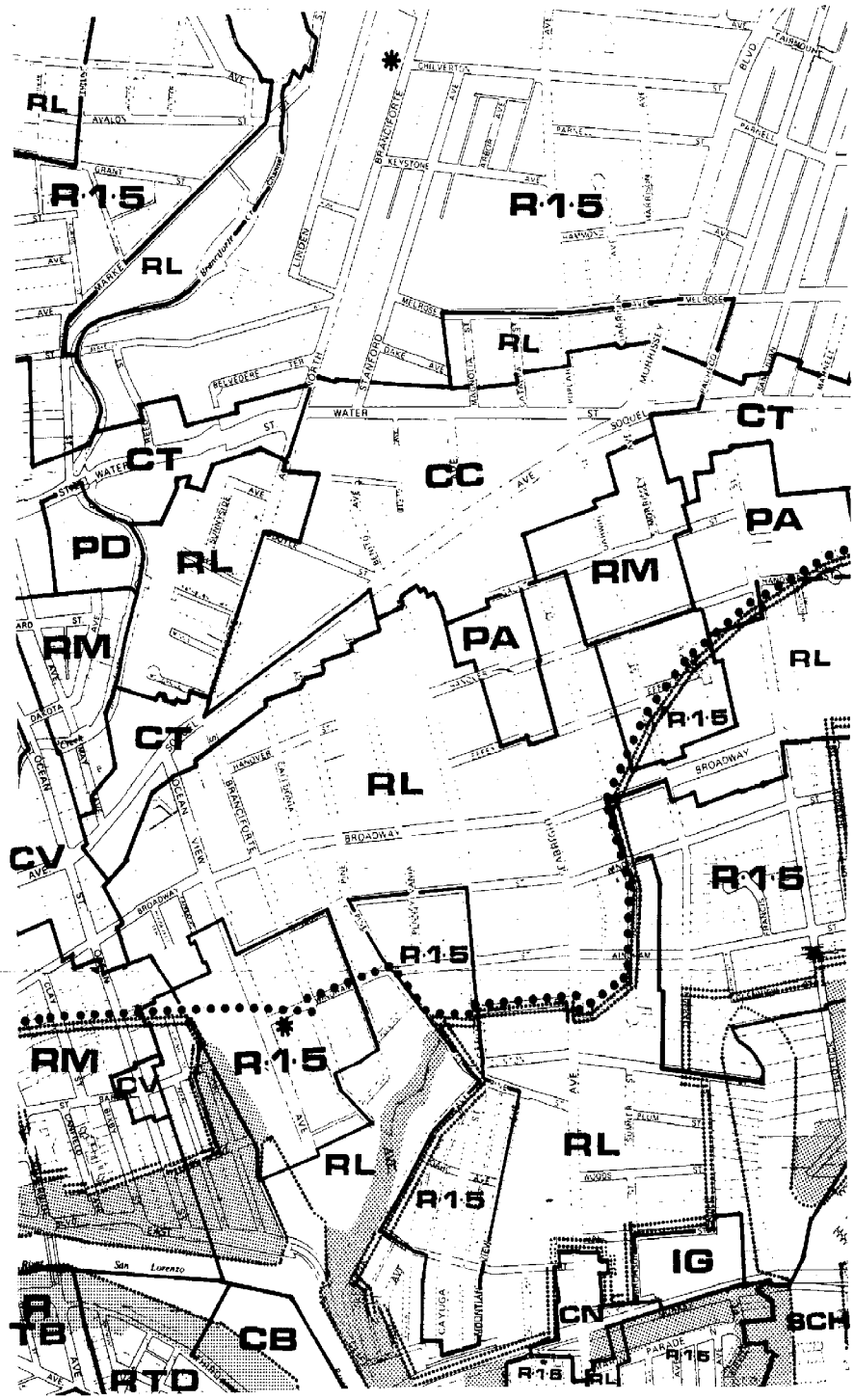

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MAP SECTION **9**

REV. DATE 5-84

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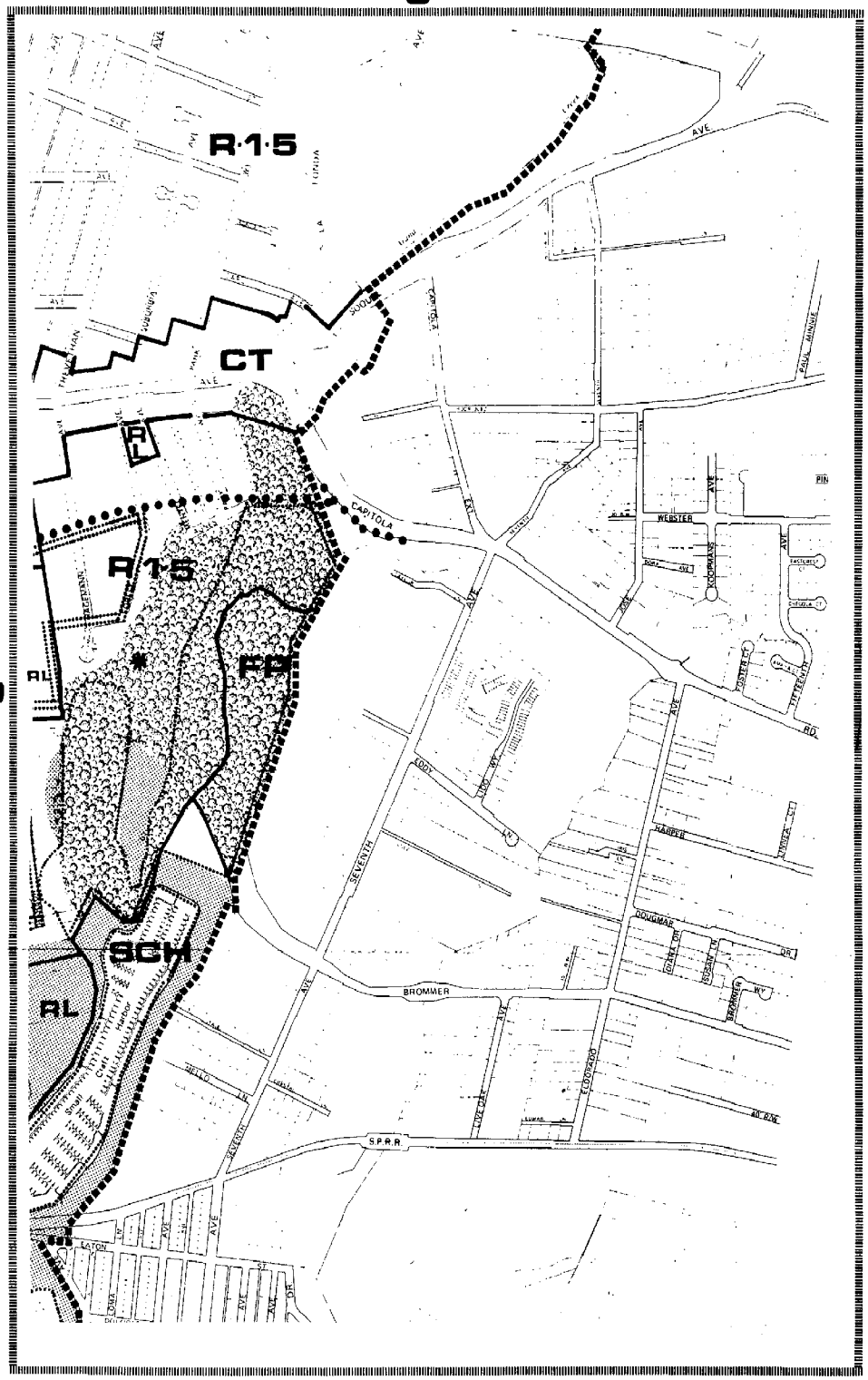

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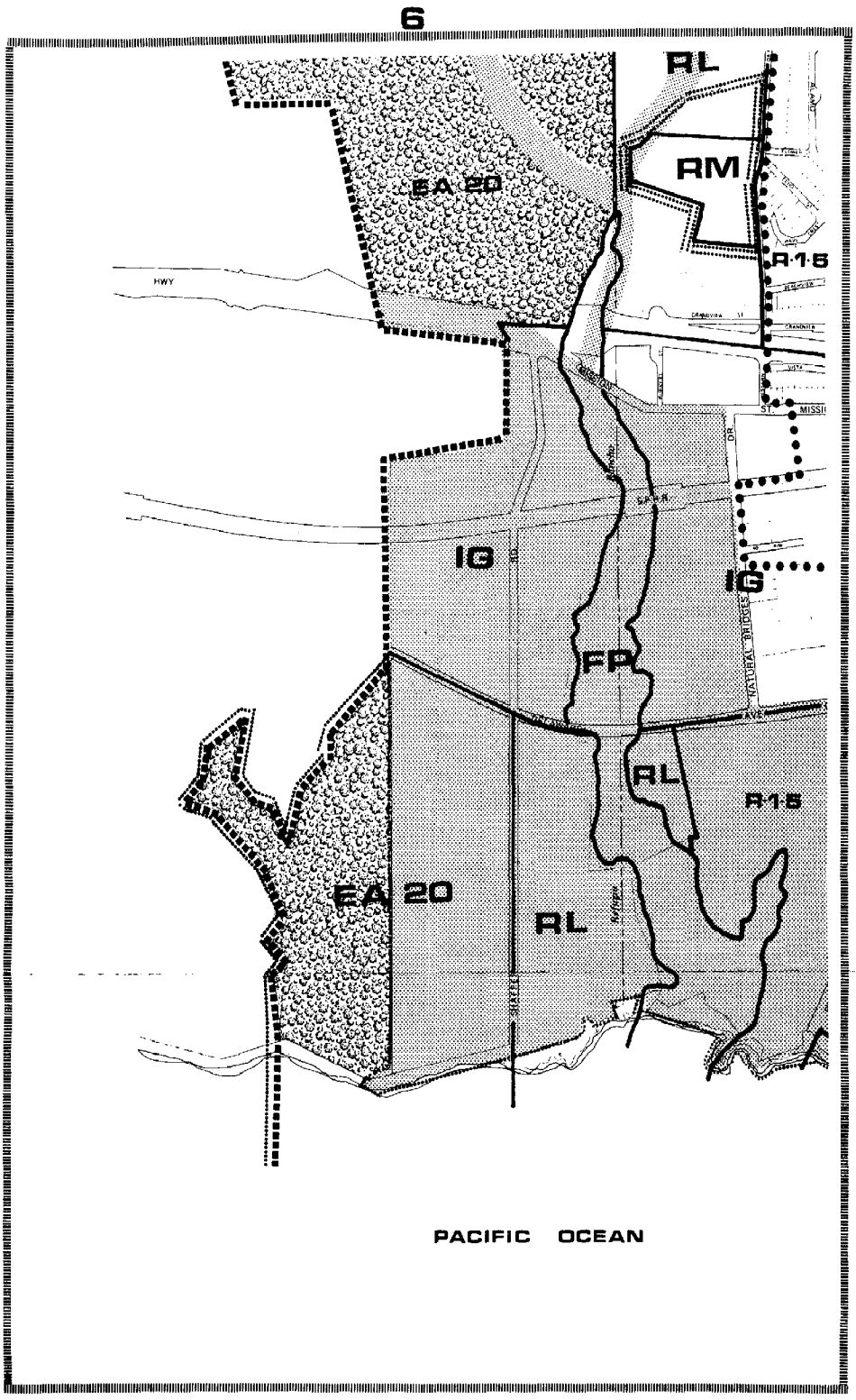

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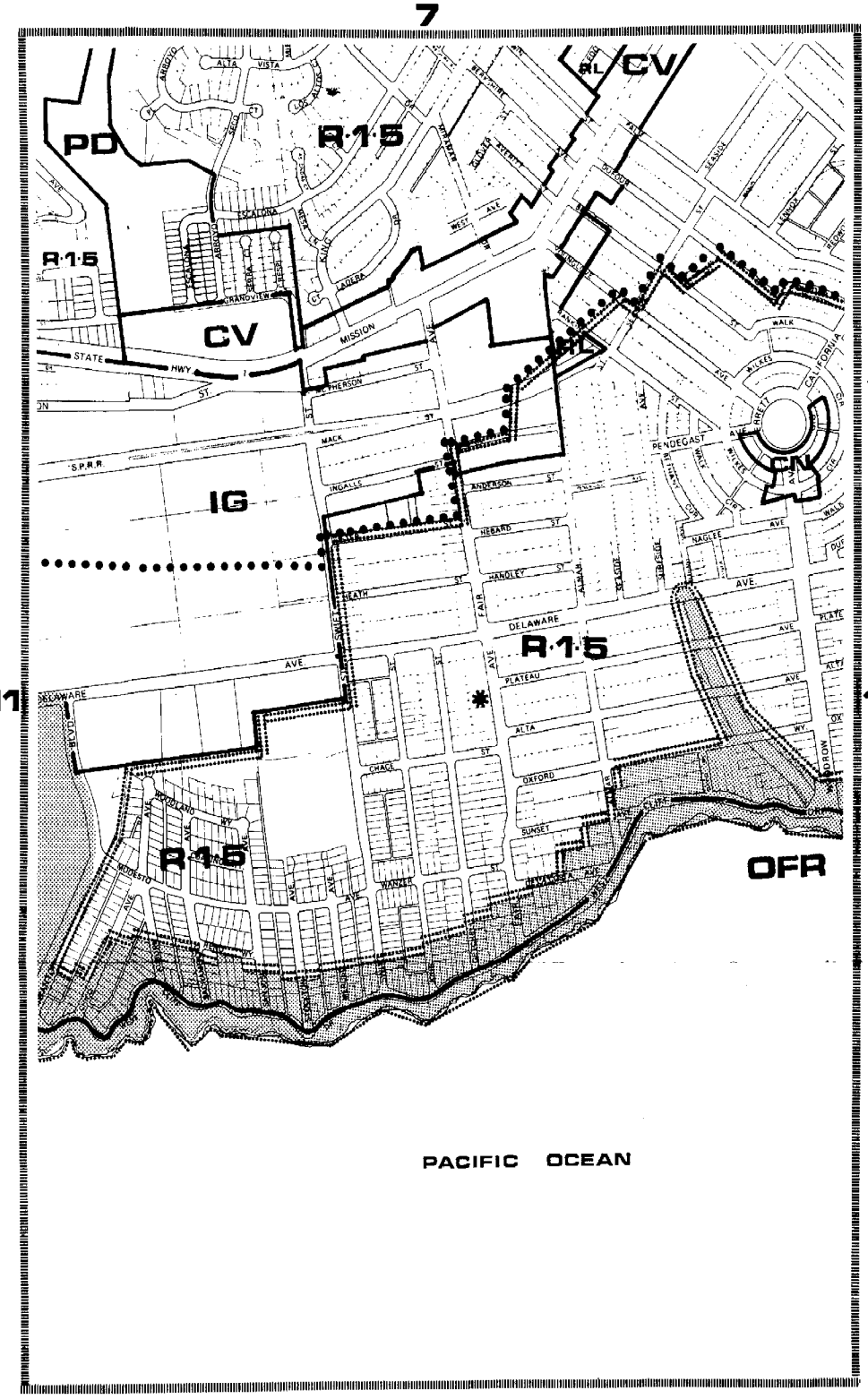

