



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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October 19, 2011

AGENDA DATE: November 8, 2011

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz CA 95060

SUBJECT: REPORT ON POSSIBLE GENERAL PLAN – LOCAL COASTAL PROGRAM AMENDMENT PERTAINING TO COASTAL ZONE PRIORITY LAND USE POLICY LANGUAGE

Members of the Board:

On December 14, 2010, in conjunction with a report on a proposed work program for the Poor Clares property in Aptos, your Board directed the Planning Department to assess the language in the County's General Plan – Local Coastal Program (GP – LCP) regarding Priority Land Use in the coastal zone and to return to your Board this fall for additional Board direction regarding a possible amendment to that language. At this time, staff is recommending revisions to GP-LCP policies 2.16.9 and 2.22.2 in order to enhance consistency between the GP-LCP and the Coastal Act and to allow consideration of converting property from one coastal priority land use to a lower priority coastal priority use in certain limited circumstances. The following provides an overview of proposed revisions.

Coastal Act Policies Regarding Priority Uses

The hierarchy of coastal uses is set out in the Coastal Act (Public Resources Code Division 20, Section 30222), which states the following:

The use of private lands suitable for visitor-serving commercial recreation 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.

In general, the Coastal Act places a higher priority on agricultural uses and on uses that can be enjoyed by the general public over those that are limited in scope as to the intended beneficiaries.

Notwithstanding the hierarchy of uses set forth in Coastal Act Section 30222, the following sections of the Coastal Act suggest that once a local government has designated a site for a priority use there may be circumstances in which it could be appropriate to change that designation to a lower priority use (*italics added for emphasis*).

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, *where feasible*, provided. Developments providing public recreational opportunities are preferred.

Section 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*.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, *where feasible*.

With regard to agricultural uses, the Coastal Act specifically sets out instances of and methods to allow the conversion of agricultural land to other uses:

Section 30241.5(a)

If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 [conversion of agricultural land around the periphery of urban areas to other uses] as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, *the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation. . . .*

Section 30242

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) *continued or renewed agricultural use is not feasible*, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250 [locate new development in or near existing developed areas]. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

General Plan – Local Coastal Program Land Use Plan Policy for Maintaining Coastal Priority Uses

In accord with the Coastal Act, GP-LCP Policy 2.22.1 (Attachment 2) lists priority uses as follows:

First Priority:	Agriculture and coastal-dependent industry
Second Priority:	Recreation, including public parks; visitor serving commercial uses; and recreational facilities.
Third Priority:	Private residential, general industrial, and general commercial uses.

Further, the County's GP-LCP Policy 2.22.2 (Attachment 2), which addresses maintaining priority uses, does not allow the conversion of a priority use to a lower priority use and in fact prohibits the conversion of any existing priority use to another use, except for another use of equal or higher priority. GP-LCP Policy 2.16.9 (Attachment 2) conditionally allows the conversion of some visitor serving accommodations to non-priority uses, but "absolutely" prohibits the conversion of hotels or motels in the coastal zone. As noted above, this language is not completely consistent with the Coastal Act, which allows consideration of conversions to lower priority uses.

Coastal Commission staff have indicated that the County's language in GP-LCP Policy 2.22.2 prohibiting conversion of a priority use to a lower priority use is extremely unusual in a local government's plan. Planning Department staff and Coastal staff have worked together to develop draft language amending Policy 2.22.2 that Coastal staff would be willing to take to the Coastal Commission with a recommendation for approval. The draft revised language would allow for the conversion of a higher priority use to a lower priority use when it can be shown that there is adequate land for the higher priority use even after the conversion of a site to a lower priority use or when a feasibility analysis demonstrates that the higher priority use is no longer feasible on a site. (Further discussions with Coastal staff are necessary regarding proposed revisions to Policy 2.16.9, which we will pursue if your Board so directs.) Given the above, staff is therefore recommending that your Board direct staff to process the proposed revisions to GP-LCP Policy 2.16.9 and Policy 2.22.2, as shown in ~~strikeout~~/underline format in Attachment 1.

Potential Effects of Amending the GP-LCP Policies

GP-LCP Figure 2-5, which has not been substantively revised in many years, lists 28 sites designated for coastal priority uses (see Attachment 4). None of the priority uses are first priority uses (agriculture and coastal-dependent industry). Most of the designated priority uses are park and recreation type uses, which are second priority uses. Some include private residential use, a third priority use, as an alternate use.

Eleven of these sites are partially or fully developed according to the designated priority use and there would be little potential for change in the priority use designation if policies 2.16.9 and 2.22.2 were amended. Examples are the Shoreline School site and the 41st Avenue at East Cliff site, which is developed as parking and coastal access.

