

# Sustainability Policy + Regulatory Update

COMMUNITY MEETING #2: BUILT ENVIRONMENT AND COMMUNITY DESIGN

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SANTA CRUZ COUNTY COMMUNITY DEVELOPMENT + INFRASTRUCTURE DEPT

MARCH 28, 2022





# 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: <https://tinyurl.com/3tbkwy9f>
  - How to participate from the phone:
  - Dial (916) 318-9542, Conference ID 207 752 609#



# Agenda

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**01** Development Framework

**04** Special Area Plans and Guidelines

**02** Residential Development

**05** Environmental Justice

**03** Non-Residential Development

**06** Project Schedule and Q + A



# 01 Development Framework



What is the “built environment”?

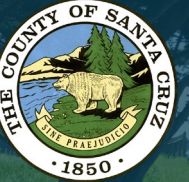


## Building Policies + Regulations

- General Plan Policies
  - Chapter 2 (development framework; buildings on residential, commercial, industrial properties; design)
  - Chapter 5 (buildings on agricultural properties)
  - Chapter 7 (buildings on parks or public facilities properties)
- County Code Regulations
  - Chapter 13.10: Regulations for different land uses and building types in each zone district
  - Chapter 13.11: Site development and design review
- Design Guidelines
  - Best practices for building design

