

ORDINANCE NO. 5063

AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
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SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

The purposes of the Pleasure Point Community Design “PP” Combining District are to:

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design “PP” Combining District.

The Pleasure Point Community Design “PP” Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design “PP” Combining District

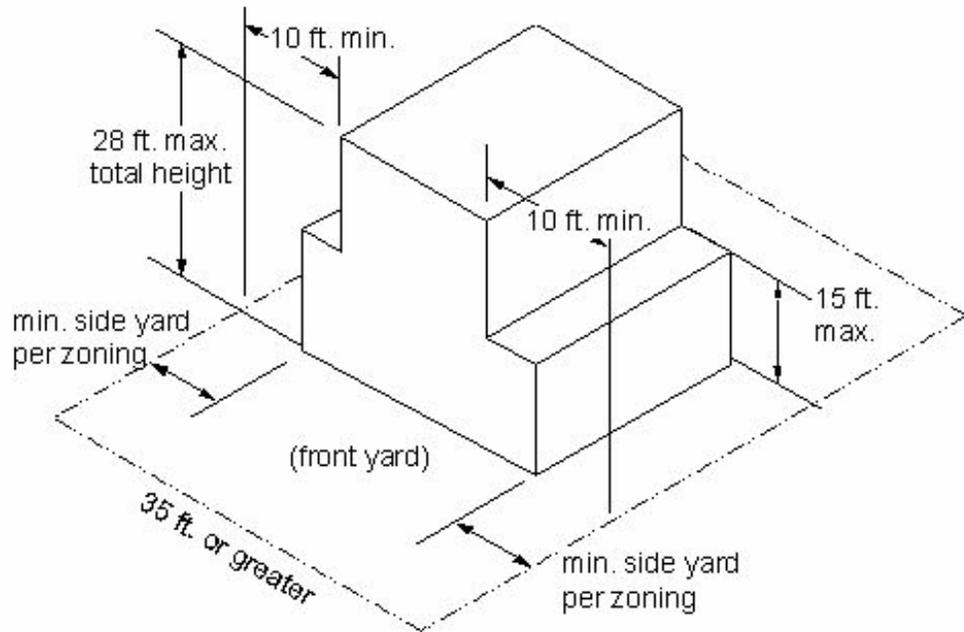
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design “PP” Combining District. Where there are differences between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

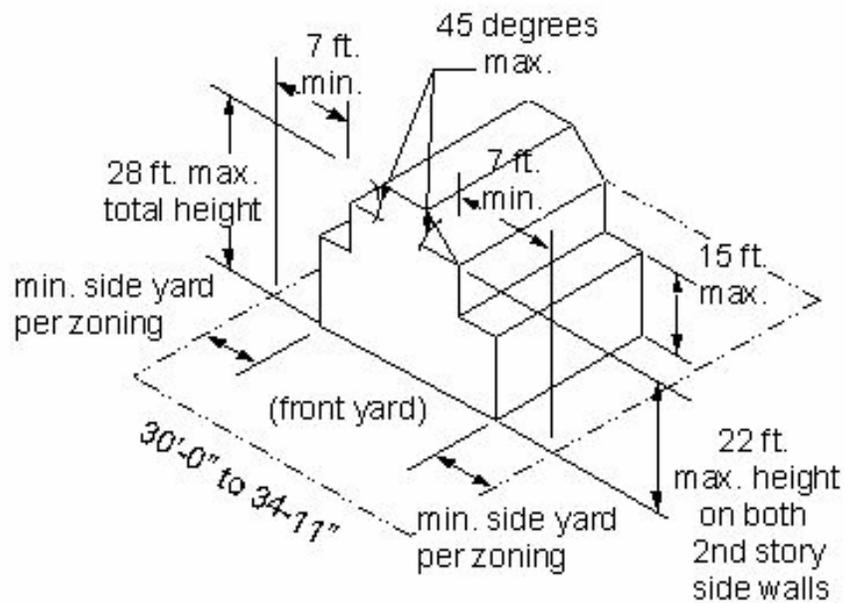
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



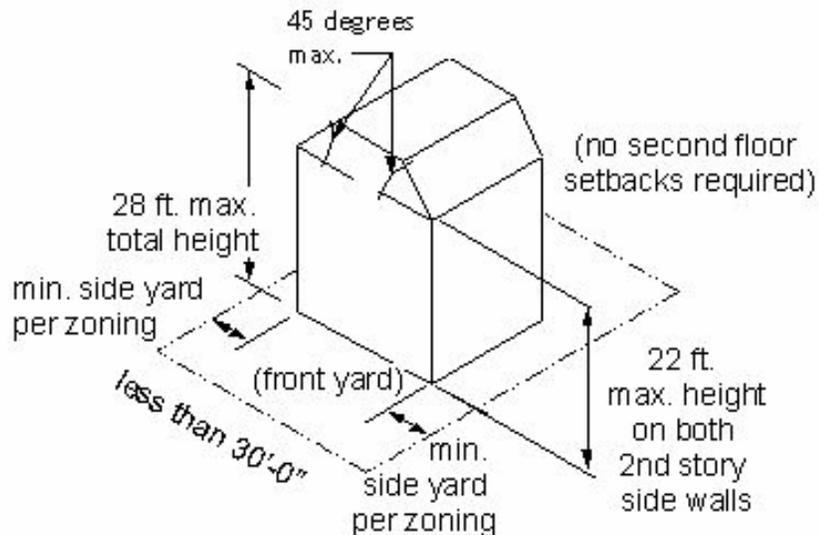
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. In addition, side walls shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required; however, the outer side wall shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