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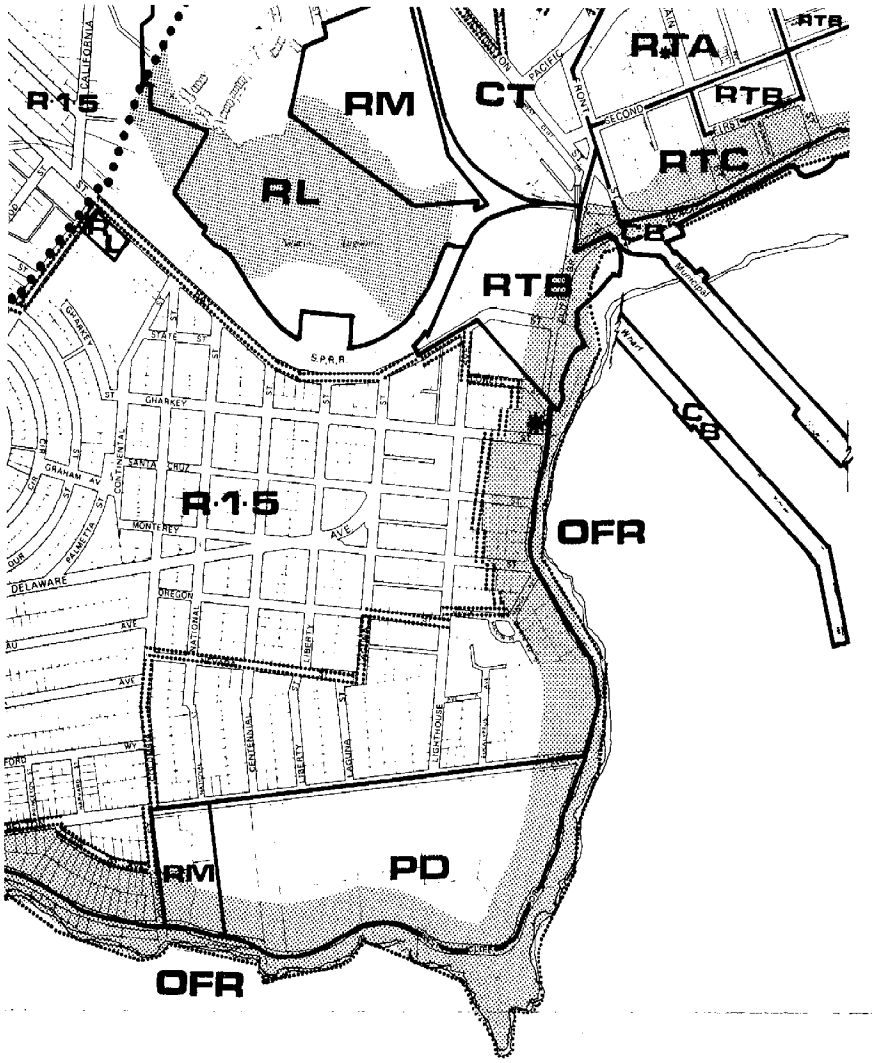

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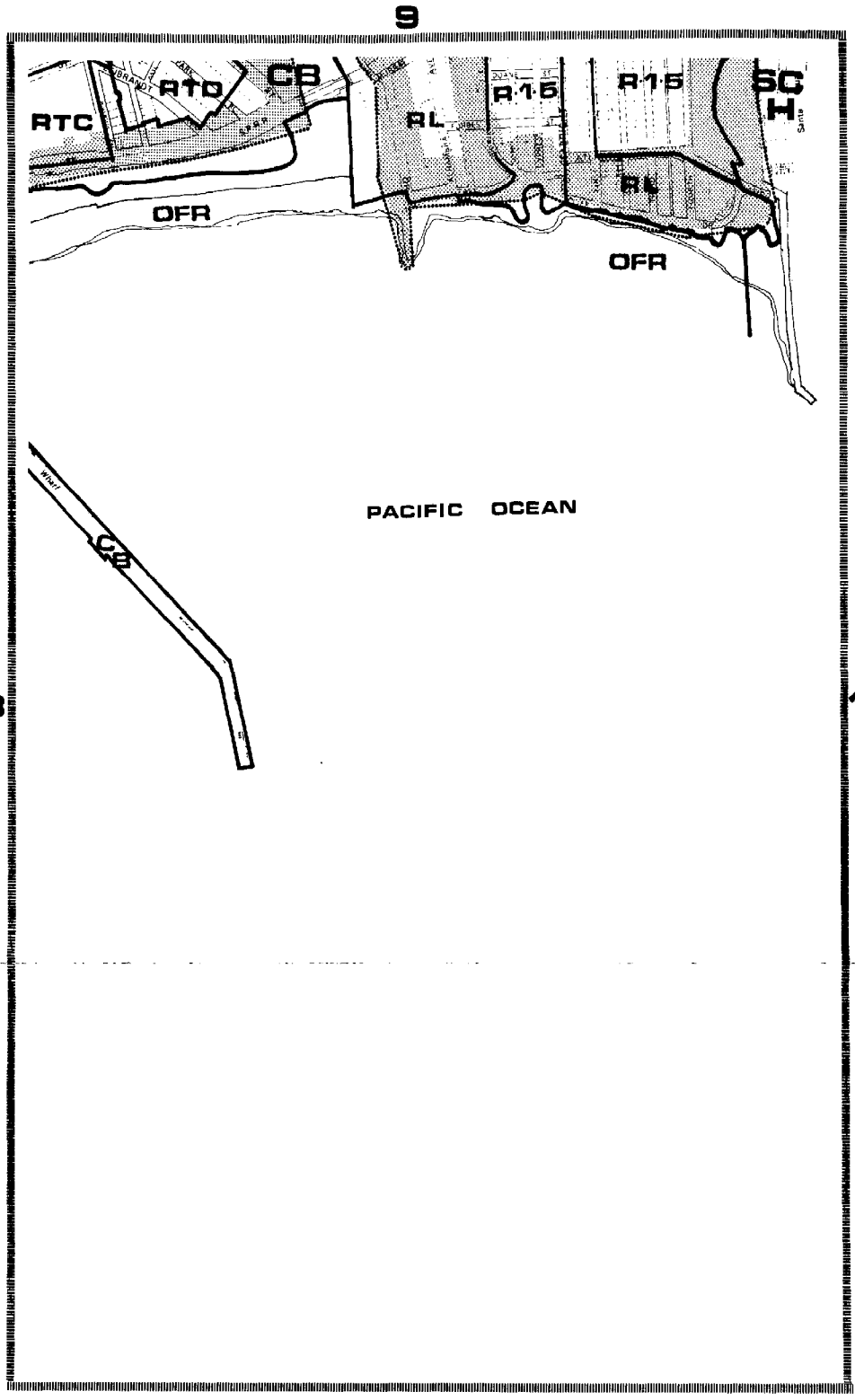

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MAP SECTION 14

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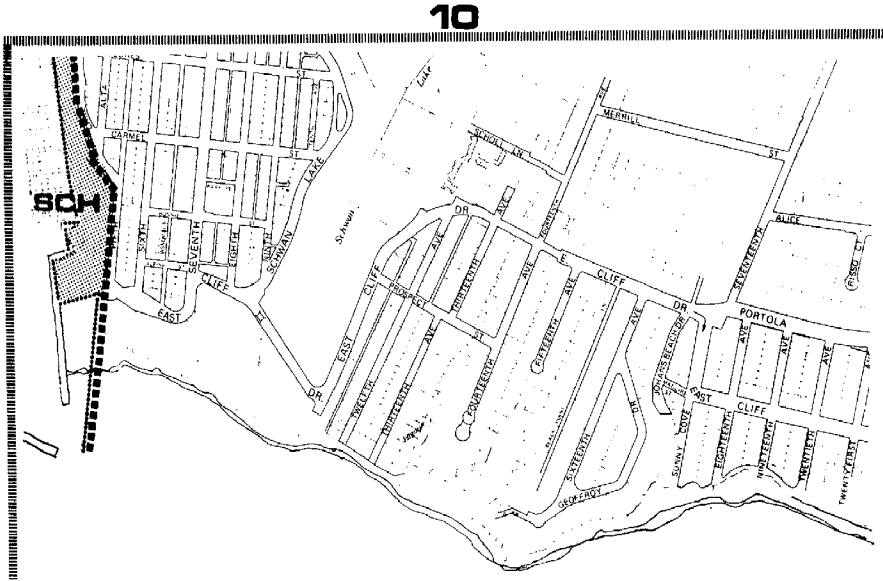

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MAP SECTION 15

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SANTA CRUZ COASTAL LAND USE PLAN/IMPLEMENTATION GUIDE

Introduction

The **Coastal Land Use Plan/Implementation Guide** lists all Coastal Land Use policies as they appear in the **Coastal Land Use Plan** then describes how the policies are implemented through zoning or othe methods. The guide is organized under six headings: Policy Statement, Land Use Policy, Map Reference, Coastal Subject, Implementation Regulations, and Comment.

The Policy Statement column lists the land use policy as it appears in the **Coastal Land Use Plan.** The second column, Land Use Policy, shows where the policy appears in the **Coastal Land Use Plan** (section and page). The next column, headed Map Reference, indicates any maps that are referred to in the Land Use Policy. The Coastal Subject heading provides a short subject reference for the **Coastal Land Use policy.** The Implementation Regulation column lists regulations that implement the **Coastal Land Use Policy.** If no implementing regulations is required an "n/a" is indicated in the column. The final column, entitled "Comments", lists additional editorial notes on the Coastal Land Use policies to clarify their application, to add key information assisting in implementation, to cross-reference related policies, or to describe special procedures or exceptions that may be necessary to implement the **Coastal Land Use Policy.**

Maps listed under the second column are at the end of the guide along with special procedures for obtaining offers of coastal access easements or dedications, and a City-Attorney's opinion regarding coastal review of City-initiated development in the Coastal Zone. General procedures for administering in the coastal zone are not referenced in the guide but listed as a final attachment.

GENERAL PLAN COASTAL LAND USE POLICY

COMMUNITY FORM AND SIZE

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
POLICY B: Provide and preserve open space around the City of Santa Cruz to inhibit urban sprawl and maintain the City's identity.	GP Policy	GP LU Map	Open Space	N/A	Outside City of Santa Cruz Coastal jurisdiction. No implementing regulation necessary.
Program 1: Encourage the infilling and the intensification of land use consistent with existing neighborhood patterns in the already developed areas of the City currently served by municipal services.	GP Policy	GP LU MAP	Infill	Zoning Map designations in Coastal Zone	No comment.
Program 3: Recognize Wilder Ranch and Beaches State Park, University of California lands, Henry Cowell State Park, and De Laveaga Park as the City's permanent greenbelt.	GP Policy	GP LU Map	Ultimate Rural/Urban Boundary	N/A	Outside City of Santa Cruz Coastal Jurisdiction. No implementing regulation necessary.
Program 4: Recognize and protect the Pacific Ocean and Monterey bay as valuable open space and natural resources.	GP	GP LU	Open Space	N/A	Outside City of Santa Cruz Coastal Jurisdiction. No implementing regulation necessary.
Program 5: Maintain the lands between the western branch of Moore Creek Canyon and the Wilder Ranch and Beaches State Park in open space uses, through agricultural zoning, Williamson Act contracts, and open space easement agreements.	GP	GP LU	Open Space	Zoning: E-A-20 R-1-5; G-B-O	Williamson Act contracts and open easements agreements are ways to control open space. Much of the area referred to in this policy is outside City Coastal jurisdiction.

* LUP = Coastal Land Use Plan; GP = General Plan; OSCE = Open Space and Conservation Element; WDMP = Western Drive Master Plan; BAP = Beach Area Plan; PDCLUP = Port District Coastal Land Use Plan. Page references refer to page number within the Coastal Land Use Plan contained in this document.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
* Program 6: Class I and II soils currently zoned for agricultural use and in agricultural production should not be converted to residential uses until the following findings are made: that development of the land will contribute to the establishment of a stable urban limit; and that 90% of the land designated in the City for residential uses has been developed.	GP Policy	N/A	Ag. Land Conversion	Zoning: E-A-20, R-I-5, GB-O	Applies only to Wolfsen lands in West Side Study Area. 90% figure has been or will shortly be reached (I-82) Condition of project review is the establishment of a stable urban limit.
POLICY C: Generally maintain the pattern of development within the existing City; and, in undeveloped areas in and outside the City, encourage new development patterns that would allow for a residential mix by type and income, combined with neighborhood shopping and job opportunities.	GP Policy	GP LU Map	Urban development	Zoning: R-T(A), R-T(B), R-T(C) C-B, C-V	Commercial Zones allow mixed residential commercial uses. This policy provides direction for future westside special area (Wolfsen/Swenson) land uses.
Environmental Resource management					
POLICY A: Regulate development in unsafe areas identified in the Open Space and Conservation Element and the Seismic Safety and Safety Element of the General Plan.	GP Policy	LUP Maps 7, 8,9,II, I2,I3,I4	Natural Hazards	Zoning: Conservation Ordinance	Same as LUP Policy NH-I
Program I: Preserve unprotected flood plains in the flood zone.	GP Policy	LUP Map I4	Flood Plain	Zoning: Flood Plain Ordinance	Related policy: LUP NH-I4
Program 2: Preserve arroyos and canyons as natural areas to prevent erosion of soils and sedimentation of streams, and to provide for public enjoyment.	GP Policy	LUP Maps 7	Natural Areas	Zoning: Conservation Ordinance, Grading (UBC)	Related policies: NR-I, NR-2, NR-4, NR-5, NR-8, NR-II.