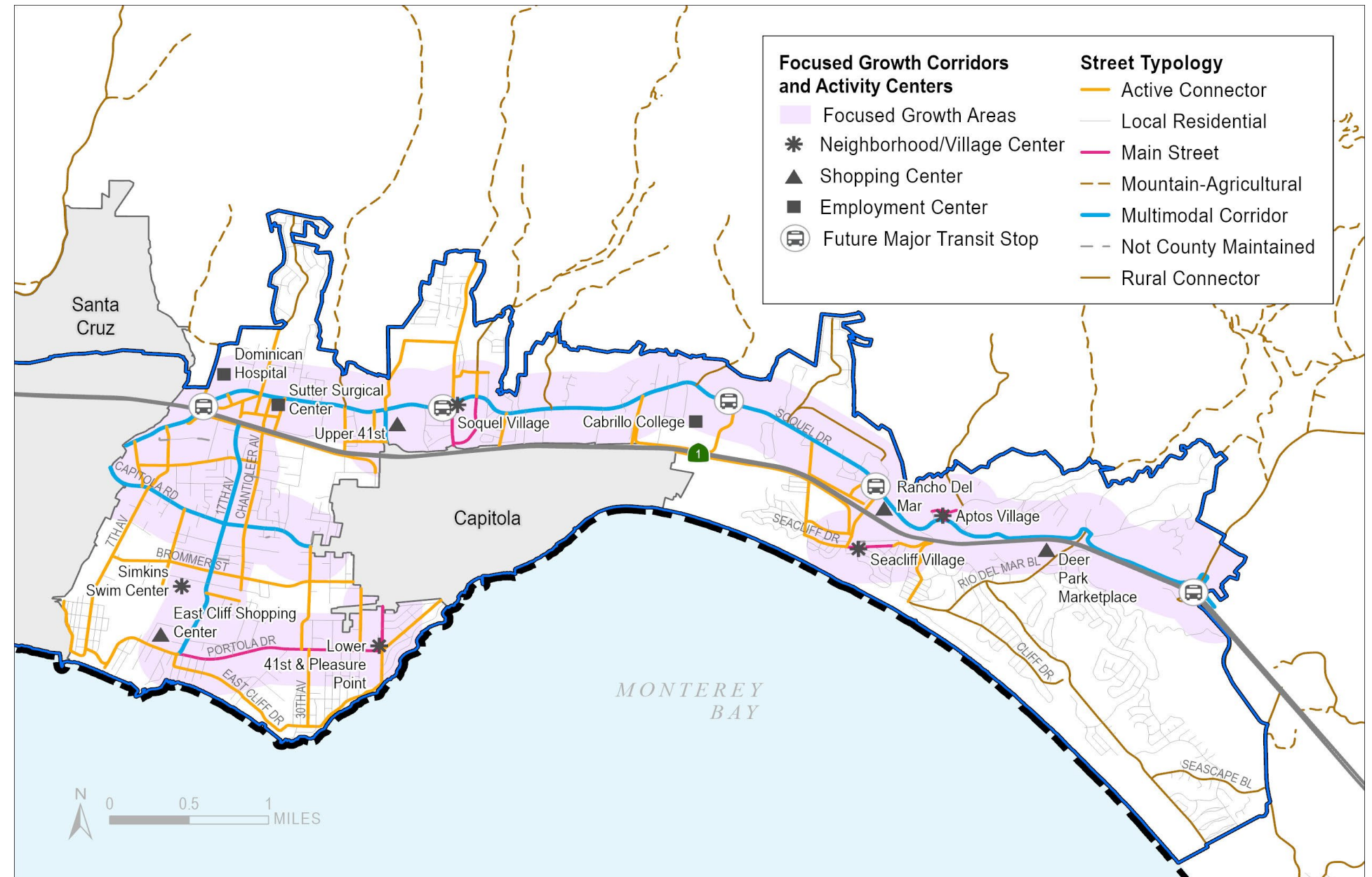


# 01 Development Framework



## Sustainable Development Framework

- Maintain urban and rural services lines (USL/RSL)
- Coordination of development intensity and with transportation and infrastructure
- 15-minute neighborhoods





# 02 Residential Development



## Residential Policy Goals

- Address Housing crisis
  - Supply and affordability
- Housing choices for all
  - Seniors, students, small families
- Infill development
- Compact housing near corridors and services
- Contribute to neighborhood character
- Conserve open space and resources
- Meet County's housing obligation (RHNA)





# 02 Residential Development

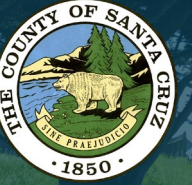


## Urban Residential Land Use Designations

Land Use Designation	Units per Acre (Gross site area)	Implementing Zone Districts
Urban Very Low	1–5	R-1
Urban Low	4–10	R-1, RB, RM
Urban Medium	7–15	R-1, RB, RM
Urban High	11–30	R-1, RM
Urban High Flex	22–45	RF







Small lot single family (11 – 17 units/ acre)



Townhomes (shared walls)



Four plex (infill)

Apartments:  
Senior apartments  
Santa Clara  
57 units/ acre



Pippin Orchards Apartments, Watsonville – 20 units/ acre



# 02 Residential Development



## New Res Flex Zone

- Higher intensity dwellings
  - Near corridors, transit, services
  - 22-45 units/ acre
- Compact, more affordable units for seniors, singles, students
- Conserve resources
- Designed for neighborhood



Shapiro Knolls, Watsonville



Half Moon Bay  
27 units/  
acre



# 02 Residential Development



## DEVELOPMENT STANDARDS – KEY CHANGES

Zone Districts	Height and stories	FAR	Lot Cvg	Density/ Lot Size	Setbacks	Open Space	Other
Single family R-1-2.5- R-1-4	28 ft (no change)	.50 → <b>.60-.70</b>	40% → <b>45%</b>	3,500 → <b>2,500 min</b>	Street side : 10 ft → <b>8 ft</b>	NA (no change)	<b>Allows “small lot single family”</b>
Multi-family RM-1.5 – RM-4	28ft → <b>35 ft</b> 2- <b>3 stories</b>	.50 → <b>.60-.70</b>	40% → <b>45%</b>	Net → <b>Gross Density</b>	Street side : 10 ft → <b>8 ft</b>	Common – 200 sf/unit + Private – 60 sf/ unit	<b>3<sup>rd</sup> story setbacks</b>
<b>Residential Flex (New) RF</b>	<b>40/3 stories</b>	<b>1.00</b>	<b>NA</b>	<b>22-45</b>	<b>Front: 10 ft Side: 5-15 ft Rear: 15 ft</b>	<b>10% of site area</b>	<b>3<sup>rd</sup> story setbacks</b>

