# Sustainability Policy + Regulatory Update

# COMMUNITY MEETING #1b: INTRODUCTION AND OVERVIEW

SANTA CRUZ COUNTY COMMUNITY DEVELOPMENT + INFRASTRUCTURE DEPT





### MARCH 21, 2022



# Welcome + Introductions

### Project Team:



Amendments: Sustainability + Special Projects Division of CDI Dept Spanish Translation: Micaela Lopez, Housing Division of CDI Dept Design Guidelines: MIG EIR Consultant: Dudek Transportation Subconsultant: Kimley-Horn SustainabilityUpdate@santacruzcounty.us



# Meeting Format

- Meeting is being recorded
- 30-minute presentation followed by Q+A
- Participants are muted during presentation
- How to participate from the computer:
  - Virtual meeting link: <u>https://tinyurl.com/2p8k57h4</u>
  - How to participate from the phone:
  - Dial (916) 318-9542, Conference ID 207 752 609#









04

**Environmental Impact Report** 

**Project Components** 02

Schedule + Public Input 05

**Project Topic Areas** 03

Q + A 06





# What is the Sustainability **Update**?

- Amendments to General Plan/Local **Coastal Program**
- Amendments to County Code
- New County Design Guidelines
- Amendments to Land Use Map/Zoning Maps

# **Project Goals**

- **Implement Sustainable Santa Cruz County Plan**
- Modernize County Code
- Accommodate growth 2020-2040
- Align with state legislation, local + regional plans





### **Sustainable Santa Cruz County Plan**







# Sustainable Santa Cruz County Plan

- Sustainable urban communities
- Community meetings
- Vision and Guiding Principles
- Recommendations for both land use and transportation
- Accepted by the Board: 2014



Learn More: https://www.sccoplanning. com/sustainabilityupdate

"Vision"











# Code modernization

- Identified need to modernize regulations
- Community meetings: 2014-2015

### **Board direction**

 2015-2016: Board of Supervisors reviewed draft updates to portions of County Code and directed staff to incorporate into the Sustainability Update project















# **02** Project Components

### General Plan/LCP Amendments

- Amend chapters 1 (Introduction), 2 (Land Use → "Built Environment"), 3 (Circulation → "Access + Mobility"), 5 (Conservation + Open Space → "Agriculture, Resources + Conservation"), and 7 (Parks, Recreation, Public Facilities)
- Integrate Community Design into Chapter 2

### County Code Amendments

- Amend Building, Zoning, Design, Procedures chapters; add Circulation + Parking chapter
- Modernize code and align with General Plan/LCP





# **02** Project Components

# Design Guidelines

- Illustrate best practices for implementing County Code regulations for building and streetscape design
- Specific guidelines for certain land uses and certain geographic areas

### Map Amendments

 Rezoning and/or land use designation amendment for 23 parcels



Learn More: <u>https://www.sccoplanning.</u> <u>com/sustainabilityupdate</u>

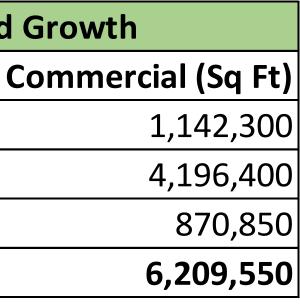
"What's Included"