* Portions of the Westside Study Area were not approved by the Coastal Commission and are a white area where the State Coastal Coastal Commission retains jurisdiction.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 3: Regulate development on or near unstable slopes by applying the conservation regulations to ensure that development is either safe and attractive or prohibited.	GP Policy	LUP Maps 7,	Natural Hazards	Zoning: Conservation Ordinance, Grading 11, 12,(UBC), Design Review Ordinance	Related policies: NH-1, NH-6, NH-7, NH-8, NH-9, NH-12
Program 4: Prohibit development along ocean bluffs subject to wave action.	GP Policy	LUP Map 13	Natural Hazards	Zoning: Shoreline Protection Ordinance, (SP-O)	Related policies: NH-1, NH-13, Does not provide shoreline protective structure.
Program 5: Regulate development in wildlife areas.	GP Policy	LUP Maps 2, 3, 4	Natural Resources	Zoning: Conservation Ordinance, Grading (UBC)	Related policies: NR-1, NR-2, NR-3, NR-5, NR-6, NR-7, NR-8, NR-11, NR-15
POLICY B: Preserve open space within the City to meet recreational, social, economic, and environmental needs of the community.	GP Policy	GP LU Map	Natural Areas/Open Space	Zoning Map designation in Coastal Zone GB-O, F-P, Conservation Ordinance	No Comment.
Program 1: Maintain the existing park system and add facilities commensurate with new development.	GP Policy	GP LU Map	Parks	SP-O, Public Development, Coastal Review (Coastal Permit)	This policy is implemented through Coastal Permit Review.
Program 2: Provide for maintained, safe pedestrian access to Santa Cruz beaches.	GP Policy	GP LU Map	Access	Sub. Ord., Parks & Rec. Facil. Tax, Public Devel., Coastal Review, (Coastal Permit) SP-O Shoreline Protection Ordinance	No comment.
Program 3: Prepare a design plan for the San Lorenzo River corridor that provides guidelines for sensitive landscape treatment and accessways, so that people can enjoy this significant resource.	GP Policy	GP LU Map	San Lorenzo River	Zoning: Coastal Development Review (Coastal Permit)	City needs to prepare and adopt design plan for San Lorenzo River. Until the plan is prepared, design review will be required.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 4: Develop greenways and pathways along the San Lorenzo River, the Ocean and Bay frontage, within De Laveaga Park, along canyons and arroyos including Arana Gulch, Reinelt Canyon and Moore Creek Canyon, proceeding with a work program to be completed within the planning period.	GP Policy	GP LU Map, Proposed pathways Map p. 5.161	Coastal Access	Zoning: SP-O, Public Development Review (Coastal Permit), Subdivision Ordinance	See APO on Coastal offers of dedication/easements. (Exhibit I), see p. 5.149
Program 5: Preserve the character and quality of natural features, such as creeks, ponds and natural bluffs in the City of Santa Cruz.	GP Policy	N/A	Natural Areas	Zoning: OF-R, SP-O Conservation, Grading (UBC)	No comment.
POLICY C: Program 1: Discourage the use of automobiles through increased public transit opportunities, the encouragement for rail service, the provision of pedestrian and bicycle paths, and the establishment of car pool incentives.	GP Policy	N/A	Air and Water Quality	Zoning: Parking Ordinance Design Review Ordinance	Same as policy D-1 below.
POLICY D: As one contributor to the air and water quality of the region, the City of Santa Cruz shall ensure that the highest air and water quality standards are sought in the implementation of the City's General Plan and land use regulations.	GP Policy	N/A	Air and Water Quality	Zoning: Conservation Ordinance, CEQA	No comment
Program 1: Discourage the use of automobiles through increased public transit opportunities, the encouragement of rail service, the provision of pedestrian and bicycle paths, and the establishment of car pool incentives.	GP Policy	Proposed pathways	Air and Water Quality	Zoning: Parking Ordinance, Design Review Ordinance	This policy supports Santa Cruz Bikeways Plan.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 2: Regulate development in proximity to streams, creeks, and other water bodies to maintain and possibly exceed regional water quality standards.	GP Policy	GP LU Map	Water Quality	Zoning: Conservation Ordinance, CEQA, Subdivision Ordinance Section 23.16.050.5	No Comment.
Program 3: Discourage offshore oil drilling in the Monterey Bay Area by prohibiting commercial and industrial land uses connected with drilling opportunities.	GP Policy	N/A	Offshore Oil	Zoning: I-G	No Comment
Residential Opportunities					
POLICY A: Require that new residential development provide a choice in housing type and density suited to the needs of the locally employed, the elderly, and students.	GP Policy	GP LU Map	Housing	Zoning Map: Residential designations in Coastal Zone, R-1-5, R-L R-M	Residential Allocation Permit Project Review Criteria also promotes this policy.
Program 4: Use specific plans and planned unit development regulations to refine land use policy and to encourage residential development sensitive to unique environmental setting.	GP Policy	N/A	Natural Resources	N/A	This policy suggests zoning processes to guide environmentally sensitive residential development that could be used in the future.
POLICY B:					
Program 7: With new development, require developers to share with the community the responsibility of ensuring adequate public facilities will be provided to serve the increased community need.	GP Policy	N/A	Public Facilities	Subdivision Ordinance Recreation Facilities Tax	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Economic Opportunities					
POLICY A: Designate land for commercial and industrial uses properly located and times to provide for projected economic development.	GP Policy	GP LU Map	Commercial development	Zoning: commercial and industrial designations in Coastal Zone	No comment.
POLICY B:					
Program 1: Use beach area planning efforts to designate land for tourist/commercial uses, including recreation/commercial facilities and visitor accommodations; such planning efforts need to take into account and be compatible with desirable neighborhood characteristics.	GP Policy	Beach and land use map	Tourist-Commercial development	Zoning: designations for beach area R-T(A), R-T(B), R-T(C), and R-T(D) and C-B	No comment.
Program 4: Encourage agricultural land uses on the north coast by coordinating city/county land use policy, and encouraging use of Williamson Act contracts and open space easements agreements.	GP Policy	GP LU Map	Agriculture land use	N/A	No implementation necessary lands outside of the City Coastal Jurisdiction
Community Design					
POLICY A: Maintain the natural featues of Santa Cruz to ensure that its community design contains elements of its unique natural setting.	GP Policy	GP LU Map (Natural areas) Natural Resources Maps	Design Re-	Zoning: Conservation Ordinance, Design Review Ordinance	No comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 1: Develop techniques to protect and enhance unique natural areas including, but not limited to, Arana Gulch, the San Lorenzo River, Neary's Lagoon, Antonelli's Pond, and Moore Creek Canyon.	GP Policy	N/A	Design Review	Zoning: Conservation Ordinance, Design Review Ordinance Flood Plain Ordinance	Related policies: NR-1, NR-2, NR-3, NR-4, NR-5, NR-6, NR-7, NR-8, NR-9, NR-10, NR-11, NR-12, NR-15.
Program 2: Protect natural views of the coast, Pogonip, the far west side, UCSC, De Laveaga Park and other areas of scenic importance, through development regulations, landscape plans and sensitive location of buildings and public facilities.	GP Policy	N/A	Design Review	Zoning: Design Review Ordinance, SP-O Ordinance	No comment.
Program 3: Protect views of natural areas from Highway #1, west of Western Drive.	GP Policy	N/A	Design Review	Zoning: Design Review, Zoning Dist. regulations, zoning map designation	Identified on Maps 2, 3, and 4
POLICY B: Retain Santa Cruz' appearance and character as a small coastal town which also serves as an economic, tourist, governmental and cultural center, by maintaining the scale and balance of residential and commercial development.	GP Policy	N/A	Design Review	Zoning: Design Review, Zoning Dist. regulations, zoning map designation	No comment.
Program 4: Identify and protect entrances to the City, by preserving the views of natural areas, by recognizing and preserving the rural/urban transition areas, and by landscaping city entrances to visually screen cluttered land uses.	GP Policy	N/A	Design Review	Zoning: Design Review Ordinance	No comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 7: Intensify the tourist activity in the beach area by improving accessibility to the area, especially by non-automobile means, and expanding commercial activity consistent with existing neighborhood characteristics.	GP Policy	Beach Area Plan Land Use Map	Access Tourist-Commercial Development	Zoning: land use map, R-T(D), C-B	No comment.
Transportation and Public Facilities					
POLICY A: Provide efficient and environmentally sound transportation facilities consisting of roads, bikeways, rail lines, transit systems, and pedestrian paths.	GP Policy		Public Facilities	N/A	General policy statement, no implementation necessary
Program 4: Major road improvements necessary to accommodate expected auto and transit use to 1990 include improvements to the Highway 9/Highway 1 intersection to provide for existing traffic volumes, as well as trips expected as the result of North Pacific Avenue development; improvements to Mission Street to such standards as those used for the improvements to Ocean Street (a divided four-lane road with left-hand turn pockets); improvements to the Morrissey Boulevard/Highway 1 interchange; and improvements to Soquel Avenue, between Capitola Road and Seabright Avenue.	GP Policy	GP LU Map	Public Facilities	N/A	Improvements out of coastal zone.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 7: The siting and development of new major roads should be sensitive to natural resources and scenic views.	GP Policy	GP LU Map Natural Resource Maps 2-4	Public Facilities	Zoning: Public development, Coastal review (Coastal permit), CEQA	No comment.
POLICY B: Emphasize alternatives to the auto, especially public transit, in planning and programming transportation system improvements. Attain a city goal of 30% of all trips in non-auto modes by 1990.	GP Policy	N/A	Public Transportation	N/A	Goal statement.
Program 1: Develop a comprehensive program of public transit incentives and auto disincentives to encourage public transit use. Support the transit district in development programs that upgrade the level of transit service. Programs could provide shorter headways, express routes for work trips, van pooling, subscription bus service, and expanded park-and-ride service for beach use.	GP Policy	N/A	Public Transportation	Zoning: Parking Ordinance, Design Review Ordinance	Program implemented through SCMTD 5-year Transit Improvement Program.
Program 6: Develop a new transit center in the downtown area to serve both local and long distance bus travelers.	GP Policy	N/A	Transit Center	N/A	New transit center being developed.
Program 7: Promote the provision of efficient and reasonably priced public transportation to and from Monterey, San Francisco, and San Jose airports and train terminals.	GP Policy	N/A	Transit Center	N/A	Policy direction for transit improvement.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
POLICY C: Provide tourist access to the Santa Cruz beaches, the harbor, and Wilder Ranch and Beaches State Park, while providing for public safety, maintaining neighborhood integrity, and protecting unique natural resources.	GP Policy	N/A	Coastal Access	N/A	General policy statement, implemented below.
Program 1: Promote weekend and summer tourist bus service from the Santa Clara Valley and weekend and summer tourist rail service via Watsonville to the Santa Cruz recreational and commercial areas.	GP Policy	N/A	Coastal Access	N/A	No zoning implementation, City policy.
Program 2: Improve beach access within Santa Cruz through the use of park-and-ride and beach shuttle programs, as well as making improvements to lower Ocean Street and the Beach Street-Riverside Avenue connection.	GP Policy	N/A	Coastal Access	N/A	Summer beach shuttle program helps implement program.
Program 3: Oppose Highway 17 road improvement projects that could increase vehicular capacity.	GP Policy	N/A	Coastal Access	N/A	City policy, no implementation necessary.
Program 4: Expand park-and-ride service to recreation areas.	GP Policy	N/A	Coastal Access	N/A	SCMTD Program.
Program 5: Use publicly owned parking lots for weeked park-and-ride service.	GP Policy	N/A	Coastal Access	N/A	No zoning implementation/City park-and-ride policy support.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 6: Use the San Lorenzo River levees for pedestrian, bicycle, and people-mover access between the beach area, the downtown, and remote parking facilities.	GP Policy	N/A	Coastal Access	N/A	Related policies: CD, A-1, ERM, B-3, NR-8, NR-9. City obtained Coastal Conservancy grant for bicycle paths on SLR.
Program 7: Promote a shuttle service between coastal beach areas, downtown Santa Cruz, and inland tourist accommodations.	GP Policy	N/A	Coastal Access	N/A	SCMTD provides service.
Program 8: Explore providing low-fare shuttle service to the beaches, in conjunction with closing selected vehicular access points during the peak tourist season.	GP Policy	N/A	Coastal Access	Zoning: public development coastal review (coastal permit)	Study program, no implementation necessary. Closure of streets is coastal development requires coastal permit.
Program 9: Designate Seabright Avenue, Murray-Eaton Streets, Atlantic Avenue, Chestnut Street/Washington Street, Ocean Street/Riverside Avenue, Natural Bridges Drive/Swanton Boulevard, and Bay Street as coastal access routes.	GP Policy	GP/LU Map	Coastal Access	N/A	Signing coastal access route CA-1 should be coordinated with access designations.
POLICY D: Phase the provision of public and quasi-public facilities and services with population growth.	GP Policy	N/A	Public facilities	Subdivision Ordinance, Park deficiency tax	City has growth management system to guide population growth.
Program 3: Continue to participate in the 201 Wastewater Facilities planning process.	GP Policy	N/A	Wastewater Planning	N/A	No zoning coastal implementation necessary, coordinate planning with 201 process.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 12: Continue to cooperate with the Coastal Commission to plan and preserve our coast for the benefit of local as well as state residents through the implementation of the Santa Cruz Local Plan.	GP Policy	N/A	Coastal Planning	N/A	City has growth management system to guide population growth.
POLICY E: Natural and developed resources should be considered in the siting and construction of public facilities to ensure that development relates both visually and functionally to the surrounding environment.	GP LU Policy	N/A	Public facilities	Zoning: Public development, Coastal Review (Coastal Permit), CEQA Design Review	No comment.
Program 1: If the sewage treatment plant remains in Neary's Lagoon, any expansion plan should provide for the preservation of the Lagoon as a unique natural habitat.	GP LU Policy	Neary's Lagoon	Public facility	Zoning: Public Project, Coastal Development Review (Coastal Permit), CEQA	Any expansion of treatment plant should be reviewed with Neary's Lagoon LUP policy pp. 3.118.
Program 2: A reclamation plan for the sanitary landfill should be developed to guide City actions.	GP LU Policy	N/A	Public facility	Zoning: Public Project, Coastal Development Review (Coastal Permit), CEQA	Refer to Policy OC-8, of LUP for further direction.
Program 4: Develop a cooperative plan with the county and the state for Lighthouse Field that remains unique scenic coastal and natural resources, and provides coastal recreation opportunities.	GP LU Policy	N/A	Park	N/A	Currently working on a plan for Lighthouse field. The plan when approved will amend the Coastal Plan.
Program 5: Urge the state, in planning Wilder Ranch and Beaches State Park to pay special attention to its unique natural and historical resources. Existing agricultural uses should be maintained, and non-auto access alternatives developed.	GP LU Policy	N/A	Park	N/A	Outside of coastal jurisdiction of City.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program 6: Integrate the planning of Lighthouse Field and Wilder Ranch and Beaches State Park with improvements to roads and paths along the Santa Cruz coast, for the purpose of linking recreational and educational facilities such as the Santa Cruz Beach and Boardwalk, Natural Bridges State Park, and the University of California Marine Lab, and for the purpose of developing and maintaining a designated ocean-front recreational and educational area.	GP LU Policy	Proposed pathway Map p. 5.161	Coastal access	Zoning: Coastal Development Review (Coastal Permit)	
Natural Resources					
NR-1: Preserve and renew unique plant and animal communities of aesthetic, scientific and recreational value (Open Space Conservation Element, 1973).	LUP P.2.25	LUP Natural Resource Maps 2-4	Natural Resources	Zoning: Conservation Ordinance, Subdivision Ordinance	Generally refer to natural area land use designations on LUP map and Natural Resource Maps 2.4 for natural resource policies, p.2.7 through 2.22 of the Land Use Plan describe plant and animal communities
NR-2: Regulate development in proximity to streams, creeks and other water bodies to maintain, and possibly exceed, required water quality standards (General Plan, 1980).	LUP P. 2.25	GP LU Map Natural Areas	Natural Resources	Zoning: Conservation Ordinance, Grading Ordinance, Subdivision Ordinance, CEQA	No Comment.
NR-3: Protect perennial streams, marshes and estuaries and the related vegetation and wildlife for their aesthetic, scientific and recreational value (Open Space and Conservation Element, 1973).	LUP P.2.25	LUP Natural Resource Map 2-4	Natural Resources	Zoning: Conservation, Grading Ordinance, Subdivision Ordinance, CEQA	