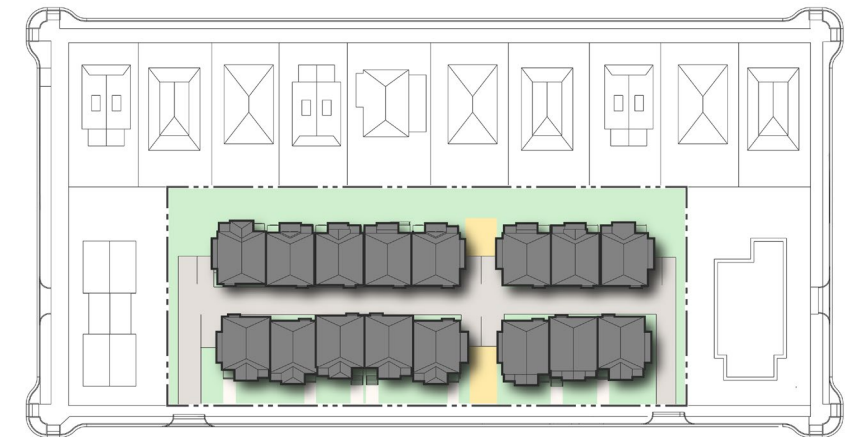


# 02 Residential Development



## Design Guidelines

- Overarching and Multi-family
- Flexible approach
- Neighborhood context
- Site Design
- Building Design
- Sustainable Design





# 03 Non-Residential Development



## Policy Goals for Non-Residential Development

- Facilitate vibrant activity centers
- Retain service commercial and industrial land uses
- Address jobs/housing imbalance
- Provide for modern, flexible office development
- Address decreased demand for brick-and-mortar retail
- Enhance visitor accommodation
- Increase overall economic vitality





# 03 Non-Residential Development



## Land Use Designations and Zone Districts

- New Workplace Flex District (C-3)

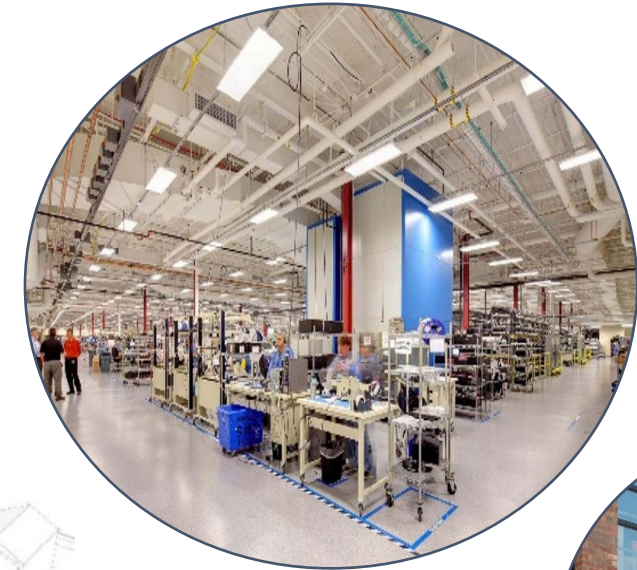
General Plan Land Use Designation	Implementing Zone Districts
<b>Consumer Commercial</b>	
Neighborhood Commercial (C-N)	C-1, CT, PA
Community Commercial (C-C)	C-1, C-2, CT, VA, PA, C-3
Visitor Accommodations (C-V)	VA, CT
<b>Employment Focus</b>	
Professional Office (C-O)	PA, C-3
Service Commercial + Light Industrial (C-S)	PA, C-3, C-4, M-1
Heavy Industrial (I)	M-1, M-2
<b>Other Urban Non-Residential Development</b>	
Public/Institutional Facilities (P)	PF
Park, Recreation and Open Space (O-R)	PR, TP
Urban Open Space (O-U)	PR





## Workplace Flex District (C-3)

- Primary uses allowed: office, light industrial
- Ancillary uses allowed: retail, restaurant, personal services
- Key development standards:
  - Building height 50 feet (3 stories)
  - First floor height 15 feet
- Design guidelines chapter 6