Eight sites are developed with uses that predate the development of the priority site policies and that should change to a higher priority use according to Figure 2-5. Conceivably, amending policies 2.16.9 and 2.22.2 could result in consideration of a change in the future land use should those parcels be redeveloped... However, any such change to a lower coastal priority use would have to meet the criteria specified in the revised policy, which are that any such change would not adversely affect the provision of the higher priority use overall in the unincorporated portion of the County or that the existing priority use is not longer feasible or appropriate at that location.

Nine of the priority use sites are undeveloped, and could also be considered for conversion to a lower priority use, subject to the same two criteria.

If the GP-LCP policies were amended to allow changes to provide for limited flexibility to make changes in priority uses, the process for actually making a change to a lower priority use would involve public hearings before both the Planning Commission and your Board, and would have to be based on findings that the criteria in the policy are met.

To summarize, it appears that for the majority of the 28 existing priority use sites, there would be minimal potential for future change in priority use designation that would lead to more intense or very different uses from those that would be developed under the existing priority use designations. If your Board directs staff to continue with processing amendments to the GP-LCP policies as proposed, as part of the environmental review staff will conduct a more extensive investigation into potential future development on each of the 28 designated priority use sites and will also include recommendations for changes to the text of each of the sites as given in Figure 2-5.

Next Steps

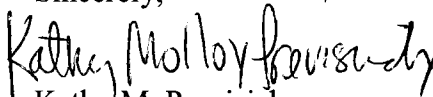
If your Board so directs, staff will proceed with processing the amendments to the GP-LCP policies and Figure 2-5. The next steps in the process would be to prepare an Initial Study, circulate it for public comment, and prepare a CEQA document. The proposed amendments would be the subject of a public hearing at the Planning Commission with the item coming before your Board for hearing, possibly in Spring of 2012. Each of these steps will provide opportunity for public comment on the proposed amendments.


Recommendation

It is therefore RECOMMENDED that your Board take the following actions:

1. Accept and file this report on priority land use policies in the General Plan – Land Use Plan.
2. Accept the proposed draft General Plan-Local Coastal Program language as the “project description” for the purpose of environmental review, and authorize release of a CEQA document on the proposed change.
3. Direct staff to bring the proposed General Plan-Local Coastal Program amendments to the Planning Commission for review and recommendation to your Board.

Sincerely,


Kathy M. Previsich
Planning Director



RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments

1. Strike-through, underline copy of GP-LUP Policies 2.22.2 and 2.16.9
2. GP-LCP Policies 2.16.9, 2.22.1, and 2.22.2
3. GP-LCP pages 2-47 through 2-54, including Figure 2-5 (list of priority sites)

Amendment to GP – LCP Coastal Priority Use Policies

Policy 2.22.2 Maintaining Priority Uses

~~Prohibit~~ Discourage the conversion of any existing priority use or any existing priority use designation to another use or designation of lower priority. Consider allowing the conversion of any existing priority use or any existing priority use designation to another use or designation, except for another use of equal or higher priority of lower priority when:

1. The proposed conversion to a lower priority use or lower priority use designation will not adversely affect the ability of the County to provide appropriate locations for and adequate amounts and/or types of the existing higher priority use or higher priority use designation; OR
2. Market analysis or land use analysis demonstrates that the existing priority use or priority use designation is no longer feasible or appropriate.

Policy 2.16.9 Conversion of Visitor Accommodations to Residential Use

~~Prohibit~~ Discourage the conversion of visitor accommodations, including hotels and motels, in the coastal zone to any non-priority use unless it can be demonstrated that it is economically infeasible to use the property of any priority use. ~~Absolutely prohibit the conversion of hotels or motels in the coastal zone.~~ Require any visitor accommodations that are converted to a permanent occupancy residential use to conform to applicable General and LCP Land Use Plan density standards, and to provide a minimum of 15 percent of the units as affordable to lower and moderate income households.

Santa Cruz County General Plan

2.16.6 Allowed Visitor Accommodations at Commercial Recreation Facilities

(LCP) Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities where such use is consistent with maintaining recreational use, and with other General Plan and LCP Land Use Plan policies.

2.16.7 Design of Visitor Accommodations

(LCP) Ensure quality of design for visitor accommodations through Commercial Development Permit procedures, including the Zoning ordinance, to regulate density, signage, landscaping, buffering, on-site circulation and access, parking, and site and building design.

2.16.8 Existing Condominium Beach Development

(LCP) Recognize short-term rental use of existing condominium beach development as a resource for visitor accommodations. Limit urban density, beach oriented housing for visitor accommodations to those areas within the Urban Services Line or Rural Services Line.