### Project Topic Area: Sustainable Development 03

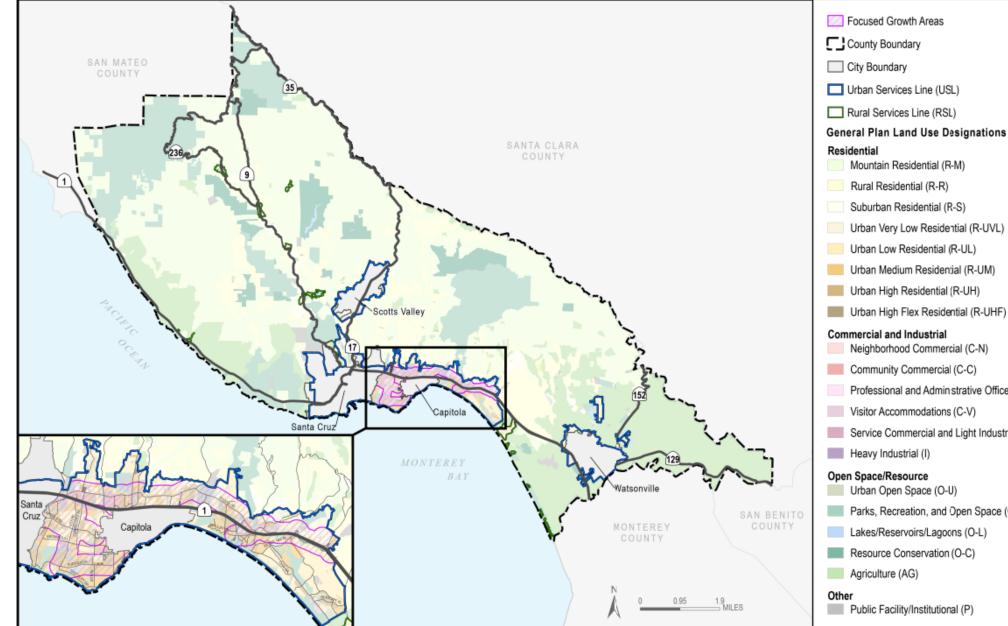
### **Potential Estimated Growth** Sustainable development at all scales **Dwelling Units** Area Regional scale: coordination with other jurisdictions + planning agencies North County 442 County scale: urban + rural services lines Mid-County 3,697 Community scale: corridors + activity centers South County 359 Neighborhood scale: 15-minute Total 4,498 neighborhoods Building scale: green buildings + Economy sustainable sites Environment Equity .1





Learn More: General Plan/LCP Chapters 1 + 2 Fact Sheet: Sustainable Development

### Project Topic Area: Sustainable Development 03







Professional and Admin strative Offices (C-O)

Service Commercial and Light Industrial (C-S)

Parks, Recreation, and Open Space (O-R)

# **03** Project Topic Area: Built Environment

- Amendments focus on urban development
- New zone districts: Residential Flex, Workplace Flex
- Mixed-use standards
- Hospital and medical mixed-use standards
- Modernization of use and development standards
- County Design Guidelines



Learn More: Community Meeting #2, 3/28/22 General Plan/LCP Chapter 2 County Code Chapter 13.10 Design Guidelines

> Fact Sheets: Housing, Commercial Development





# **03** Project Topic Area: Transportation

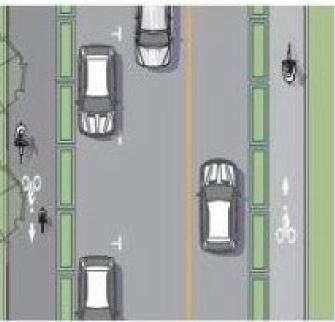
- New layered network street type system
- Focus on community character, streetscape, safety, technology, coastal access
- Vehicle miles traveled
- New roads/roadway projects
- Transportation demand management
- Parking + site circulation standards





Learn More: Community Meeting #3, 4/5/22 General Plan/LCP Chapter 3 County Code Chapters 13.16, 15.10 Design Guidelines Fact Sheet: Transportation





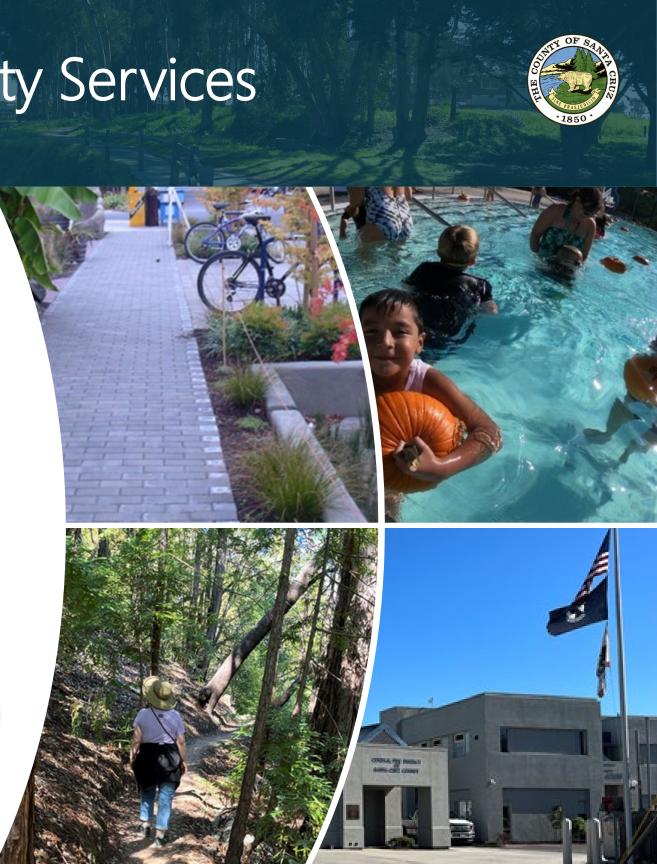


# **03** Project Topic Area: Community Services

- Community services must be adequate to accommodate growth
- Consistency with County Parks Strategic Plan
- Focus on water supply and conservation
- New policies to address Sustainable Groundwater Management Act
- Telecommunications, broadband access and new technologies