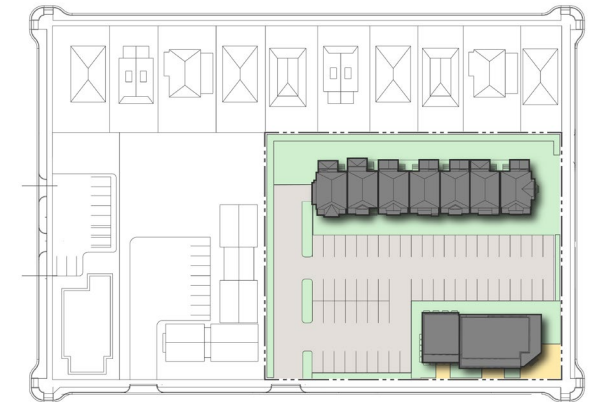


## Mixed-Use Regulations

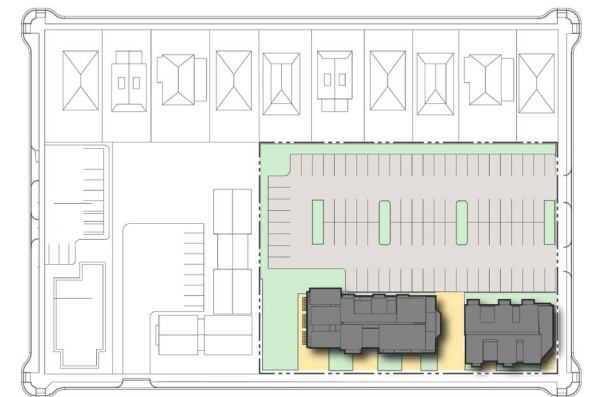
- “Vertical” and “horizontal” mixed use
- C-1, C-2, PA zone districts
- Key development standards:
  - Maximum residential square footage 75%
  - Maximum residential density 45 units/acre
  - Minimum 50 square feet usable open space/unit
  - Minimum side and rear setbacks 5 feet
- Design guidelines chapter 5



Horizontal Mixed Use



Vertical Mixed Use





# 03 Non-Residential Development



## Hospital and Medical Mixed-Use Regulations

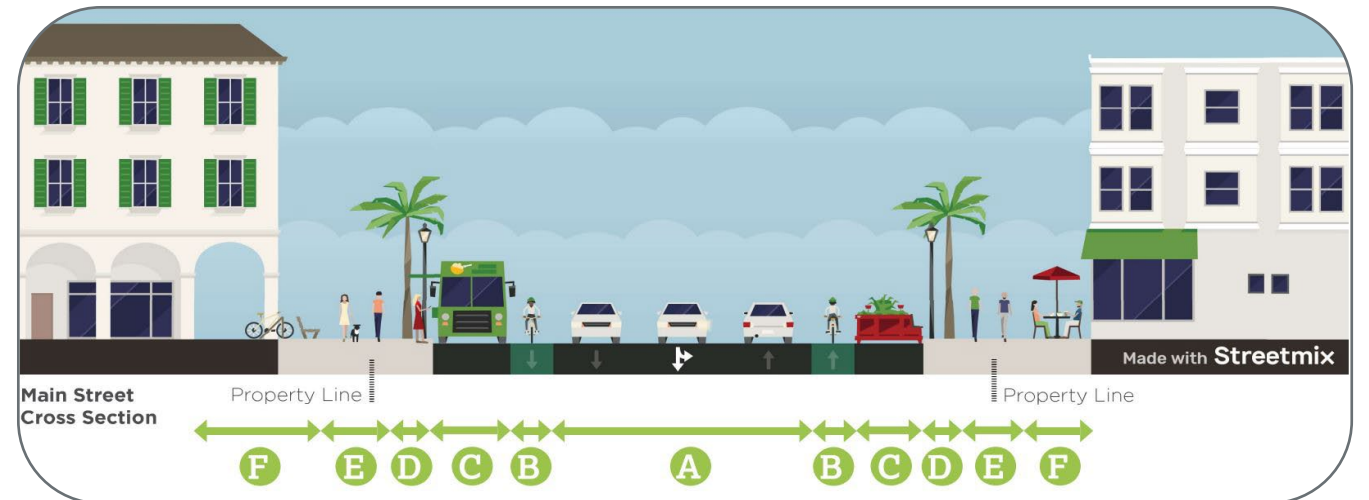
- Eligibility for special regulations:
  - Public Facilities (PF) zone district
  - Primary land use must be medical facility
  - Minimum lot size 5 acres
- Key development standards:
  - Maximum building height 60 feet (4 stories)
  - Lot coverage 50-95%
  - Maximum residential density 45 units/acre
- Design Guidelines:
  - Commercial (Chapter 4) , Mixed-Use (Chapter 5)





