

Sustainability Policy + Regulatory Update

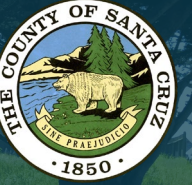
COMMUNITY MEETING #5: CODE MODERNIZATION AND MAP AMENDMENTS

SANTA CRUZ COUNTY COMMUNITY DEVELOPMENT + INFRASTRUCTURE DEPT

APRIL 20, 2022



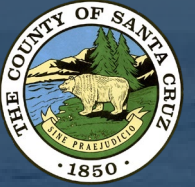
Meeting Format



- 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/3az68esp>
 - How to participate from the phone:
 - Dial (916) 318-9542, Conference ID 662 628 832#



Agenda



01 Overview

02 Code Modernization

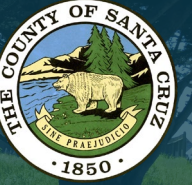
03 Map Amendments: Corrections

04 Map Amendments: Res Flex

05 Res Flex and Design Guidelines

06 Project Schedule and Q + A

02 Code Modernization



Code Modernization Goals:

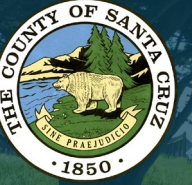
- Streamline Permit Review Process
- Straightforward regulations that meet current community needs
- Continue to protect environment and quality of neighborhoods



County Code Sections

- Title 13: Planning + Zoning
- Title 18: Procedures
- Title 12, Title 15, Title 16

02 Code Modernization



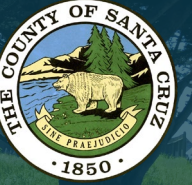
New Planning Permit Framework



Former Level	New Permit Type	Public Notice	Decision Maker	Discretionary or Ministerial
Levels I & II	Zoning Clearance, Environmental Clearance ZC, EC	No	Planning Director	Ministerial
Level III	Minor Permit MUP, MSP	No	Planning Director	Discretionary
Level IV	Administrative Permit AUP, ASP	Yes	Planning Director	Discretionary
Level V, VI & VII	Conditional Permit CUP, CSP	Yes	Public Hearing ZA, PC, BOS	Discretionary



02 Code Modernization

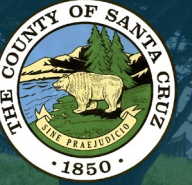


Weddings and Community Events

- New SCCC Sections 13.10.614 & 615
- Commercial weddings on rural residential and agricultural lands
- Community events on residential and agricultural lands countywide
- New permit approval process
- New standards to limit impacts on neighboring properties



02 Code Modernization

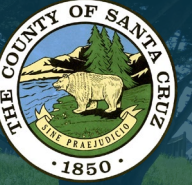


Other Changes to County Code

- Reorganization and consolidation
 - Procedural requirements moved to Title 18
 - Updates to Chapters 18.10 and 13.11
 - Coastal Permit Appeals moved to Chapter 13.20
- Modernize uses allowed in each zone district
 - 13.10: Zone District Use Charts
- Clarify language, simplify standards, update terminology



03 Map Amendments: Overview and Corrections



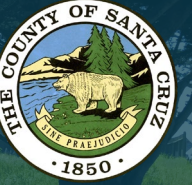
Map Amendments

- Corrections to General Plan land use designations and zoning maps
- Targeted rezonings along transportation corridors