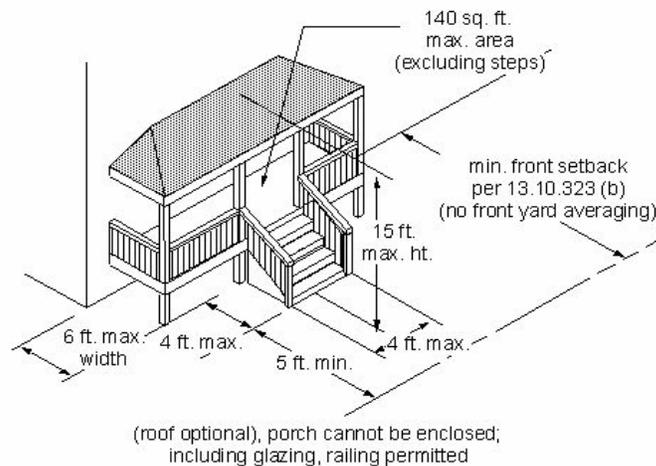
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

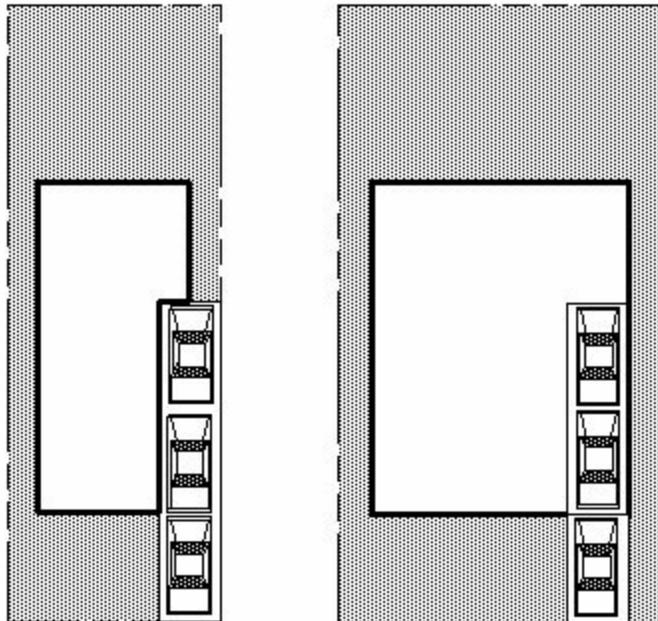
Section 13.10.446 – Figure 4 Front Porch Incentive Standards



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

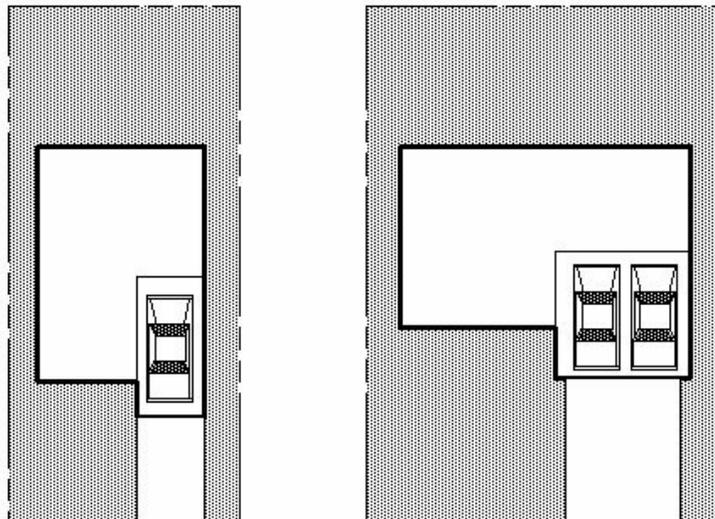


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or

2. The Pleasure Point Community Design “PP” Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

13.10.448 Nonconforming Structures

In the event of fire, natural disaster or act of the public enemy, destroyed or partially destroyed existing residences that have become nonconforming due to institution of the Pleasure Point Residential Design Standards, applied through the Pleasure Point “PP” Community Design Combining Zone District, shall be allowed to reconstruct to their previous configuration. The extent of allowed reconstruction for nonconformity to other residential site standards, as set forth in Chapter 13.10, is governed by Subsection 13.10.265(g).

SECTION IV

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2010 by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning, Public Works, Redevelopment, County Counsel, POSCS