## Additional Regulations and Guidelines

- Neighborhood commercial development:
  - Smaller commercial parcels allowed
  - Larger building setbacks adjacent to residential sites
- Activity centers and commercial corridors:
  - Ground floor active commercial uses along corridors
  - Maximum building height 35 feet → 40 feet
  - Streetscape standards and design guidelines
  - Fewer use permit requirements for small businesses
- Modernization and state law requirements:
  - Modern land uses and definitions
  - Floor area ratio added





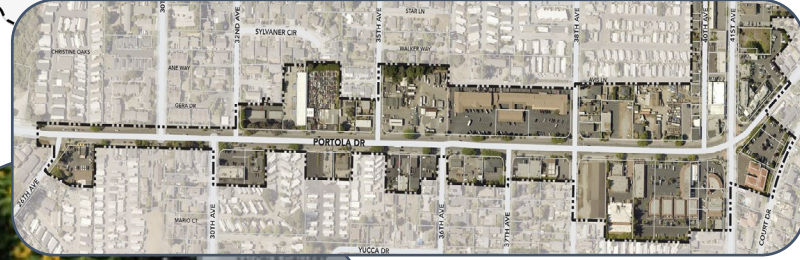
# Special Area Plans and Guidelines



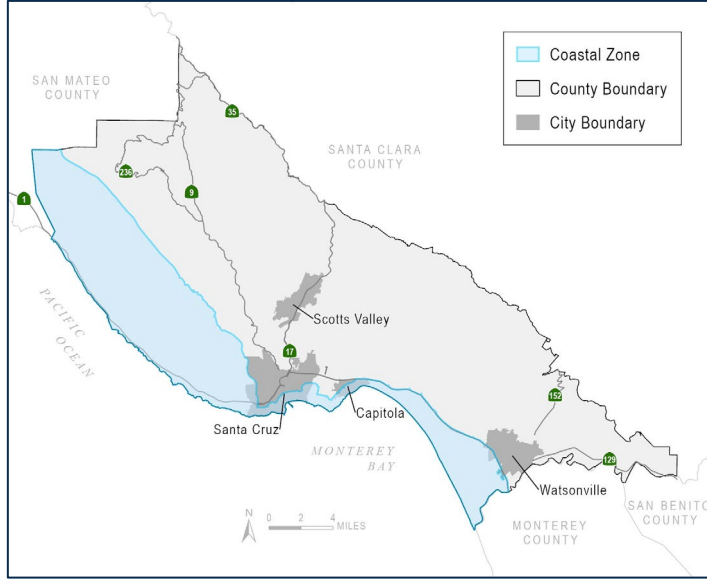
## Villages, Towns, Special Communities



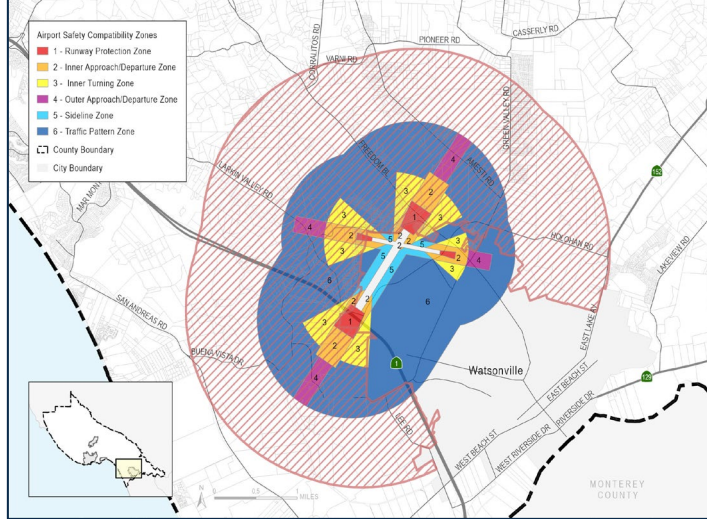