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-4: Require environmental review of all development in or directly adjacent to natural areas (California Environmental Quality Act).	LUP P.2.25	LUP Map	Natural Resources	CEQA	No CEQA exclusion for development adjacent to natural areas.
NR-5: Protect the public health, safety and community welfare, preserve natural environmental resources, minimize man-made effects on the terrain, preserve riparian areas and encourage development in harmony with the natural vegetation and land forms by regulating (Zoning Ordinance, Chapter 24.5l).	LUP P.2.25	GP LU Map	Natural Resources	Zoning: Conser-Ordinance	No Comment.
NR-6: Santa Cruz has adopted a tree ordinance to regulate the cutting of trees for their aesthetic, heritage and habitat value (Municipal Code 6.56).	LUP P.2.25	NA	Natural Resources	Zoning: Conservation Ordinance, Heritage Tree Ordinance, SP-O Ordinance	Tree cutting is allowed in all land use areas subject to regulations of the heritage tree ordinance. In natural areas, significant plant communities, and animal habitats, tree cutting will be controlled through the conservation regulations.
NR-7: Santa Cruz has adopted a grading ordinance to control grading and minimize the effects of grading particularly in sensitive natural areas.	LUP P1-25	NA	Natural Resources	Zoning: Conservation (Erosion Control Ordinance, Grading (UBC)	No Comment.
NR-8: Develop techniques to protect and enhance natural areas including, but not limited to, Arana Gulch, the San Lorenzo River, Neary's Lagoon, Antonelli Pond, and Moore Creek Canyon (General Plan, 1980).	LUP P.2.25	GP LU Map	Natural Resources	Zoning: Conservation Ordinance, Grading (UCC), CEQA	

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-9: Prepare a design plan for the San Lorenzo River that provides guidelines for sensitive landscaping treatment and access ways, so that people can enjoy this significant natural resource (General Plan, 1980).	LUP P.2.25	GP LU Map	Natural Resources/ San Lorenzo River	N/A	Related policies: NR-8, T&PF, C-6, CP, A-1, ERM, 3-3, NH-16. Prepare San Lorenzo River design plan.
NR-10: Develop an ordinance requiring the dedication of or granting an easement to natural areas appropriate for passive recreation or open space uses.	LUP P.2.25	GP LU Map	Natural Resource/ Easements	Zoning: SP-O Coastal Development Review (Coastal Permit) Subdivision Ordinance	See APO on coastal offers of dedication of easements. Page 5.149
NR-11: Develop an erosion control ordinance to minimize conditions of accelerated erosion that have led to, or could lead to, the degradation of water quality, loss of aquatic habitat, damage to property, loss of top soil and vegetation cover, and increased flooding danger.	LUP P.2.25	GP LU Map	Natural Resource/	Zoning: Conser- Ordinance (erosion control)	No Comment.
NR-12: Prepare wetlands management plans for Younger Lagoon, Antonelli Pond, Neary's Lagoon and possibly Jessie Wetland (see Policy NR-17) to preserve and enhance the habitat value of these wetlands as a requirement for inclusion in any coastal permit involving or adjacent to these sites.	LUP P.2.26	GP LU Map	Natural Resource/	Zoning: Coastal Development Review (Coastal Permit) Conservation Ordinance.	This policy requires preparation of a management plan for the areas described in NR-8 or as a result of related development activity.
NR-13: Revise Conservation Ordinance to more adequately protect natural resources.	LUP P.2-26	N/A	Natural Areas	N/A	Conservation Ordinance is revised.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-14: New development in groundwater recharge areas (Map 21 of the Open Space and Conservation Element) shall be designed and sited to minimize lot coverage and impervious surface, and to maximize the retention of stormwater runoff.	LUP P.2.26	OSCE Map 21 Page 62	Natural Areas, Groundwater Recharge	Zoning: Conserva-Ordinance	The recharge area as marked in the map is questionable based on more recent environmental data from the county.
NR-15: Tree cutting in significant plant or animal communities shall be reviewed and controlled through the conservation ordinance to require preservation of maximum extent of vegetation.	LUP P.2.26	GP LU Map Natural Areas/ Natural Resource Map 2-4	Natural Areas/ Trees	Zoning: Conserva-Ordinance, SP-O Design Review Ordinance, Subdivision Ord; Sec. 23.24. 030. 3	This policy is aimed at limiting tree cutting for habitat reasons.
NR-16: Require any new development with a septic system to meet the standards of the County Health Officer, including minimum new lot size of one acre, and the requirement of the Public Works Director regarding future connection to the City sewer system.	LUP P.2.26	N/A	Natural Area/ Septic	City Code Section 6.20.020 Coastal Permit	Mainly occurs in Medar Street area coastal policy limits new lot size for septic to a minimum size of one acre.
NR-17: Require a management plan for remaining open space areas or off-site mitigation before the development of the Jessie Street Marsh area. If there is off-site mitigation, then it must follow the criteria of the Resources Agency's Wetlands Policy.	LUP P.2.22	LUP Map 7, 7,8,9, 11,12 13,14	Natural Hazard	Zoning: Conser-Ordinance, CEQA	Same as policy ERM-A.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Natural Hazard*					
NH-1: Regulate development in unsafe areas indentified in the Open Space and Conservation Element and Seismic Safety and Safety Element of the General Plan (General Plan, 1980).	LUP P.2.28	LUP Map 8	Natural Hazard	Zoning: Conservation Ordinance, CEQA	No Comment.
NH-2: Require environmental assessment of development in seismic hazard areas, as identified in the General Plan (CEQA).	LUP P.2.28	LUP Map 7, 8,9,11, 12,13, 14	Natural Hazard	Zoning: Conserva- Ordinance, CEQA	Same as policy ERM-A

* Refer to Maps 7-15

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NH-3: Require site specific geologic investigation for new residential development in excess of four units, and new commercial, industrial, public and semi-public structures in known potential liquefaction areas as specified in the Seismic Safety and Safety Element of the General Plan (Seismic Safety and Safety Element). Site specific investigations should assess the potential for liquefaction-induced ground failures and suggest measures to mitigate the hazards from vertical and/or horizontal displacement. If it is found that engineering techniques cannot mitigate the hazards to within acceptable risk levels, appropriate with the intended land use, the location of the proposed development should be denied. Although site specific investigations would not be required on applications for building permits for three or more dwellings, applicants should be informed of the hazard and encouraged to consult qualified professional.	LUP P.2.28	LUP Map 8	Natural Hazard	Zoning: Conservation Ordinance, CEQA: Subdivision Ordinance Sections 23.15.020.3(c), 23.16.070.4(c)5, 23.16.080.1(b), 23.20.020.9a(6)	No Comment.
NH-4: Santa Cruz first adopted the UBC in 1927, including its earthquake provisions, and has adopted each subsequent revision.	LUP P.2.28	N/A	Natural Hazard	Earthquake provision (UBC)	No Comment.
NH-5: Santa Cruz has adopted the UBC for the Abatement of Dangerous Buildings, resulting in the abatement of several hazardous structures.	LUP P.2.28	N/A	Natural Hazard	Abatement of Dangerous Buildings (UBC)	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-6: Santa Cruz has adopted a revised Excavation and Grading Ordinance that controls excavation and grading on steep and unstable slopes in areas susceptible to environmental damage such as some of the seismic hazard areas (Zoning Ordinance Chapter 24.57)	LUP P.2.28	N/A	Natural Hazard	Grading (UBC)	No Comment.
NH-7: Regulate development on or near unstable slopes to ensure that development is either safe and attractive, or prohibited (General Plan, 1980)	LUP P.2.28	LUP Maps 7,11,12	Natural Hazard	Zoning: Conservation Ordinance, Grading Ordinance (UBC) Design Review Ordinance	Same as policy ERM A-3
NH-8: In erosion hazard areas identified in the Open Space and Conservation Element of the General Plan, control development by the siting of structures, minimizing removal of vegetation, minimizing grading, requiring temporary erosion prevention devices and techniques, and require drainage plans (Zoning Ordinance Chapter 24.51).	LUP P.2.28	LUP Maps 7, 8,9,11, 12,13,14	Natural Hazard	Zoning: Conservation Ordinance, CEQA	No Comment.
NH-9: Santa Cruz has adopted a Grading Ordinance to control alterations to existing land forms and minimize erosion problems (Zoning Ordinance Chapter 24.27).	LUP P.2-28	N/A	Natural Hazard	Zoning: Conservation Ordinance, Grading (UBC)	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-10: Require site specific geologic investigation for all developments within 100 feet of existing coastal bluff retreat areas, as identified in the Open Space and Conservation Element of the General Plan (Seismic Safety and Safety Element, 1976).	LUP P.2.28	N/A	Natural Hazard	Zoning: SP-O Ordinance Coastal Development Review (Coastal Permit), CEQA	No Comment.
NR-11: Santa Cruz had adopted regulations which do not allow density credit for development of lands with 30% or greater slope (Zoning Ordinance Chapter 24.51).	LUP P.2.28	N/A	Natural Hazard	Zoning: Conservation Ordinance, Grading, (UBC), CEQA	No Comment.
New Policy:					
NR-12: Adopt an Erosion Control Ordinance to minimize alterations to existing land forms, require vegetation of natural areas, and provide drainage systems and erosion control methods (New Ordinance.)	LUP P.2.28	N/A	Natural Hazard	Zoning: Conservation Ordinance, Grading (UBC), CEQA	No Comment.
NR-13: Adopt a Shoreline Protection Ordinance to control development of shoreline structures. The ordinance shall require a review of all shoreline structures, including rip-rap, groins, seawalls, or any other structures designed to alter the impacts of the ocean and to assure stability and structural integrity of the shoreline structure as well as of adjacent areas. The ordinance will consider and minimize the effects of the shoreline development on public access, visual qualities, and marine resources (New Ordinance).	LUP P.2.28	N/A	Natural Hazard	Zoning: SP-O Ordinance	No Comment.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NR-14: The City has adopted an F-P Flood Plain District and applied it to two unprotected flood plains (Moore Creek and Arana Gulch). This flood plain district was adopted as part of the City's participation in the national Flood Insurance Program and was designed to regulate development in flood plains, thereby reducing the risk of life and property (Zoning Ordinance Chapter 24.16)	LUP P.2.28	LUP Map 14	Natural Hazard	Zoning: Flood Plain Ordinance	No Comment.
NH-15: Santa Cruz participates in development and carrying out the County-wide Emergency Response plan coordinated by the County Office of Emergency Services. The Emergency Response Plan covers all forms of disaster including flooding and major fire events. The County Civil Defense and Disaster Response Plan is approved by the State Office of Emergency Service.	LUP P.2.28	N/A	Natural Hazard	N/A	No Comment.
NH-16: A channel maintenance program for the San Lorenzo River should be developed and implemented to ensure the maintenance of flood-flow capacity of the levee system, with consideration given to the natural environment to the maximum extent possible (Seismic Safety and Safety Element, 1976).	LUP P.2.28	GP LUP Map	Natural Hazard	N/A	City needs to develop a channel maintenance program and design plan (NR-9)