Learn More: Community Meeting #4, 4/12/22 General Plan/LCP Chapter 7 Fact Sheet: Community Services



### 03 Project Topic Area: Agriculture + Natural Resources

- Protection of agricultural, biological, cultural, groundwater, coastal, timber, minerals, visual resources & open spaces
- No major changes to environmental protection standards
- Highway 1 Scenic Roadway
- Expanded land uses on agricultural land (agricultural support uses, agritourism, wineries and breweries, weddings, essential public facilities)



Learn More: Community Meeting #4, 4/12/22 General Plan/LCP Chapter 5 County Code Chapters 13.10, 16.50 Fact Sheet: Agriculture and

Natural Resources





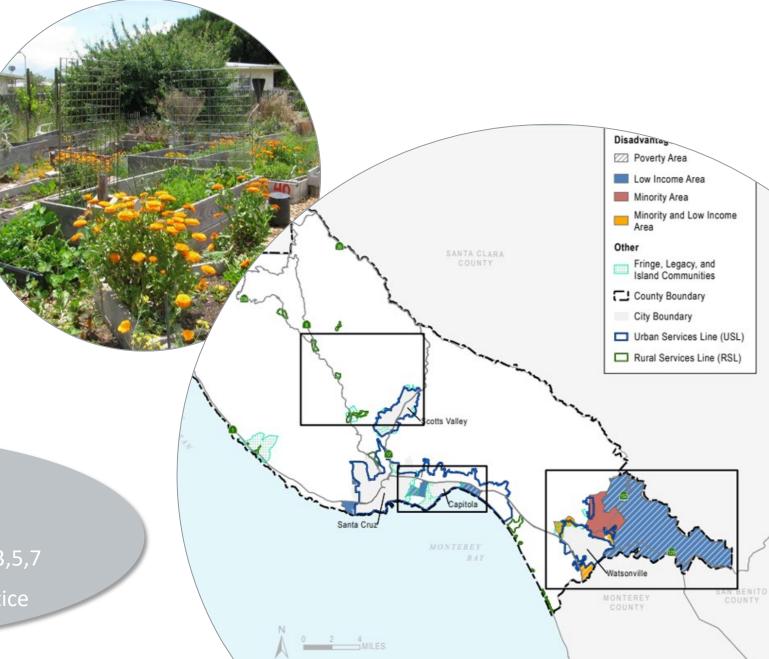


# **03** Project Topic Area: Environmental Justice

- Identification of policies that support environmental justice throughout General Plan
  - Reducing pollution exposure and improving air quality
  - Equitable access to food, housing, services, resources, opportunities
  - Targeted policies for disadvantaged communities
- Definition of "disadvantaged community"
- Mapping of disadvantaged communities



Learn More: Community Meetings #2-4 General Plan/LCP Chapters 1,2,3,5,7 Fact Sheet: Environmental Justice





# **03** Project Topic Area: Code Modernization

- Clarify permit requirements
  - Replace Level 1-7 use permits with use and site development permits
- Consolidate procedural requirements, parking regulations, coastal regulations
- Modernize allowed land uses
- Remove obsolete standards and definitions





Learn More: Community Meeting #5, 4/20/22 County Code Titles 5, 12, 13, 15, 16, 18 Fact Sheet: Code Modernization