New: Pleasure Point Commercial Corridor



## Coastal Zone

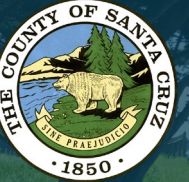


## Airport Influence Area

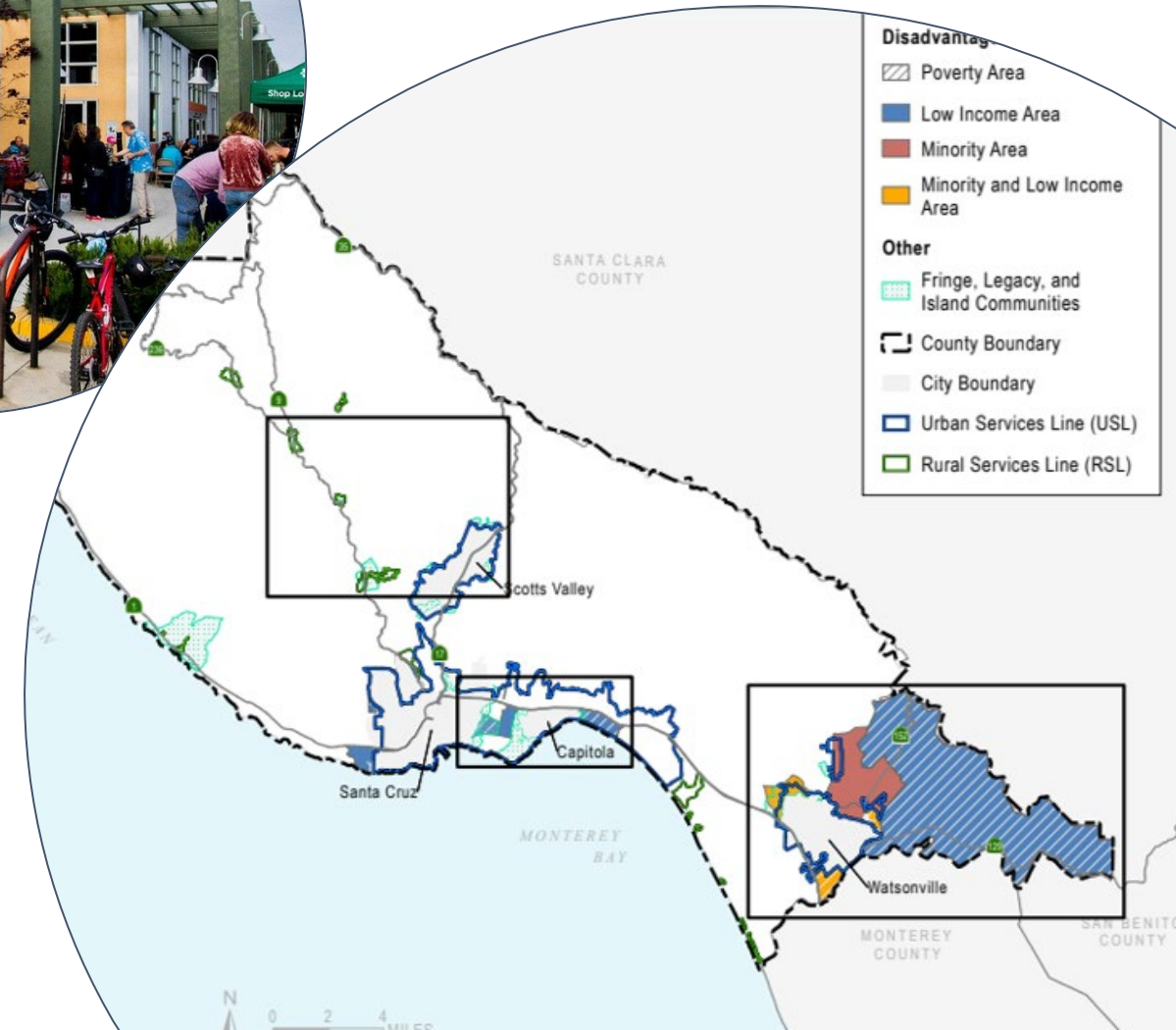




# 05 Environmental Justice



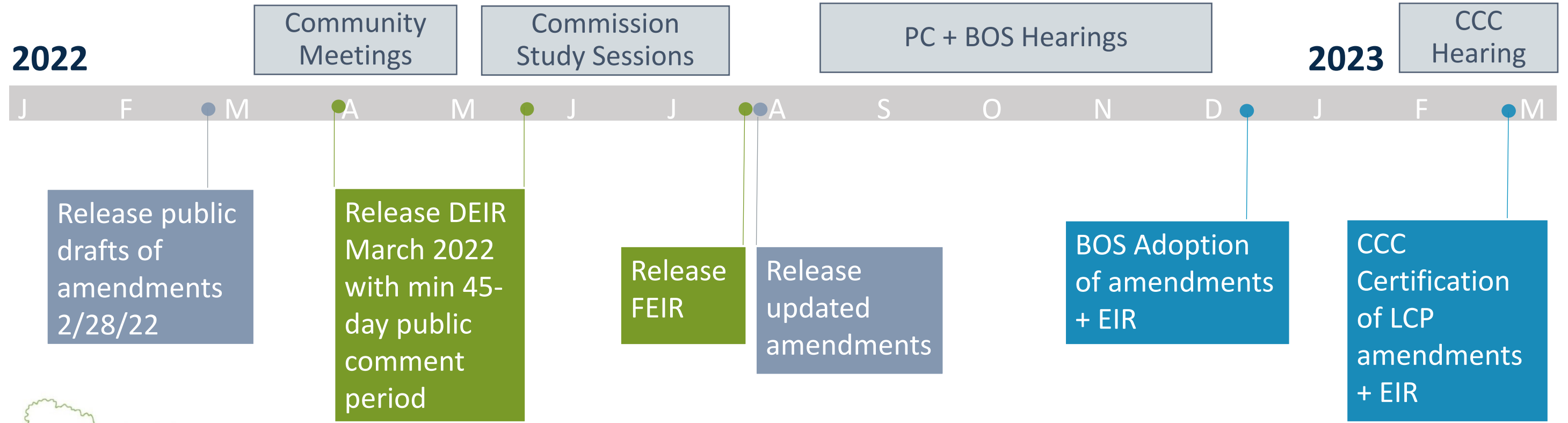
- Pollution exposure and air quality
- Public facilities
- Food access
- Safe and sanitary homes
- Physical activity
- Community engagement
- Improvements and programs addressing disadvantaged communities





# 06

# Schedule + Public Input

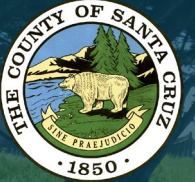


EIR: Environmental Impact Report - DEIR: Draft EIR - FEIR: Final EIR  
 PC: Planning Commission - BOS: Board of Supervisors - CCC: California Coastal Commission



## 06

## 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
<b>Meeting #2: Built Environment and Community Design (virtual)</b>	<b>Monday March 28</b>	<b>6:30-8:00 pm</b>
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



# Q + A



- Website: <https://www.sccoplanning.com/sustainabilityupdate>
- Written public comment options
  - <https://www.sccoplanning.com/sustainabilityupdate> "Get Involved"
    - Take the project survey!
    - Summit comments on project documents
    - Submit comments on EIR: Email [CEQA-NEPA@santacruzcounty.us](mailto:CEQA-NEPA@santacruzcounty.us)
  - Hard copy documents: 701 Ocean Street 4<sup>th</sup> Floor; Capitola Library
  - Project Email: [SustainabilityUpdate@santacruzcounty.us](mailto:SustainabilityUpdate@santacruzcounty.us)