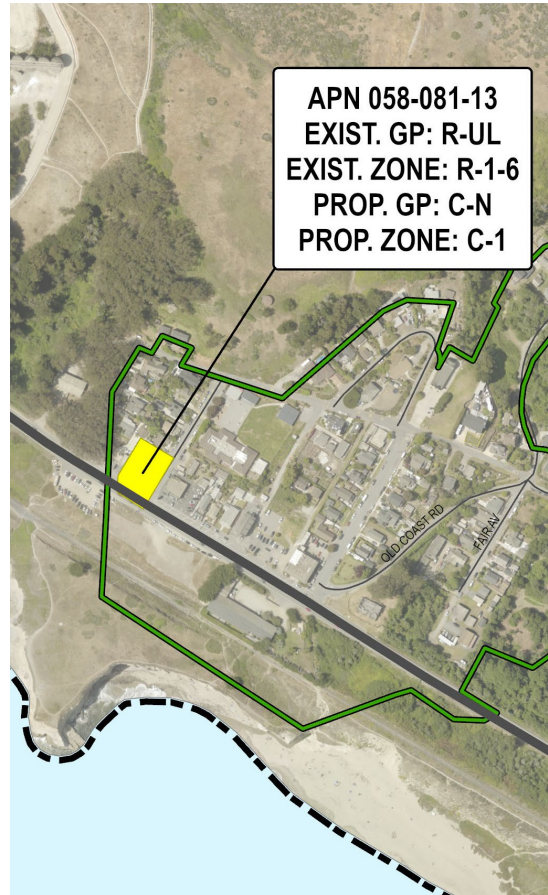
Mid-County Corrections

- 8 parcels in Mid-County proposed for Land Use/Zoning Map Corrections

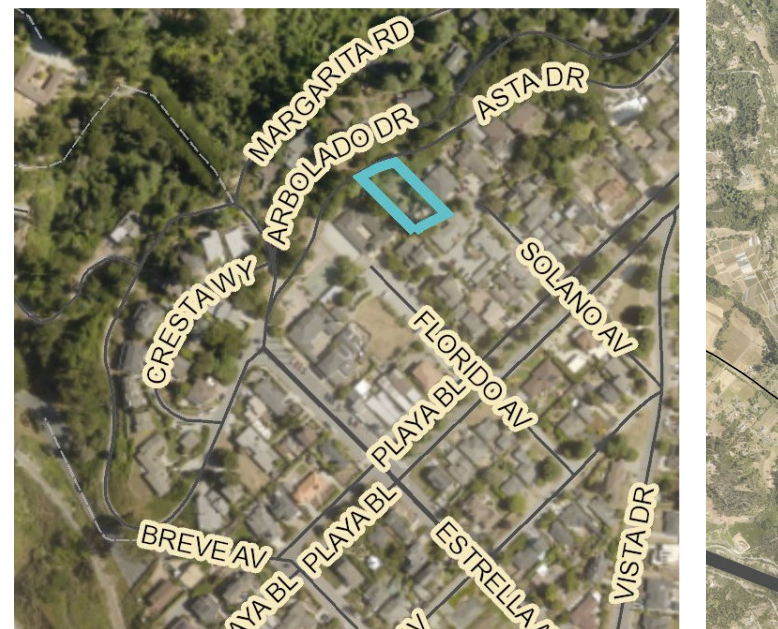
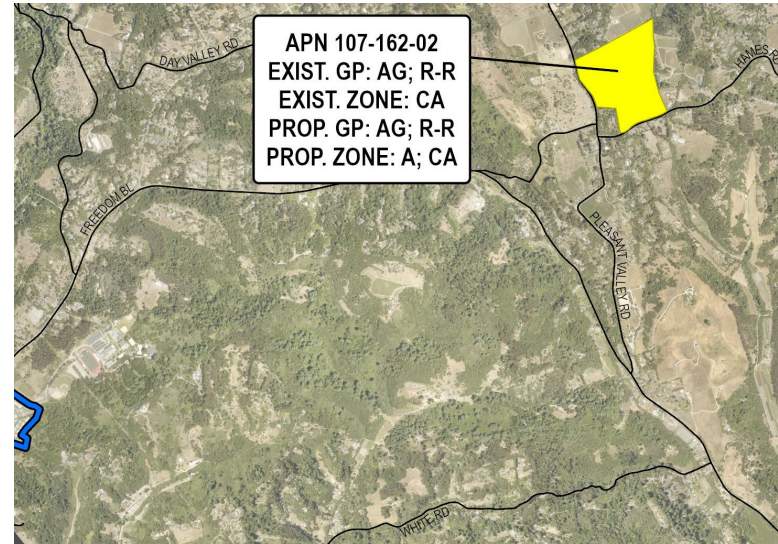


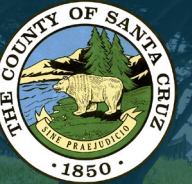


North County



South County





Neighborhood Compatibility

RF Development Standards

- 40' / 3 stories with setback
- Setbacks (minimum):
 - 10' front, 5' side, 15' rear
- Open Space
- Front yard trees



County Design Guidelines

- Human scale buildings
 - Articulated frontages
 - Transitions to Residential
- Compatible Site Design
 - Parking in middle or rear of parcel
 - Front setbacks fit neighborhood



Design Principles for Pleasure Point

- Mountain views
- Natural materials
- Taller massing in center
- Articulation /stepbacks from Portola
- + Setbacks to residential:
 - 20' rear setback
 - + 5' 3rd floor setback



Design Principles for the Pleasure Point Commercial Corridor

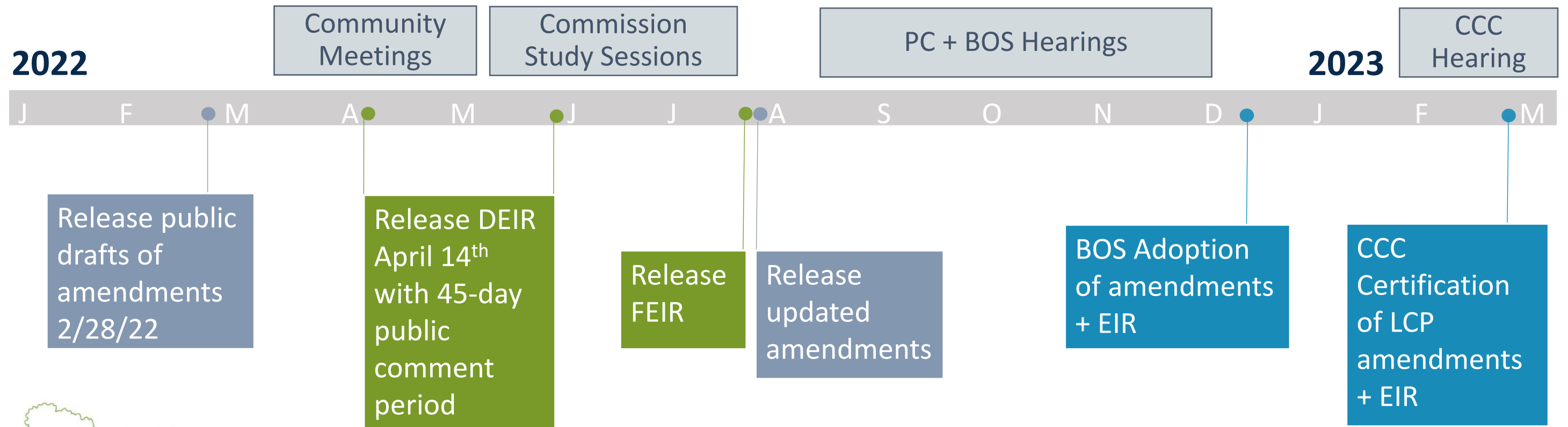


Pleasure Point Commercial Corridor



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
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
Meeting #6: Environmental Impact Report (EIR) (virtual)	Monday May 9	6:00-7:30 pm

- 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
 - Hard copy documents: 701 Ocean Street 4th Floor; Downtown Library; Capitola Library
 - Project Email: SustainabilityUpdate@santacruzcounty.us