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NH-17: Fire preventive accountability should be required for new development in neighborhoods susceptible to wild fires (Seismic Safety and Safety Element, 1976).	LUP P.2.28	OSCE Map 7, p. 19	Natural Hazard	Zoning: Conservation Ordinance, CEQA	No Comment.
NH-18: Where preservation of fire prone vegetation in currently undeveloped areas is deemed desirable and appropriate, development setbacks should be required as determined by the Fire Department on a project-by-project basis (Seismic Safety and Safety Element, 1976).	LUP P.2.28	OSCE Map 7, p. 19	Natural Hazard	Zoning Conservation Ordinance, CEQA	No Comment.
NH-19: In fire hazard areas with slopes greater than 30%, require a 20-foot setback from the top edge of the slope (Zoning Ordinance Chapter 24.51).	LUP P.2.28	OSCE Map 7, p. 19	Natural Hazard	Zoning: Conservation Ordinance, CEQA	No Comment.
Archaeological Resources					
Policy: The City shall take such action as is necessary to identify and obtain information on the existence and significance of archaeological sites.	LUP P.2.38	N/A	Archaeological Resources	Resolution, list of known sites	City surveyed potential sites and retains records on those sites.
Policy: The City shall encourage early identification of sensitive sites in the land-use planning and/or development of an area, in order that archaeological resources can be given consideration during the conceptual design phase of a project.	LUP P.2.38	N/A	Archaeological Resources	Resolution, list of known sites; implementing regulations include implementation procedures	City surveyed potential sites and retains records on those sites.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: The City shall evaluate in archaeologically sensitive areas such discretionary project, as set forth in California Environmental Quality Act guidelines, as to the extent of the resource prior to approval of any project which may adversely impact the site.	LUP P.2.38	N/A	Archaeological Resources	N/A	Evaluation completed through preliminary reconnaissance.
Policy; The City shall determine proper site disposition prior to approval of any project which may adversely impact the site.	LUP P.2.38	N/A	Archaeological Resources	Zoning: Use Permit Section 24.50.190 (Known Sites) Section 24.50.190, 24.12.480 and Resolution NS-14,427 and 14,825; Historic Plan Element of General Plan (Unknown Sites) Sec. 24.29.240; (Sensitive Areas) Resolution NS-14,175 and 14,941, and Section 24.24.240	(Known Sites) - All projects on known sites are non-exempt from CEQA and require a use permit which can be conditioned to mitigate the impact; (Unknown Site) Upon discovery of an archaeological resource work must halt on a project and a mitigation plan be developed; (Sensitive Areas) Projects which are not exempt from CEQA may be required to perform a preliminary archaeological reconnaissance and conditions may be attached to mitigate any impacts. The provision of the discovery ordinance Section 24.29.240 apply to CEQA exempt projects and can lead to mitigation conditions if necessary on discovery of an archaeological resource.
Policy: The City shall provide for the evaluation and proper disposition of archaeological resources which are discovered in the course of a project.	LUP P.2.38	N/A	Archaeological Resources	Zoning: Historic Preservation, Archaeological 24.29.241-247	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: The City shall follow the procedures adopted as a part of the Historic Preservation Plan for the preservation of archaeological resources for all projects proposed on city-held properties.	LUP P.2.38	N/A	Archaeological	Zoning: Historic Preservation, Archaeological 24.29.241-247	No Comment.
Policy: The City shall set aside a yearly allocation for expenditures relating to the preservation of archaeological resources.	LUP P.2.41	N/A	Archaeological Resources	N/A	Money set aside for Archaeological assistance.
Policy: On or in the vicinity of known sites, the City shall arrange to have an archaeological observer on site for all Class I or 2 projects (CEQA) that introduce a new impact via earth-moving activities. Furthermore, for such projects on or in the vicinity of known burial or sacred sites, the City shall arrange for the participation of a native American observer during earth-moving activities.	LUP P.2.41	N/A	Archaeological	Zoning: Historic Preservation (Section 24.29.246)	Money set aside for Archaeological assistance.
Policy: The City shall provide a central repository for artifactual materials discovered within the City limits. All artifactual materials taken on public lands shall be placed therein. Owners of private properties shall be encouraged to donate such materials to this facility.	LUP P.2.41	N/A	Archaeological Resources	N/A	Archaeological file established.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Paleontological Resources					
Policy: The City shall encourage consideration of paleontological resources during the conceptual design phase of coastal development in sensitive paleontological resource areas (see Sensitivity map).	LUP P.2.41	LUP P.2.42	Paleontological Resources	Zoning: SP-O Ordinance	LUP policy, procedures, and mitigation included in LUP policy below.
Procedure: Site Specific impacts will be identified as part of the initial environmental assessment required for such projects under CEQA.		LUP P.2.42	Paleontocal Resources	Zoning: SP-O Ordinance, CEQA	No Comment.
Other Coastal Policies					
OC-1: Maintain the existing park system and add facilities commensurate with new development (General Plan, 1980).	LUP P.2.43	LUP P.2.44	Parks	City Code: Park Facilities Tax, Sub. Ord., Zoning: Coastal Development Review (Permit)	Expansion of Sewer Plant into Neary's Lagoon not approved by Coastal Commission.
OC-2: Implement a park and recreation facilities tax for new development to raise revenues for acquisition, improvement, and expansion of public parks within the district of new development.	LUP P.2.43	N/A	Parks	City Code: Park Facilities Tax.	No Comment.
OC-3: Require through the subdivision regulations, the provision of park facilities by the dedication of land, the granting of a recreation easement, or payment of an in-lieu fee.	LUP P.2.43	N/A	Parks	Subdivision park dedication requirements.	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
OC-4: Maintain Moore Creek Canyon as open space feature; encourage the California Department of Parks and Recreation to maintain the North Coast benchlands in agricultural use; encourage the California State Parks Department to develop trhe Wilder State Park with minimum changes visible from Highway 1, and by establishing design guidelines in the Community Design Plan for the entrances to the City (Scenic Highway Element, 1976).	LUP P.2.43	N/A	Design Review	Zoning: Design Design Review Ordinance	Moore Creek design guidelines detailed in Western Drive Master Plan, Wilder State Park outside of City coastal jurisdiction. Development along Mission Street entrance to Santa Cruz requires design review. Eastern entrance (Eaton/Murray Streets) covered by Port District Master Plan Design Guidelines.
OC-5: Maintain views to and along the coast in Scenic Coastal Areas (along West Cliff Drive Beach Street, and East Cliff Drive) and require new development to be compatible with the character of the surrounding area.	LUP P.2.43	N/A	Design Review	Zoning: SP-O Ord., Design Review	Height limit and setbacks in zoning districts along the coastal shoreline (OF-R, R-T(B), C-B, R-1-5, R-L, SC-H) also ensure view protection.
OC-6--Parking Policy: Require parking for new development in the Coastal Zone so that parking demands for new development will not significantly impact coastal parking.	LUP P.2.43	N/A	Parking	Zoning: Parking Ordinance	The reduction of public or private parking is a part of coastal development review.
OC-7--Seabright Area Parking: Maintain the existing level of public access, including parking, to Seabright Beach, while limiting or reducing impacts on residential areas, and encourage alternatives to the automobile.	LUP P.2.43	N/A	Parking	Zoning: Parking Ordinance, Public Development Coastal Review (Coastal Permit)	The reduction of public or private parking is a part of coastal development review.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
OC-8--Sanitary Land Fill Land Use Policy: The management of the landfill should be consistent with the best landfill practices (e.g., those described in the Long-Range Development Plan for Sanitary Landfill Site such as soil compaction, revegetation, permanent drainage and Regional Water Quality Control Board Standards). Future use of the site should minimize impacts on surrounding park use and should be used for recreational purposes.	LUP P.3.114	N/A Review	Design Review	Zoning: Design Ordinance	This policy will be implemented through development review process.
OC-9: Conversion of overnight *tourist accommodations to a* non-visitor-serving use shall not be permitted unless the number of rooms being lost is less than 20, or a comparable number of accommodations are being constructed in other areas of the City.	LUP P.2.45	N/A	Tourist Accommodations	Zoning: Coastal Permit	The LUP policy provides limitations on development that reduces visitor accommodation. Coastal monitoring program will keep track of reductions.
OC-10: Minimize tree cutting between the nearest through public road and the coast.	LUP P.2.26	N/A	Trees	Zoning: SP-O Ord., Ord., Pub.Devel. Coastal Review (Coastal Permit)	No Comment.
Coastal Access					
Existing Access Points: Maintain existing access points.	LUP P.4.10	LUP P.4.10 Port District Coastal Land Use Plan P.3.64	Coastal Access	Zoning: SP-O Ordinance	N/A

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
CA-1--Signing: The first proposal in the coastal access component is to develop a coordinated and standardized signing program relative to coastal and beach access. This would include signs showing the way to major beach access points within the City on all of the access routes designated in the General Plan (Transportation and Public Facilities section of the General Plan, Policy C, Program 9). This would make available and encourage public exposure to those primary and safe access points along the Santa Cruz coastline. This comprehensive signing program would have a second component, and that would be to sign even more rigorously than is currently the case those areas where beach access is dangerous. In conformance with Coastal Act Policy, access to these points would not be physically prohibited by fences or other mechanisms, but all such areas which are dangerous would be so posted and signed to direct people to the closest improve access.	LUP P.4.10	N/A N/A	Coastal Access/ Signing	N/A	Develop City Coastal signing program.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
CA-2--Bikeways Plan: The adopted City Bikeways Study (Plan) is part of an ongoing effort to reduce the reliance on the automobile for transportation. The plan maps proposed bikeways and makes recommendations for plan implementation. Many of the proposed bikeways are in the Coastal Zone or link Coastal Zone areas to other areas, improving the access to the coast by bicycle. The implementation recommendations will also contribute to safe coastal access by making bikeway improvements, providing locking posts, signing, and other support facilities, acquiring easements for pathway construction and publicizing the City bicycle program. A complete summary of recommendations follows:	LUP P.4.27	N/A	Coastal Access/	Zoning: Parking Ordinance, Design Review Ordinance	Coastal Bikeway improvements will be made as part of development review and the ongoing
CA-3--New Access Point: One new major access point is planned along the City of Santa Cruz coastline. The City has a grant from the Coastal Conservancy to build an improved access to the west end of Cowell Beach. this will be a telescopic wooden step edifice providing access to the beach at low tide, and to the water's edge at high tide. It will also serve the surfing community, providing access to Steamer Lane. This improvement will likely be implemented during 1980, and no later than 1981. Other access point improvements (new or improved) shall be considered on a case basis.	LUP P.4.10	N/A	Coastal Access points	Zoning: OF-R Ordinance, SP-O Ordinance	Coastal Conservancy grant received fron Cowell Beach Accessway. Lighthouse Field state park may provide second new access.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
CA-4--Improved Access Point: The major access to Seabright Beach, at the foot of Mott and Cypress Avenue, is subject to very high use levels--and resulting refuse problems. This access point should be upgraded by relocating and/or screening of the state dumpsters, rebuilding the entry walls, and redesigning the entryway with the possible addition of landscaping. These improvements should ameliorate physical problems and encourage the public to use trash receptacles rather than littering.	LUP P.4.10	N/A	Coastal Access Improvements	N/A	Coastal conservancy project approved to improvement access to Seabright Beach.
CA-5--Moore Creek/Western Drive Coastal Access: A proposed coastal access trail is shown along Moore Creek linking the Western Drive area with Natural Bridges and the Coastal Trail System. The City currently has policy (Council Policy #26.2) to obtain public easements where appropriate along creeks wherever possible as part of the project review process. This approach was used in the Reinhold Canyon area, east of Western Drive, providing land for a pathway linking Meder Street to Mission Street. This policy may need to be strengthened in the form of a City ordinance as part of the LCP Implementation Program.	LUP P.3.76-3.8	LUP Western Drive Map A&B 3.7-3.8	Coastal Access Moore Creek	Zoning: SP-O Ordinance, CZ-O Ordinance	APO on Coastal offers of dedication/easements includes Moore Creek.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
* CA-6--Westside Study Area Access: The West Side Study area (Wolfsen-Swenson property) is another component of the City's Local Coastal Land Use Plan. This work item discusses potential development parameters for the subject property, including a mix of industrial, residential and open space uses. One of the development guidelines, stipulates direct coastal access along the entire cliff frontage as well as providing a segment of coastal trail linking Natural Bridges with Wilder Ranch State Park. This will be a new coastal access point within the City limits of the City of Santa Cruz, across private property. The coastline in this location will not permit access to the water's edge; there is a coastal cliff and significant drop-off. Thus, access at the West Side Study Area will be akin to those other points along the Santa Cruz City coastline where sight-seeing, ocean viewing and related activities will be able to take place, but where access to the beach/water will not be possible. At present, the coastal access point is envisioned to be as close as possible to the cliff edge, considering environmental and safety concerns, and providing maximum viewing potential.	LUP N/A	LUP Map N/A	Coastal Access/ Westside	Zoning: SP-O Ordinance Coastal Development Review (Coastal Permit)	West Side Study Area Land Use Guideline. Not included.

* Portions of the Westside Study area were not approved by the Coastal Commission and are a white area where the State Coastal Commission retains jurisdiction.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
CA-7--Other Access Point Improvements: Improvements to existing access points and connections between points may be needed to provide maximum safe access to the coast. Such improvements as stairways, paths, facilities for handicapped, fencing, signing, vista point enhancements, planting, benches, litter receptacles, signs, and other support facilities may be called for at some access points described in the Coastal Access Component of the Local Coastal Program.	LUP P.4.10		Coastal Access	Zoning: SP-O Ordinance	See pp. 14-25 of PDC LUP for specific improvements recommended for access to Port District.
* CA-8--Lighthouse Field Access Planning: Finally, development of Lighthouse Field State Park may produce additional access points along West Cliff Drive. These possibilities are discussed in the LCP Work Item (#7) on Lighthouse Field. The nature, location, and implementation of these potential access points are contingent upon future planning and development of Lighthouse Field.	LUP P.4-10		Coastal Access/ Lighthouse Field	N/A	Planning for Lighthouse Field is currently underway. The resulting plan will amend the LUP for the Lighthouse Field area.
CA-9--Other Access Points Improvement Program: Seek funding for detailed access improvement plans for West Cliff Drive, East Cliff Drive and the San Lorenzo River Levee.	LUP P.4.10		Coastal Access	N/A	The City of Santa Cruz is active in the Coastal Conservancy Coastal Access Program.

* The Coastal Land Use Plan for Lighthouse Field has not been approved by the Coastal Commission; the State Coastal Commission retains jurisdiction.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Western Drive Master Plan					
A. IMPROVE THE EXISTING RIGHT-OF-WAY					
1. Maintain the street width at two (2) travel lanes, 24-28' maximum width varying to accommodate terrain and landscape. Parking shall be accommodated in occasional bays north of Western Court. For the more southerly section of the street, one parking lane shall be provided, with bays where feasible, creating a maximum street width of 32' for all newly developed street sections.	LUP WDMP P.3.8	N/A	Public Works Project/ Design Review	Coastal Public Development Review (Coastal Permit), Design Review Ordinance	Policies 1-8 should be used for reviewing road improvements to Western Drive.
At the intersection with High Street and at the intersection of Highway #1, as far as Beachview Avenue, the street shall be 40' in width to accommodate turning movements. At the Meder Street intersection, the street shall be 32' within 100' of the intersection.	LUP WDMP P.3.8	N/A	Public Project/ Design Review	Zoning: Coastal Devel. Review (Coastal Permit), Design Rev. Ord.	No Comment.
2. Improve Western Drive by repaving as a modified ruralized roadway, with an attractively designed exposed aggregate curb and gutter.	LUP WDMP	N/A	Public Works Project/ Design Review	Zoning: Coastal Devel. Review (Coastal Permit), Design Rev. Ord.	No Comment.
3. Establish a local drainage system which returns water into the soil and/or canyons.	LUP WDMP P.3.8	N/A	Public Works Project. Design Review	Zoning: Coastal Devel. Review (Coastal Permit) Design Review Ordinance	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
4. Establish a pedestrian path, preferably along the westerly side of the street, surfaced with asphalt, to provide for pedestrian circulation and to accommodate occasional cyclists. The path should be designed to incorporate curvature and vary in its distance from the curb as is appropriate to specific locations.	LUP WDMP P.3.8	N/A	Public Works Project/ Design Review	Coastal Public Development Review (Coastal Permit), Design Review Ordinance	Policies 1-8 should be used for reviewing road improvements to Western Drive.
5. Realign the road, where possible, as indicated on the Master Plan Map to gain a more open, scenic corridor, to reduce speed and to provide a safer intersection at High Street. At designated intersections, provide lighting and install stop signs for safety.	LUP WDMP P.3.8	LUP WDMP P.3.6-3.7	Public Works Project/ Design Review	Zoning: Coastal Public Project Review (Coastal Permit), Design Review Ord.	No Comment.
6. Improve the Western Drive/Highway #1 intersection and cul-de-sac at the western end of Grandview Street.	LUP WDMP P.3.8	LUP WDMP P.3.6-3.7	Public Works Project/ Design Review	Zoning: Coastal Development Review (Coastal Permit), Design Review Ord.	No Comment.
7. Underground the overhead utilities.	LUP WDMP P.3.8	LUP	Public Works Project/ Design Review	Zoning: Coastal Review (Coastal Permit), Design Review Ord.	No Comment.
8. Retain the landscape quality of Western Drive by preserving trees in the public domain.	LUP WDMP P.3.8	N/A	Public Works Project/ Design Review	Zoning: Coastal Development Review (Coastal Permit) Design Review Ord. Heritage Tree Ord. Conservation Ord.	

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
B. Retain The Rural Quality of the Western Drive Area					
9. Minimize the number of driveways and streets along Western Drive.	LUP WDMP P.3.8	LUP WDMP P.3.6-3.7	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance Subdivision Ordinance.	Policies 9-22 should be used as special design criteria for coastal development inclusionary subdivisions, in the Coastal Zone portion of Western Drive Master Plan Study Area.
9A. In areas designated on the Master Plan Map, require multiple owners to participate in the development of a specific plan, so that subdivided properties will be served by cul-de-sac or loop roads.	LUP WDMP P.3.8	LUP WDMP P.3.6-3.7	Western Dr./ Design Guidelines	Zoning: Design Re-Ordinance, Subdivision Ordinance	No Comment.
9B. In other areas, minimize entrances by maintaining one driveway for each existing lot and allowing only one additional entrance for any number of newly created parcels.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Re-Ordinance, Subdivision Ordinance Sections 23.040.030, and 23.16.050.3-4	No Comment.
10. Streets and driveways, including cul-de-sac and loop roads shall be designed so as to maintain a rural character.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Re-Ordinance, Subdivision Ordinance	No Comment
11. Preserve existing and establish additional view corridors.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Re-Ordinance, Subdivision Ordinance.	