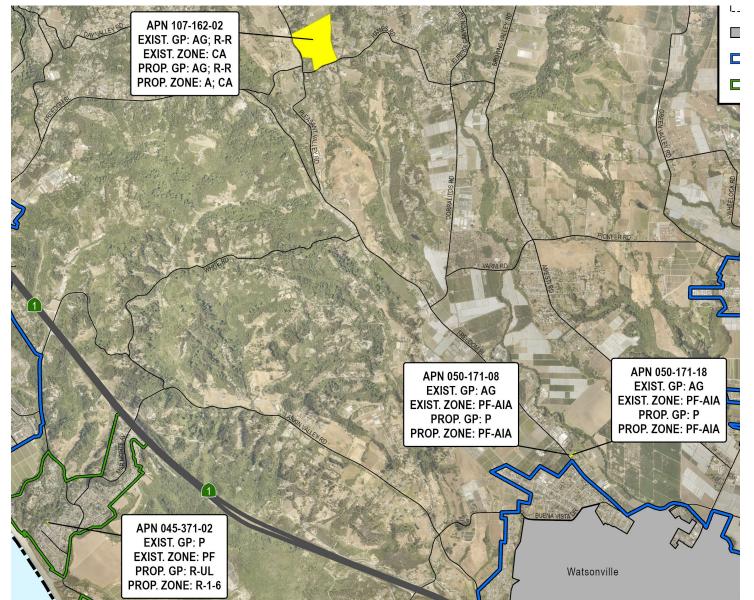
# **03** Project Topic Area: Land Use/Zoning Changes

### North County





South County



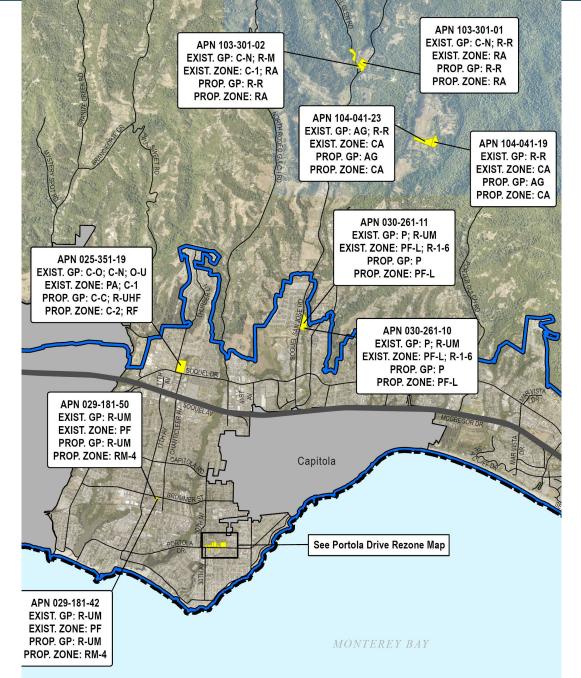


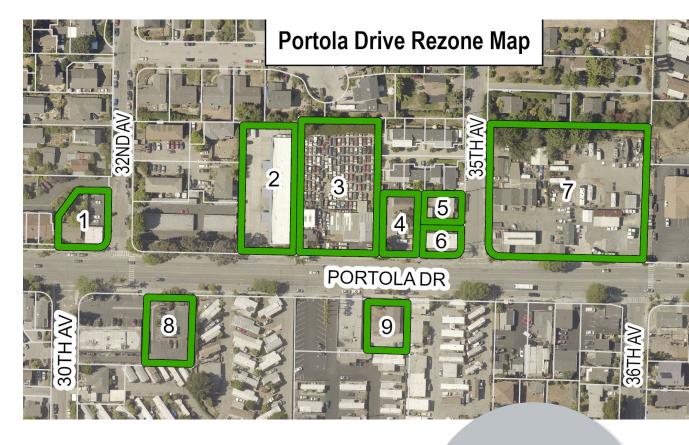
### Learn More:

Community Meeting #5, 4/20/22

# **03** Project Topic Area: Land Use/Zoning Changes

### Mid-County









### Learn More:

Community Meeting #5, 4/20/22

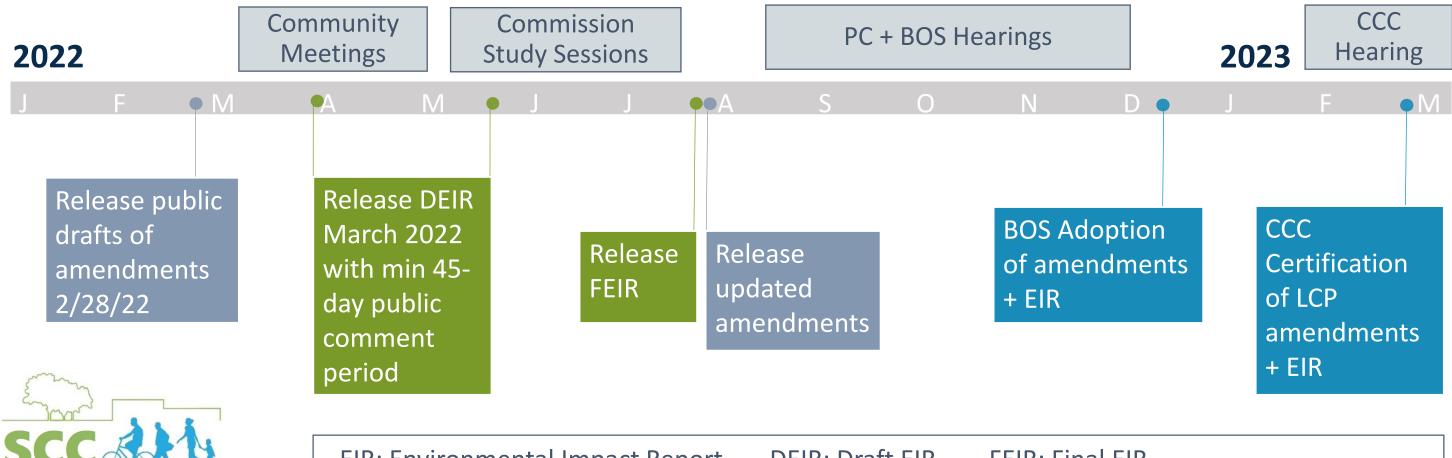
### 04 Environmental Impact Report



- Draft EIR  $\rightarrow$  Public Comment  $\rightarrow$  Final EIR
- EIR topics of particular concern
  - Aesthetics
  - Agriculture
  - Cultural Resources
  - Land Use
  - Population and Housing
  - Public Services & Utilities
  - Water supply and groundwater
  - Transportation including VMT



# 05 Schedule + Public Input



EIR: Environmental Impact Report - DEIR: Draft EIR - FEIR: Final EIR PC: Planning Commission - BOS: Board of Supervisors - CCC: California Coastal Commission



# 05 Schedule + Public Input

Community Meeting	Date	Time
Meeting #1a: Introduction and Overview (hybrid virtual/in person)	Wednesday March 16	6:30-8:00 pm
Meeting # 1b: Introduction and Overview (virtual)	Monday March 21	6:30-8:00 pm
Meeting #2: Built Environment and Community Design (virtual)	Monday March 28	6:30-8:00 pm
Meeting #3: Transportation (virtual)	Tuesday April 5	6:30-8:00 pm
Meeting #4: Agriculture, Resources, Public Facilities (virtual)	Tuesday April 12	6:30-8:00 pm
Meeting #5: Code Modernization and Map Amendments (virtual	Wednesday April 20	6:30-8:00 pm





# 05 Schedule + Public Input

### Website: <u>https://www.sccoplanning.com/sustainabilityupdate</u>

### Hard copies: 701 Ocean Street (4<sup>th</sup> Floor) and Capitola Library



Santa Cruz County Sustainability Update

A6000

Sustainability Update Draft Documents Now Available!

nity meetings to learn more abo te changes proposed and provide your input. You can also mit your comments directly through this website using th

Section 2

### What is the Sustainability Update?

The Sustainability Policy and Regulatory Update is a comprehensive update to the County's General Plan/Local Coastal Prog and modernization of the County Code. The goal of this update is to implement new policies and code regulations that support sustainable communities in Santa Cruz County.

### What's Included?

Learn More +

The Sustainability Update includes changes to the County's rules and regulations for land use and development. The project involves updates to modernize the County Code and meet new state laws. Explore one of the topics below to learn more about changes included in the Sustainability Update





### Sustainable Communities

SCC III A Vision What's Included - EIR Get Involved - Project Documents - County Planning Site

As envisioned in the Sustainability Update, : communities include attractive, healthy and walkable Santa Cruz County Design Guidelines apply sustainable design principles to all scales of development, from individual buildings and sites to the regional scale.

### Green Buildings + Sustainable Sites

For individual buildings and sites, design policies, guidelines and regulations support "green building" features such as solar energy systems, rainwater harvesting, and recycled and non-toxic building materials to conserve energy, water, and other natural resources and support a heathy indoor and outdoor environment. Sites are designed to preserve trees and natural site features, minimize offsite stormwater runoff, and incorporate native plants in landscapes to support local wildlife. These policies are aligned with the County's Climate Action Strategy