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
12. Establish relatively large lots adjacent to Western Drive in future subdivisions.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Subdivision Ordinance.	No Comment.
13. Establish a varied building setback line for all properties adjacent to Western Drive.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Subdivision Ordinance.	No Comment.
14. At the rear property lines and/or at the varied setback lines, plant naturalized hedges or trees to screen and reduce the impact of subdivided areas. The location and variety of trees should respect the spatial framework and character established by the canyons.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Subdivision Ordinance.	No Comment.
15. Establish hedge and tree rows along selected segments of Western Drive to reduce the impact of existing subdivided areas.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance	No Comment.
16. Preserve existing trees and prune selected groves to create distant views. Retain the integrity of the landscape in all areas.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Subdivision Ordinance.	No Comment.
17. Rehabilitate disturbed areas by planting trees, shrubs, groundcover and natural grasses to reduce the visual impact of road widths and cut banks.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
18. Employ and monitor design criteria to continue the rural character in newly developed and existing areas.	LUP WDMP	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance	Monitoring program.
19. Refer to a plant materials list to develop landscape plans that maintain the existing spatial framework established by the canyons.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance	List attached to Western Drive Master Plan.
20. Designate appropriate bus stop locations, and design shelters, benches, path and street sections, street signs, lighting and fencing that retain the rural character of the area.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance	No Comment.
21. Initiate on-site drainage planning to return water to the soil and/or into canyons away from Western Drive in newly subdivided areas.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Conservation Ordinance	No Comment.
22. Develop standard for maximum lot standard coverage, including driveway and on-site parking area.	LUP WDMP P.3.8	N/A	Western Dr./ Design Guidelines	N/A	Direction for future implementing program. Policy objective covered by Conservation Ordinance.
C. **Protect The Quality Of The Adjacent Canyons and Provide Access To Canyon Areas**					
23. Preserve existing trees and groves that demarcate adjacent canyons.	LUP WDMP P.3.8	WDMP* P.36-37 P.45-46	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Conservation Ordinance, Subdivision Ordinance.	No Comment.
24. Require a varied building setback from steep slopes for new development.	LUP WDMP P38	WDMP* P36-37 P45-46	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Conservation Ordinance, Subdivision Ordinance.	No Comment.

*Page reference to Western Drive Design Plan

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
25. No structures shall be constructed on the steep slopes in accordance with Conservation Regulations.	LUP WDMP P.3.8	WDMP P36-37 P45-46	Western Dr./ Design Guidelines	Zoning: Conservation Ordinance	No Comment
26. Provide public access to Moore Creek Canyon and Arroyo Seco greenbelts.	LUP WDMP P.3.8	WDMP P36-37 P45-46	Coastal Access	Zoning: SP-O Ordinance: Coastal Overlay Dist. Ordinance	See APO on Coastal offers of dedication/easements (Exhibit I).
27. Establish trails to the canyons as part of the City's greenbelt system connecting to the Natural Bridges Coastal Trail.	LUP WDMP P.3.8	WDMP P36-37 P45-46	Coastal Access	Zoning: SP-O Ord., Coastal Overlay Dist. Ordinance, Subdivision Ordinance	See APO on Coastal offers of dedication/easements (Exhibit I).
28. Establish relatively large lots adjacent to the Moore Creek Corridor in future subdivisions,	LUP WDMP P.3.8	WDMP P36-37 P45-46	Western Dr./ Design Guidelines	Zoning: Design Review Ordinance, Subdivision Ordinance	No Comment.
Beach Area Plan					
Policy: Encourage the development of commercial uses in the Beach Area which have year-round as well as seasonal potential.	BAP** PI7	BAP** P38**	Land Use	Zoning: R-T(A)	No Comment.
Policy: Ensure residential stability and encourage the physical improvement of residential structures in the Beach Area through implementing programs which provide adequate public facilities and services and rehabilitation opportunities for improving housing conditions.	BAP PI7	N/A	Public Facilities	N/A	No Comment.

** Page refer to Beach Area Plan.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Given the configuration of parcels in the Beach Area, the existing development pattern, and the need for housing, develop the remaining residential area (Beach Hill and Beach Flats) at existing densities--approximately 20-25 dwelling units per acre.	BAP	N/A	Land Use	Zoning: RT(D), RT(A)	No Comment.
Policy: Encourage non-automobile modes of transportation in the overall Beach Area.	BAP	N/A	Coastal Access	Zoning: Parking Ordinance, Design Review Ordinance	Direction for non-automobile travel in Beach Area.
Policy: Create more attractive and functional pedestrian facilities in the overall Beach Area, especially those connecting the Municipal Wharf with the beach and Boardwalk.	LUP BAP	N/A	Public Works	Zoning: Public Coastal Development Review (Coastal Perm), Design Review Ordinance	Direction for improvement program for Beach Street and other areas of the Beach Area.
Policy: Alter the direction of traffic flow and configuration of intersections in the Beach Area to facilitate efficient vehicular movement, and to help segregate tourist traffic from local residential traffic.	BAP	BAP	Coastal Access	Zoning: Coastal permit	Direction for ongoing street improvements.
Policy: Lessen the impact of tourist activity in the Beach Area by providing additional parking spaces for the public and additional parking opportunities reserved for area residents.	BAP	N/A	Parking	Zoning: Parking Ordinance	City is exploring park and ride alternatives, S.O. property, wharf employee parking and wharf shuttle service.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Improve public services and facilities to adequately handle the unique pressures which are found in the Beach Area. This includes addition to and upgrading of the existing infrastructure (water and sewer system), improvement to public services (police protection, fire protection, refuse collection), and improvement to amenities in the area (street lighting and landscaping, parks and recreational facilities).	LUP	N/A	Public	N/A	Direction for Public Works project. Water mains replacement program underway and Beach Flats park developed.
Policy: Provide for residential stability and improved residential quality by adopting development standards for residential uses in the Beach Flats.	BAP P37	BAP P38	Land Use	Zoning: RT(D)	New uses of Seaside pkg. lot must be compatible with adj. neighborhood, recreational uses of levee, and existing circulation system.
Policy: Retain the unique "cottage city" character of the area while accommodating new construction and renovation to upgrade physical conditions.	BAP P39	N/A	Beach Flats/ Design Guidelines	Zoning: Design Review Ordinance	No Comment.
Design Guidelines: The following guidelines are intended to preserve and enhance the scale and flavor of the Beach Flats; they are not intended to preserve substandard physical conditions which exist in the area.	BAP	N/A	Beach Flats/ Design Guidelines	Zoning: Design Review Ordinance	The following guidelines will be used to guide and review development in the Beach Flats Area. All development in the R-T(D) District requires conditional use permits which automoatically require design review.
--Attempt to accommodate a variety of architectural styles, reflective of the existing diversity of the subarea.					

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
--New construction should be consistent with the major architectural elements and design features existing in the area. These include; -varying setbacks from the street: -varying orientation and entrances; and -appropriate colors and materials; Because of the existing diversity of architectural elements, careful study must be given to design requirements on a site-specific basis.	BAP P39				
-- Retain a scale appropriate to existing development and street widths. This can be accomplished by: - keeping building heights compatible with existing development; - stepping back larger development from the street, keeping a one-story segment toward the sidewalk; and -breaking up larger buildings into small architectural segments.	BAP P40				
-- Use materials compatible with existing development. These include: - stucco; - horizontal wood siding; and - other painted wood.	BAP P40				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Compatible materials do not include those of a contemporary character, such as: - shingles; - sustained siding; or - diagonal siding; or - highly reflective materials, such as aluminum or mirrored glass.					
-- Use colors and details consistent with existing development. These include: - pale, light colors for buildings with bright colored trim; - colored roofs or composition shingles; and - small balconies and decorative railings.	BAP P40				
-- Use landscape materials to provide accent color, define spaces and break up large masses. Such materials may include: - bright annuals or perennials in window boxes; - color accents and flowering shrubs as foundation plantings; - formal central accents in entry courts; - shade trees in conjunction with seating areas; and - low formal hedges at property lines and along walkways.	BAP P40				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
-- Use architectural features to provide continuity and sense of community involvement by relating to the pedestrian space. Such features may include: - various types fenestration; and - porches and entryways. -- Attempt to screen automobiles from pedestrian view. This can be achieved by: - avoiding front yard parking areas; - favoring closed garage storage to open carports; and - use of intense landscaping for screening. -- Attempt to retain the integrity of the design of the older units by renovating or adding units of compatible design. -- Attempt to avoid artificial memicry of older units in new construction.					
Policy: Develop a circulation system and accompanying street pattern which routes tourist traffic around the perimeter of the Beach Flats rather than through it.	BAP P43	N/A	Beach Area/ Circulation	N/A	See Figure 9, page 44 of Beach Area Plan (implemented 6-81)
Policy: Evaluate the possibility of providing parking for Beach Flats residents.	BAP P43	N/A	Beach Area/ Parking	N/A	Policy provides direction for parking study.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Pursue an acquisition program to acquire land for a neighborhood park.	BAP P43	N/A	Beach Area/ Circulation	N/A	Parking acquired and developed.
Policy: Develop a street lighting configuration to improve lighting to meet the special needs of the area.	BAP P45	N/A	Beach Area/ Public Works	N/A	Provide direction for public improvements.
Policy: Develop a plan for street trees, pathways and sidewalk improvements to upgrade the general appearance of area streets.	BAP P45	N/A	Beach Area/ Public Works	N/A	Provide direction for public improvements.
Policy: Coordinate improvement of the San Lorenzo levee to provide non-auto pathway access between the Pacific Avenue Garden Mall and the Beach Area.	BAP P45	N/A	Beach Area/ Public Works	N/A	Provides direction for public improvements.
Policy: Improve police and fire protection to respond to the unusual pressures and problems which result in the Beach Flats subarea from tourist activities.	BAP P47	N/A	Beach Area/ Public Works	N/A	Provides direction for improved public services.
Policy: Provide public services to increase litter patrol and other problems caused by beach/boardwalk users.	BAP P47	N/A	Beach Area/ Public Works	N/A	Provide direction for improved public services.
Policy: Upgrade the existing water and sewer system to alleviate problems resulting from system inadequacies.	BAP P47	N/A	Beach Area/ Public Works	N/A	Improvement program under way.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Monitor the improved refuse collection system implemented by the Public Works Department and maintained by the Parks and Recreation Department. If additional receptacles are needed, implement necessary improvements.	BAP P47	N/A	Beach Area/ Public Works	N/A	Improvemewnt program under way.
Policy: Recognize the Beach Area's draw as a regional tourist attraction and develop programs to minimize this activity's adverse impact on local residents.	BAP P49	N/A	Beach Area/ Visitors	Zoning: R-T(A) R-T(B), R-T(D), Design Review Ord., Parking Ordinance.	Difficult to achieving alternative approaches. Besides zoning will be considered.
Program: Develop a circulation system which diverts tourist traffic around the Beach Flats rather than through it.	BAP P49	N/A	Beach Area/ Circulation	N/A	See Figure 9, page 44 of Beach Area Plan for specific proposal (implemented 6/81).
Program: Evaluate the possibility of providing restricted parking for Beach Flats residents during peak summer weekends and holidays.	BAP P49	N/A	Beach Area/ Parking	N/A	Provides direction for further study.
Program: Provide areas for commercial/recreational uses in the Beach Area including the periphery of the Beach Flats.	BAP P47	BAP P38	Beach Area/ Land Use	Zoning: R-T(A), C-B	No Comment.
Program: Provide adequate public services and facilities for tourists, to minimize impacts on surrounding areas.	BAP P49	N/A	Beach Area/ Public Works	N/A	Additional services and facilities being provided (garbage pickup, circulation system)
Program: Pursue transportation programs elsewhere in the City and region which would lessen impacts on the Beach Area.	BAP P50	N/A	Beach Area/ Access	N/A	Beach shuttle provides alternative to auto beach access. Monitor and improve system as needed.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Beach Hill					
Policy: Reduce the volume of traffic through Beach Hill; redirect beach-oriented parking to expanded public parking sites; improve pedestrian accessibility, safety and circulation in the Beach Hill subarea.	BAP P57	BAP Fig. 4 P22	Beach Area Coastal Access	N/A	No Comment.
Policy: Develop entry points to Beach Hill that will visually identify this subarea and discourage through automobile traffic.	BAP P57	BAP Fig. 12 P56	Beach Area/ Design Guidelines	Zoning: Public Coastal Development Review (Coastal Perm), Design Review Ord.	No Comment.
Program: Implement special design treatments at major entries to the Beach Hill subarea and at major intersections.	BAP P57	N/A	Beach Area/ Design Guidelines	Zoning: Public Coastal Development Review (Coastal Perm), Design Review Ord.	No Comment.
Policy: The scale, height, bulk and color of new or expanded physical development should reflect and strengthen the best existing examples in the immediate vicinity.	BAP P57	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	No Comment.
Policy: New development on the bluffs of the Beach Hill subarea should visually emphasize and enhance this natural topographic resource.	BAP P58	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	No Comment.
Policy: Preserve existing landscaping and encourage new landscaping which will emphasize the visual prominence of Beach Hill. Emphasis should be placed on indigenous forms.	BAP P58	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	No Comment.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Protect and enhance the unique historical, archaeological, architectural and aesthetic qualities which are present in the Beach Hill subarea.	BAP P58	N/A	Beach Area Plan/Design Guidelines	Zoning: Historic Preservation Archaeological Resource Protection and Design Review Ordinance	A combination of these, but ordinances will implement the policy.
Program: Implement a street beautification program coordinated with those recommendations specified for the Beach Flats.	BAP P58	N/A		N/A	Policy direction for further improvement.
Program: Upgrade the Cliff Street stairway and the Front Street pathway.	BAP P60	N/A	Coastal Access	N/A	Stairway improved.
Program: Convert Carmelita Cottages to a recreation facility serving both local residents and tourists.	BAP P60	BAP Fig. 13 P59	Visitor Serving Land Use	Zoning: R-T(A) Coastal Permit	Tourist use of Carmelita Cottages under consideration by City.
Program: Adopt the following design guidelines to positively influence further physical development in the Beach Hill subarea:	BAP P60	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	The following guidelines will be used to review development in the Beach Hill area. Design review is required in connection with all use permits in the R-T Districts. All development in R-T requires a use permit.
- The siting, scale, and design of new development should be consistent with the immediate surrounding development to continue to established pattern and character of the street.	BAP P60				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- New development or major renovation to existing building forms and exterior building design should incorporate broken-up massing to simulated the width and spacing of existing residences immediately surrounding the proposed site; building features such as windows, railings and stairways, should reflect the established rhythm of both residential examples. Variations in the height and orientation of roof plans should be carried out such that a large single building can seem to be a cluster of detached residences.	BAP P60				
- The height and width of new development or major renovation should, where practical, avoid blocking ocean views and panoramic views of the City from various vantage points. Height and width of the structures should be used to reinforce the form of Beach Hill, especially on bluffs where the visual emphasis should be expressed as vertical rather than horizontal lines. Again, height and width should be seen as part of the total street scene, and structures should be avoided which appear as individual monuments with no relationship to the overall image of the street.	BAP P60				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Front setbacks of new developments should be situation so that opposing setback lines achieve visual variety along the street. Front setbacks should not be occupied by exposed off-street parking. Retaining walls and stone curbing should be constructed to match the existing features, providing a visually unifying element in the Beach Hill subarea.	BAP P61				
- Access to new development should be located to minimize the number of curbs, gutters, and driveways into the site. These entires should be compatible with the proposed street beautification scheme.	BAP P61				
- New development should provide landscaping that complements the area by continuing locally dominant species, supplementing street trees with private landscaping, and retaining significant existing trees and shrubbery wherever possible.	BAP P61				

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Beach Commercial					
Policy: Minimize traffic conflicts within the Beach Commercial subarea; identify a site for peripheral parking opportunity and a beach shuttle service to the Beach Area.	BAP P67	N/A	Coastal Access	N/A	Some improvements have been made (circulation), others are under consideration (parking).
Policy: Create a visual and functional link between the Boardwalk and the Municipal Wharf, along the length of Beach Street.	BAP P67	BAP Fig. 15 P66	Coastal Access/ Guidelines	Zoning: Public Coastal Development Review (Coastal Perm), Design Review Ord.	Policy provides direction for public improvements.
Policy: As part of the overall traffic improvement program in the Beach Area, improve the appearance and traffic flow of the Beach/Street Municipal Wharf intersection.	BAP P67	BAP Fig. 15	Coastal Access	Zoning: Public Dev. Coastal Review (Coastal Permit)	This policy being implemented with wharf expansion.
Policy: Create visual and pedestrian links between the Beach Commercial subarea and Beach Hill.	BAP P68	BAP Fig. 15 P66	Coastal	N/A	Provides direction for public improvements.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Policy: Encourage commercial uses in the subarea which have year-round as well as seasonal potential. This is especially relevant to the three remaining opportunity sites fronting on Beach Street.	BAP P68	BAP Fig. 16 P70	Land Use	Zoning: R-T(C) Coastal Permit	Visitor-serving uses should be encouraged on the opportunity sites.
Policy: The scale, height, bulk, and color of new or expanding development in the subarea should be evaluated in terms of the design guidelines which appear in the recommendations section which follows.	BAP	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	
POLICY: Excessively garish and gaudy signs, billboards, and building colors should be replaced over time, with graphics and colors consistent with the design guidelines articulated in this plan.	BAP P68	BAP Fig. 15	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	No Comment.
Policy: Landscaping should be required to enhance new development of public and private projects, and should be of an indigenuous type compatible to the area; existing attractive landscaping should be protected and preserved.	BAP P68	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	No Comment.
Program: Implement the Beach Street promenade.	BAP P69	BAP Fig. 16	Coastal Access	Zoning: Public development Coastal review (coastal permit)	Policy provides direction for public improvements.
Program: Improve the Beach Street/Municipal Wharf Intersection.	BAP P69	BAP Fig. 16 P70	Beach Area Plan/Design Guidelines	N/A	This policy being implemented with wharf expansion.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Program: The three opportunity sites fronting on Beach Street (especially the site at the foot of the wharf at the intersection of Beach and Front Streets, and the larger site on Beach Street, directly across from the Ideal Fish Restaurant), should be given special attention.	BAP P69	BAP Fig. 16 P70	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	
Program: Initiate special street paving techniques consistent with the program for the overall Beach Area.	BAP P69	N/A	Beach Area Plan/Design Guidelines	Zoning: Public Dev. Coastal Re- (Coastal Permit)	Policy provides direction for public improvements.
Program: Adopt the following design guidelines to positively influence further physical development in the Beach Commercial subarea:	BAP P71	N/A	Beach Area Plan/Design Guidelines	Zoning: Design Review Ordinance	These guidelines will be used to review development in the Beach Commercial area. All development in the R-T(C) District require a use permit which automatically requires design review.
- New development and extensive renovation in the subarea should feature variations in height and orientation of roof planes, so that a single building will appear to be a cluster of smaller structures; in addition, new development should incorporate parking below grade so as to sceen parking from view as much as possible, and also take full advantage of sloping ground which offers maximum views to the beach and ocean.	BAP P71	N/A			

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Development and renovation along Beach Street should utilize physical elements, such as awnings, canopies, trellis work, etc., to emphasize the pedestrian scale of the Beach Street promenade (these should be located approximately 8 feet above the sidewalk level). Development along Beach Street should utilize materials and colors which give uniformity to the entire streetscape. Seating areas and landscaping should be compatible with the proposed Beach Street promenade concept and avoid, where possible, blocking ocean views. Signing along Beach Streets should be of a subdued nature, suggesting an overall theme rather than individual competition.	BAP P71				
- Development along Second Street should incorporate the established residential character and design features which appear on the Beach Hill side of the street. Off-street parking should be located below grade, or be screened by extensive landscaping. Signing on Second Street should be of a decorous nature.	BAP P71				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Development along Main Street and Cliff Street should reflect the character of the best architectural examples in the immediate vicinity. The number of curb cuts and driveways into specific sites should be minimized as much as possible, utilizing underground or highly screened parking areas. Stark, blank walls facing the street should be avoided, and architectural features should be incorporated which create a human scale at pedestrian level. Development or major renovation here should be of a height and width as to be seen as part of the total scene and avoid appearing as an individual monument with no relationship to the overall image of the street. Front setbacks should continue to be used for private landscaping where appropriate. Other street improvements should be compatible with the proposed street beautification scheme for the overall Beach Area.	BAP P71				
- Landscaping throughout the Beach Commercial subarea should continue to emphasize locally dominant species. Heritage trees and significant existing vegetation should be preserved and private landscaping should adhere to the same standards as those landscaping improvements created in the public right-of-way.	BAP P72	N/A	Design Guidelines	Heritage Tree Ordinance	N/A

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Municipal Wharf					
Major Recommendations					
While this plan includes many specific proposals to guide the wharf's development, its major recommendations can be summarized as follows:	BAP P76	BAP Fig. 22	Land Use	Zoning: Public Coastal Development Review (Coastal Perm), Design Review Ord.	Redevelopment and use of the wharf will be reviewed with the following policies and guidelines.
- A more attractive pedestrian environment must be created. A major reorganization of vehicular and pedestrian areas is proposed; main elements of the wharf plan include a widened "pedestrian promenade" along the western side of the wharf and increased public commons space throughout the wharf. In order to facilitate individual access, there is to be an open tram, small enough to run along the pedestrian promenade, linking the wharf with the parking and amusement areas of the beach and Boardwalk. A new lighting system, increasing illumination levels in pedestrian areas and using low-scaled poles and fixtures, is recommended.	BAP P77				
- The preservation and enhancement of initimate scale and local character is essential to future growth, and therefore must be encouraged in any renovation or expansion. No development at all is preferable to development which destroys the wharf's uniqueness.	BAP P77				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- The City must be willing to assume a major role in managing the development of the wharf and in undertaking an ongoing solicitation of desired uses and available monies. This is necessary in order to achieve the goals and policies and to enforce the design criteria set forth in the wharf plan.	BAP P77				
Use Criteria					
The development of the wharf into a prosperous and pleasant environment depends as much on the activities which occur there as it does on the physical characteristics it possesses. The following use criteria have been developed concurrently with the site plan and architectural guidelines that this study proposes, and their evolution from more general issues and goals can be traced in the study's design matrix. There are five general criteria which can be abstracted from the more specific criteria in the matrix: 1) appropriateness to the marine environment; 2) contribution to the pedestrian scene; 3) broadened public appeal and service; 4) compatibility with existing uses; 5) intense and diverse activity.	BAP P104	N/A	Land Use	Zoning: Public Coastal Project Review (Coastal Permit)	Development and use of the wharf will be reviewed with the following use criteria.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Each of these five have been further clarified with a set of guidelines and, where applicable, a set of actions. The actions are steps which should be taken by the City and by existing tenants in order to generate the kinds of activity beneficial to the wharf. The guidelines are intended to direct the City in an aggressive solicitation of desirable businesses and uses which it should undertake as a manager and developer of the wharf. They are also to serve as means to evaluate proposals for development put forward by private interests, and to ensure that such proposals are compatible with the wharf's long-range plan.					
Appropriateness to Marine Environment Guidelines: - Businesses should be leisure- and/or marine-oriented (e.g., sail-maker, chandlery, fishing supply store, snack bar). - Activities should be chosen for their compatibility with the atmosphere of a working wharf. Extremes of overrelegance and of cheap honky-tonk are both to be avoided. - Activities which are potentially harmful to marine life should be avoided.	BAP P104				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Private uses should have public areas that can serve the purpose of a maritime museum, displaying wharf-oriented artifacts and memorabilia (e.g., Spenger's Restaurant in Berkeley.					
Actions:					
- Improve existing fishing and crabbing areas.					
- Build additional deck space for fishing and crabbing.					
- Build additional public landing space.					
- Establish semi-protected mooring area at wharf's leeward side for commercial and recreational boaters.					
Contribution to Pedestrian Scene:	BAP P105				
Guidelines:					
- Businesses which can contribute directly to sidewalk activity (e.g., sidewalk cafe, open market stalls, walk-up snack bars, etc.) are desirable.					
- Businesses should be able to display merchandise, activities and processes (e.g., candymaking) to passersby.					

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Proposals to adapt existing buildings, particularly between Wharf Headquarters and Looks Den, to uses oriented toward pedestrian traffic should be encouraged.					
Actions:					
- Widen sidewalk serving wharf businesses, creating a spacious pedestrian promenade.					
- Introduce more pedestrian amenities, such as benches, auto-free common spaces, pedestrian drop-offs and *low-scale lighting system.*					
- Improve low-cost and free activities associated with experiencing the marine surrounding--fishing, crabbing, picnicking, strolling and viewing.					
Broadened Public Appeal and Service	BAP P105				
Guidelines:					
- Businesses should be chosen for their appeal and service to the local community; establishments which rely exclusively on tourist trade should be avoided.					

LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment

- Businesses should be chosen for their potential to attract customers in the off-season and during evening hours when the wharf is presently under-used.
- Eating and entertainment facilities less formal than those presently existing on the wharf (e.g., delicatessen, snack bar, coffee house) are needed.
- Shops selling marine-related merchandise such as nautical antiques, books, charts, models, and toys would provide a balance in commercial activity.
- Businesses whose location and activity would attract beach visitors onto the wharf should be encouraged.

Actions:

- Introduce added attractions into already existing businesses (e.g., after dinner entertainment in restaurants) to extend the hours of use.
- Add a "Wharf Agora" along pedestrian promenade near shore to bring commercial activity closer to the foot of the wharf.
- Build open market stalls on Wharf Agora to introduce a variety of small vendors and businesses.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Compatibility with Existing Uses	BAP P106				

Guidelines:

- Businesses should be chosen which can contribute to the wharf community by serving visitors and reinforcing existing businesses (e.g., small bakery, candy shop, ice cream parlor, tackle repair shop).
- Small-scale businesses should be encouraged. No food service establishment is to exceed 7,000 gross square feet, and no more than four such establishments are to exceed 4,000 square feet. Restaurants under 2,000 square feet are particularly appropriate to the scale of the wharf. No other business is to exceed 2,500 square feet; businesses of less than 1,200 square feet are preferred.
- Amusement functions such as penny arcades, rides or carnival games are to be restricted to the Boardwalk and Beach Street.
- Large, franchise-type operations should be avoided.
- Businesses which are locally owned and managed are preferred.
- A honky-tonk atmosphere is not desired.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Intense and Diverse Activity: Guidelines: - Business should be chosen to complement rather than duplicate existing activities; too many businesses of the same sort are to be avoided. - In choosing and maintaining new businesses, particular care must be taken not to threaten the over economic health of the wharf. - In any portion of the wharf, a mix of uses is desirable. - Efforts must be made to nurture the richness of experience offered by small-scale activities and places.	BAP P106				
The following policies are a part of the Beach Area Plan wharf sections. Future wharf expansion shall be phased so that: 1. Intensified use of existing decking including expansion in the locker area, if needed to support public access improvements and second stories. This phase would include at least two major pedestrian improvements: a continuous sidewalk and improved access to pedestrian improvements: a continuous sidewalk and improved access to the west side of the wharf, in areas of new or intensified development.	BAP PA-1	NA	Land Use	Zoning: Public Coastal Development Review (Coastal Permit)	Wharf development will be reviewed with the following development guidelines and Use Criteria.

LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
2. Expansion of decking in the wharf/agora area. This phase would include two major vehicle access improvements: installation of a transit system and redesign of the Beach/Washington Street intersection. One major pedestrian access improvement would also be included: a stairway from the west side of the wharf to the beach.				
2. Any future decking expansions (unspecified) will be contingent upon reliance on the transit system and alternatives to vehicular access to absorb the intensified parking need.				
3. Any future decking expansion (unspecified) will be contingent upon reliance on the transit system and alternatives to vehicular access to absorb the intensified parking need.				
Future wharf uses shall be selected using the following guidelines:				
1. Areas needed for public access shall be set aside prior to the leasing of wharf space not currently occupied and approval of adjacent development.		BAP PA1		
2. Existing space available for commercial fishing, recreational fishing, fish sales, boat launching, or chartering, public access, and public safety shall not be reduced, but may be relocated if it better serves those uses.				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
3. Existing space available for coastal related and visitor serving uses, such as restaurants, wharf administration, public parking, and small shops, shall be retained on the wharf, and where appropriate, intensified to meet increased visitor needs.					
4. New decking areas which will be leased for private development shall be offered to any acceptable tenant who requires a location adjacent to the sea in order to conduct business and which are compatible with other planned or existing uses of the wharf, except where this may conflict with existing agreements.					
5. Expansion of uses which require physical access to the water, such as boating and fishing, shall be provided as part of any wharf decking extension. Adequate support area for such uses (parking, boat hoist, fish cleaning areas) shall be assured.					
The following design guidelines shall be used to guide new construction.	BAP PA-2				
1. All new structures, including wharf decking, rails and signs, shall be designed to preserve the wharf's visual and physical relationship to the sea.					