### Complete Neighborhoods

At the neighborhood scale, the "IS-minute neighborhood" framework encourages integrated commercial and community land uses within neighborhoods to give residents the choice of walking or bicycling to destinations like grocery stores, schools workplaces, parks, gyms, and libraries. Land use planning for health and wellness is especially critical given recent trends of increased obesity and decreased access to healthy food. New planning tools, including more flexible development standards, support compact housing choices that foster walkable neighborhoods and community connections. Accessible, pedestrian-oriented development along multimodal corridors and main streets provide active ground floor uses and public gathering places. Neighborhood character is enhanced with development that integrates street trees and landscapes, public art, and connections





### Community Growth Framework

At the community scale, the County continues to focus growth in urbanized areas within the Urban and Rural Services Lines. Accommodating development within these lines preserves agricultural land and open space to sustain the County's agriculture, timber, and tourism economic bases, conserve natural resources, and restrict growth in areas with high disaster risk and/or limited infrastructure. Higher-intensity residential and commercial development is planned around multimodal corridors, high-guality transit stops, and centers of community activity. Population and job growth are coordinated with development of

### Regional Coordination

At the regional scale, the County is coordinating long-range planning and review of major development projects with cities. eighboring counties, and regional and state agencies.

### SCC SCC **Project Documents** Quick Current Drafts Draft General Plan Public C Chapter 1: Introduction Existing Chapter 2: Built Environment Chapter 3: Access and Mobility Chapter 5: Agriculture, Natural Resources, and Con Chapter 7: Parks, Recreation, and Public Facilitie Draft County Design Guidelines Full Document (Compressed PDF - 24 MB) Cover Page and Table of Contents

- Chapter 1: Introduction
- Chapter 2: Overarching Design Guideline Chapter 3: Multi-Family Residential
- Chapter 4: Commercial Design Guid
- Chapter 5: Mixed Use Design Guideline:
- Chapter & Workplace Elex Guidelines
- Appendix A: Street Zone Standards
- Appendix B: Design Principles for the Pleasure Point C

### Draft County Code

En Español

**Quick Lin** 

Changes By

- Title 5 Title 12
- Trip Reduction: Chapter 5.52
- Building Regulations: Chapter 12.01
- Solar Access Protection: Chapter 12:28

### Title 13: Chapter 13:10

- Authority and Purpose of Zoning Regulations: 13.10.110 185
- Ordinance and Permit Administration: 13.10.210 280
- Agricultural Districts: 13.10.311 318 Residential Districts: 13.10.321 – 326
- Commercial Districts: 13.10.331 336
- Industrial Districts: 13.10.341 345
- Parks, Recreation and Open Space District: 13.10.351 356 Public and Community Facilities District- 13 10 361 - 366
- Timber Production District: 13.10.371 377
- Special Use District: 13.10.381 397
- o Combining Districts: 13.10.400
- P Agricultural Preserve and Farmland Security Combining District: 13.10.471 473 General Site Standards: 13.10.510 – 587
- Accessory, Temporary, and Secondary Structures and Uses: 13.10.611 616
- Agricultural Uses: 13.10.631 644
- Animal Regulations: 13.10.645 648
- Commercial Uses: 13.10.650 670
- Residential Uses: 13.10.681 13.10.686 9 Visitor Accommodations/Recreational Uses: 1310.689 - 694
- o Definitions- 13 10 700
- Title 13: Chapter 13.11 Chapter 13.20
- o Site Development and Design Review: Chapter 13.11
- Parking and Circulation: Chapter 13.16 Coastal Zone Regulations: Chapter 13.20
- · Title 15 Title 18
- Roadway and Roadside Improvements: Chapter 15.10







neighborhoods with housing available to all income levels; a vibrant economy; and transportation choices that enhance the quality of life and reduce greenhouse gas emissions. Development is focused within urban areas to protect the environment and open space. The Built Environment Element, County Code, and



EIR Get Involved - Project Documents -	County Planning Site	
Sign Up for Email List Email Address First Name Last Name Subscribe	Take the Sustainability Update Survey!	Quick Links: News Public Comment Portal Events Calendar Project Timeline Context Us
y Update - Public Comment Portal munity Development & Infrastructure Department welcomes your feedback! Comment Portal to share your comments on the Sustainability Update.	*	
•		

# **06** Q + A

- Website: <u>https://www.sccoplanning.com/sustainabilityupdate</u>
- Written public comment options
  - <u>https://www.sccoplanning.com/sustainabilityupdate</u> "Get Involved"
    - Take the project survey!
    - Summit comments on project documents
  - Submit comments on EIR: Email <u>CEQA-NEPA@santacruzcounty.us</u>
- Project Email: <u>SustainabilityUpdate@santacruzcounty.us</u>