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
2. Access to new viewpoints and improvements (such as benches and walkways) shall be provided as part of any new wharf development which decreases the area of decking open to ocean views or increases the height of any structure.					
This improvement would likely delete seven parking spaces from the center of the intersection. In response to Coastal Commission concerns regarding existing parking, the Beach Area Plan assumes a "floor figure" of 3,350 parking spaces in the overall Beach Area. There are 3,480 spaces currently available (refer to page 14); no improvements will be implemented which would reduce this number below the floor figure (3,350). Future implementation of the Seaside Company's proposed parking by approximately 700 spaces. The "floor figure" is an interim protection, allowing flexibility for implementing various improvements prior to major parking expansion.	BAP P114	N/A	Parking	Zoning: Coastal Development Review (Coastal Permit)	Definition of Coastal Development includes loss of parking.
Natural Bridges State Park					
NB-1: Vegetation management that may be practiced in this unit to maintain the natural ecological associations may include various methods of encouraging desired plants and discouraging less desirable species, pest plant control, reestablishing vegetation in depleted areas, and general habitat improvement.	LUP 3.38				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Methods of vegetation control may include mechanical physical removal, the use of herbicides as allowed by the Department's pesticide manual, or biological control.					
Planting suitable nectar producing plants to supplement the food supply for the over-wintering Monarch butterflies could enhance this population.					
NB-2: Marsh management will be practices in this unit in accordance with the State's policy for the preservation of wetlands in perpetuity. It will be done in cooperation with knowledgeable county, state, and federal agencies, and other informed sources.	LUP 3.38				
NB-3: Dune management is needed in this unit to preserve the sand resources and to keep it from encroaching upon other valuable natural resources and developments.					
Dune management will include stabilizing the dunes by establishing plant cover, protecting the vegetative cover from noncompatible uses, and providing well-placed walkways or trails.	LUP P.3.38				
NB-4: Erosion control is an important management consideration within this coastal area, and a continuing program is mandated to protect the fragile resources found in this zone.					

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
NB-5: If archaeological sites are located in the unit, they will need protection and preservation. The Department of Parks and Recreation shall endeavor to preserve intact any Native American cultural resource in the State Park System.	LUP P.3.39			Same as above	
Twin Lakes State Beach					
TL-1: Vegetation management may be practiced in this unit to *maintain the natural ecological* associations and may include various methods of encouraging desired plants and discouraging less desirable species, pest and exotic plant control, replacement of exotics with native species, reestablishing vegetation in depleted areas, and general habitat improvement. Methods of vegetative control may include mechanical physical removal, the use of herbicides as allowed by the Department's pesticide manual, or biological control.	LUP P3.47	N/A	Land Use/ Coastal Recreation	Zoning Map/OF-R District Regulation/SP-O Ordinance/Design Review Ordinance	State Parks has not developed plans for expanded park facilities. Proposed park development will be reviewed with the following general policies and other applicable policies in the Santa Cruz LUP. (Parts of Twin Lakes are in the County.)
TL-2: Marsh management will be practiced in this unit in accordance with the State's policy for the preservation of wetlands *in perpetuity.* It will include habitat improvement that will increase the productivity of both the plant and animal populations, especially where the marsh has been degraded by former practices.	LUP P.3.47				

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Facilities for visitors will be provided where they will be compatible with maintaining and preserving the march ecosystem.					
TL-3: There is a need to control and remove domestric waterfowl that are releaseed in the lagoon to prevent the possibility of introducing duch disease to wild migratory bird populations.	LUP P.3.47			Same as above	
TL-4: Erosion control is an important management consideration within this coastal area, and a continuing program is mandated to protect the fragile resources found in this zone.	LUP P.3.47	N/A	Land Use/ Coastal Recreation	Zoning: Shoreline Protection Ordinance SP-O, Archaeological Protection Ordinance, Conservation Ordinance	N/A
Shoreline protection will be done in accordance with the State's policy on this subject.					
If archaeological sites are located in the unit, they will need protection and preservation. The Department of Parks and Recreation shall endeavor to preserve intact any Native American cultural resource in the State Park System.					

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
Port District Land Use Plan					
A-1: Surplus parking spaces in the upper harbor, 31 spaces in the west lower harbor, and 21-26 spaces in the east lower harbor, should be clearly signed and located appropriately for beach and harbor-visitor use.	LUP PDCLUP P. 3.60	N/A	Coastal Access	Zoning: SC-H, Coastal Development Review (Coastal Permit)	This policy can be monitored through project review.
A-2: Since few off-street parking opportunities for the Seabright-West Jetty portion of Twin Lakes State Beach appear to be available, the Port District should explore potential lease of the west parking lot by the State Parks Department and closing or reconfiguration of lower Atlantic Avenue to provide more beach parking.	LUP PDCLUP P. 3.60	N/A	Coastal Access	N/A	Policy provides direction for city Port district and State Parks to explore parking alternatives.
A-3: The City and Port District should investigate, and implement as funds become available, innovative transit systems which would enhance recreational use of Santa Cruz Harbor while reducing reliance of such traffic on the Murray Street bridge.	LUP PDCLUP P. 3.60	N/A	Coastal Access	N/A	Policy provides direction for future study of transit use.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
A-4: Continuous lateral pedestrian access is an important element of the Harbor for visitors, and shall be retained. Minor exceptions (such as the boatyard), where conflicts between immediate-shoreline access and coastal-dependent uses would be severe, should be made, but new development should preserve this lateral access. Areas where the Draft Harbor Development Plan does not discuss access, but shows new development on existing accessways, include the Upper Harbor (new restaurant over revetment, new launch area) and Lower Harbor-East (Crow's Nest expansion over jetty, new commercial landing area). Lateral access should be designed into these projects in a way that will minimize or remove use conflicts. In the case of the restaurants, which are not coastal-dependent uses, accessways have priority for the immediate waterfront strip. An excellent example of continuous access design is found at Tom's Bait Shop in the fuel dock area of the Lower Harbor.	LUP PDCLUP P. 3.62	N/A	Coastal Access	Zoning: SC-H Coastal Development Review (Coastal Permit), Design Review Ordinance	No Comment.
B-1: In providing new and improved Harbor facilities, the Port District will maintain at least 900 wet berths, shall minimize losses of wet berthing opportunities due to provision of new shoreline uses and shall seek to increase such opportunities where feasible by reconfiguring berths.	LUP PDCLUP P. 3.79	N/A	Boating Facilities	Zoning: SC-H, Coastal Project Review (Coastal Permit)	Policy can be monitored through review of specific projects.

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
B-2: The Port District shall continue to encourage the forms of increased access to Harbor and Bay waters and boating opportunities provided by teaching programs, commercial group fishing trips, and shared boat or slip ownership.	LUP PDCLUP P. 3.79	N/A	Boating Facilities	Zoning: SC-H, Coastal Permit Review (Coastal Permit)	Policy provides direction for future service improvements.
B-3: The overall launching capability of the Harbor shall be maintained at a level limited only by demand and safety considerations; restrictions on parking associated with use of individual Harbor launching facilities shall be designed to mitigate against localized traffic impacts only.	LUP PDCLUP P. 3.79	N/A	Boating Facilities	Zoning: SC-H, Coastal Permit Review (Coastal Permit)	No Comment.
B-4: A catamaran dry storage area may be provided within the Port District boundaries for a maximum of 80 boats. The area for boat storage shall be clearly marked and managed to minimize conflicts with other beacu users.	LUP PDCLUP P. 3.81	N/A	Boating Facilities	Zoning: SC-H, Coastal Project Review (Coastal Permit)	No Comment.
C-1: Santa Cruz Harbor shall be identified and mapped under "Ocean and Bays" and "Marine" habitat types in the Santa Cruz LCP Land Use Plan.	LUP PDCLUP P. 3.90	GP LU MAP	Natural Resources	N/A	This policy amends Santa Cruz Coastal Land Use Maps 2 and 4 for designated habitat areas.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
C-2: Permanent adverse impacts on marine habitat within the Habor shall be avoided by the investigation and use of least-environmentally damaging construction techniques (such as pilings instead of fill), mitigation of adverse impacts by marine resource enhancement within the City of Santa Cruz to the satisfaction of the California Department of Fish and Game, and by the avoidance of projects that would require dredging or fill unless they are necessary to the effective functioning of recreational or commercial boating.	LUP PDCLUP P. 3.90	N/A	Natural Resources	Zoning: SC-H, Coastal Project Review (Coastal Permit)	No Comment.
C-3: The Port District should work with the California Department of Fish and Game (CDFG) and local marine scientists to devise methods to mitigate the periodic anchovy kills. One possible technique could involve harvesting of anchovies prior to their confinement in the Harbor, based on reasonable certainty of that happening and with permission of CDFG.	LUP PDCLUP P. 3.90	N/A	Natural Resources	N/A	Policy provides direction for Port District program

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
C-4: The Port District shall undertake a mitigation project for the 1972-73 loss of Woods Lagoon wildlife habitat. A detailed work program containing a timetable for commencement and completion, and description of construction phases, approved by the City, Department of Fish and Game, and U.S. Fish and Wildlife Service shall be submitted to the City within 180 days of LUP certification (or assumption of coastal permits authority by the City whichever comes first). Issuance of coastal permits for future Port District development shall be contingent on compliance with all the time limits established through this policy. Habitat restoration on all lands will precede sedimentation or access improvements. The entire project will be completed before January 1, 1984.	LUP PDCLUP P. 3.90	N/A	Natural Resources	Zoning: SC-H	Port District has prepared a mitigation plan and timetable for completion of this plan. The progress in the completion of these measures will be a factor considered in processing future applications in the Port District.
C-5: Annual or periodic dredging required to maintain the boating functions of Santa Cruz Harbor shall be carried out in a manner protective of the public health and safety and right to enjoy the use of downcoast beaches. In this regard, a) Spoils shall be sampled periodically to determine their continuing compatibility with public recreational use. Toxic spoils shall not be deposited in the litoral cell.	LUP PDCLUP P. 3.91	N/A	Natural Resources	Zoning: SC-H Coastal Permit	Controlled through State Coastal Commission/U.S. Corps of Engineers.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
b) Installation of any disposal system on land or offshore shall minimize visual and physical disruption of recreational beach use. Piplelines shall be buried at all times.					
c) Maximum use of eroding downcoast beaches that will benefit from deposition of sand shall be made for spoils disposal.					
D-1: Support the implementation of the shoreline use proposals of the December 1980 Santa Cruz Harbor Development Plan.	LUP PDCLUP P. 3.95	LUP PDCLUP Map 5	Land Use	Zoning: SC-H	No Comment.
D-2: Allow land uses in the Habor that provide marine-related services or goods which contribute to the pedestrian and beach scene and are compatible with existing uses and represent intense and diverse activities.	LUP PDCLUP P. 3.96	LUP PDCLUP Map 5	Land Use	Zoning: SC-H	No Comment.
D-3: Allow marine-oriented retail uses in commercial zones within ½-mile of the harbor and boat building and storage in industrial zones.	LUP PDCLUP P. 3.96	GP LU Map	Land Use	Zoning: C-N, I-G	Commercial District within ½ mile of Port District.

	LUP # Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
D-4: Provide non-boater recreational opportunities throughout Santa Cruz Harbor in a parklike setting as set forth in the December 1980 Santa Cruz Harbor Development Plan. Phase development of these facilities so that recreational improvements are in place prior to occupancy of intensified commercial leasehold uses or according to facilities improvement program	LUP PDCLUP P. 3.49.1	LUP PDCLUP Map 5	Land Use	Zoning: SC-H	As Coastal Permit 3-83-217 specifies the Harbor District is required to submit a schedule for access improvements prior to issuance of the Crow's Nest expansion.
D-5: Require design review of harbor development to ensure that scenic and visual qualities of the Santa Cruz Harbor are protected, public views to and along the water of the Harbor and Twin Lakes Beach are protected and development is compatible with the architectural character of surrounding developed areas.	LUP PDCLUP P. 3.50	N/A	Land Use	Zoning: SC-H	The Santa Cruz Harbor Design Criteria will be used to evaluate proposed development.
D-6: Control water runoff by minimizing the quantity of runoff through use of drainage retention measures and protecting the water quality through necessary means to meet Water Quality Control Board Standards.	LUP PDCLUP P. 3.50	N/A	Land Use	Zoning: SC-H, Conservation Regulations, CEQA	No Comment.
D-7: Require each development in Santa Cruz Harbor to be served by adequate vehicular parking according to the standards of the City, with the following additions: one space for every 85 sq. ft. of restaurant in the Lower Harbor, one visitor space for every five car-trailer spaces at a boat launching area, seven spaces for every 20 boats in dry storage, six spaces for every 10 boats berthed.	LUP PDCLUP P. 3.50	N/A	Land Use	Zoning: SC-H	No Comment.

Coastal Sites

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
1. BAY STREET/WEST CLIFF DRIVE SITE					
Policy: Designate the northern portion of the Bay/West Cliff site for visitor-serving uses (visitor lodging facilities, restaurants, retail business and services, art galleries, cultural, recreational or educational uses catering to the coastal visitor). The design of the visitor-serving uses shall be visually compatible with, and buffered from, surrounding residential areas. Designate the southern portion multi-family residential with the following development guidelines:	LUP	LUP	Land Use	Zoning: R-T(B) Coastal Development Review (Coastal Permit)	This site will have specific coastal review to ensure development is consistent with following policy.
- Require that 15% of all residential units be provided for low- and moderate-income persons consistent with inclusionary requirements.					
- Require that 10% of all residential uses be available as short-term rentals or available as "time-share" units.					
- The development should be compatible with the best design of residential structures in the Beach Area.					
- Drainage from this site should be controlled so as not to affect significantly the quality or quantity of existing predevelopment runoff.					

	LUP * Policy	Map Reference	Coastal Subject	Implementing Regulation	Comment
- Require the provision of a bus stop or bus pullout with shelter to meet the specifications of the Metropolitant Transit District.					
- Encourage the use of native, drought-resistent plant species in landscape plans.					
2. NEARY'S LAGOON SITE*					
Policy: If the sewage treatment plant remains in Neary's Lagoon, any expansion plan should provide for the preservation of the Lagoon as a unique natural habitat (General Plan, 1980).	LUP P. 3-118	LUP P. 3118 Neary's Lagoon Park P. 3-111	Natural Resource/	Zoning: Public Coastal Development Review (Coastal Permit), Design Review Ord., Conservation Ord., CEQA	This site will have special coastal review to ensure development is consistent with the following four policies.
Policy: Provide at least a 100-foot buffer between land uses (parking, housing, sewage treatment plant) and the lagoon.	LUP P.3-118	"	"	"	
Policy: Reserve adequate site area for sewage treatment plant expansion including replacement wetlands and wetlands buffer area.	LUP P.3-118	"	"	"	
Policy: Prepare Management Plan for Neary's Lagoon and Wetland habitat.	LUP P.3-118	"	"	"	
If lands adjacent to and east of Neary's Lagoon are available designate area for multi-family residential 20-25 dwelling units per acre and allow for parking facility next to railroad tracks if adequately screened from residential and other uses as shown on Map 2.					

* The expansion area toward Neary Lagoon on Map p2-47 was not approved by Coastal Commission and is a white area where the State Coastal Commission retains jurisdiction.

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