2.16.9 Conversion of Visitor Accommodations to Residential Use

(LCP) Prohibit conversion of visitor accommodations in the coastal zone to any non-priority use unless it can be demonstrated that it is economically infeasible to use the property for any priority use. Absolutely prohibit the conversion of hotels or motels in the coastal zone. Require any visitor accommodations that are converted to a permanent occupancy residential use to conform to applicable General Plan and LCP Land Use Plan density standards, and to provide a minimum of 15 percent of the units as affordable to lower and moderate income households.

Program

a. Maintain a Visitor Accommodations zone district as part of the Santa Cruz County Code to implement the Visitor Accommodations land use designation. The zone district shall specify allowable densities for a variety of overnight or extended stay lodging for visitors. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

LAND USE POLICIES FOR SPECIFIC AREAS

Most of the objectives, policies and programs discussed in this element are applicable countywide. However, there are certain well defined areas with unique characteristics which have additional special land use policies. The Coastal Zone is one of these well defined areas and has specific land use regulations which apply to coastal lands.

To protect natural and scenic resources, the Coastal Act defines detailed policies for permanent coastal management. Many of these policies can also offer protection to other important natural and scenic resources

in Santa Cruz County that are not located in the coastal zone; so unless specifically stated, the policies are applicable countywide.

In addition to the Coastal Zone, other areas of the County have special land use policies which focus on the unique characteristics of these areas. The communities of Boulder Creek, Ben Lomond, Felton, Soquel and Aptos all have adopted plans which accompany the General Plan and LCP Land Use Plan. These plans have been prepared with the assistance of the citizens in these communities and have been adopted by the County in a variety of forms. For a list of the adopted and proposed village, town, community and specific plans see Figure 1-6 in chapter 1.

Objective 2.22 Coastal Dependent Development

(LCP) To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

Policies

2.22.1 Priority of Uses within the Coastal Zone

(LCP) Maintain a hierarchy of land use priorities within the Coastal Zone:

First Priority: Agriculture and coastal-dependent industry

Second Priority: Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities.

Third Priority: Private residential, general industrial, and general commercial uses.

2.22.2 Maintaining Priority Uses

(LCP) Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

Objective 2.23 Conservation of Coastal Land Resources

- (LCP) To ensure orderly, balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of Santa Cruz County.

Policies**2.23.1 Lower and Moderate Income Housing in the Coastal Zone**

- (LCP) Restrict conversion or demolition of existing residential units occupied by persons or families of lower or moderate income, unless provision has been made for replacement of those units. Replacement units shall be available to persons of lower or moderate income, and if the units which are converted or demolished are in the Coastal Zone, replacement units shall be located elsewhere within the Coastal Zone, if feasible.

2.23.2 Designation of Priority Sites

- (LCP) Reserve the sites listed in Figure 2-5 for coastal priority uses as indicated. Apply use designations, densities, development standards, access, and circulation standards as indicated.

2.23.3 Master Plan Requirements for Priority Sites

- (LCP) Require a master plan for all priority sites, with an integrated design providing for full utilization of the site and a phasing program based on the availability of infrastructure and projected demand. Where priority use sites include more than one parcel, the master plan for any portion shall address the issues of site utilization, circulation, infrastructure improvements, and landscaping, design and use compatibility for the remainder of the designated priority use site. The Master Plan shall be reviewed as part of the development permit approval for the priority site.

Program

- a. Develop contract guidelines for the purpose of management and maintenance of coastal access parking at sites with visitor serving priority uses. At a minimum, the contract provisions should include identification of parking spaces, maintenance responsibilities, hours of operation, liability, refuse collection, law enforcement, and signage. (Responsibility: County Counsel, Planning Department, Public Works, County Parks)

Figure 2-5

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Coastal Priority Sites - North Coast			
Davenport Bluffs 058-072-01, 02, 03	"Existing Park, Recreation & Open Space": Development of coastal access, overlook, parking and supporting facilities and improvements. Provide public dedication to assure permanent public access.	Depress and landscape the parking area to limit its visibility from Highway 1 and to maintain unobstructed coastal views. Allow landscaping only with ground cover and low growing vegetation which cannot grow to a height that will obstruct coastal views. Eliminate all roadside parking along the property frontage, and provide interior pedestrian circulation to separate pedestrians from Highway 1.	Coordinate improvements with the parking on parcel 058-121-04. Provide improvements to increase safety for pedestrians crossing Highway 1 and the railroad right-of-way. Provide improved trails to the beach and bluffs, including appropriate safety barriers on the bluffs and near the railroad tracks.
Coastal Priority Sites - Bonny Doon			
Wilder Quarry 059-041-26, 27, 30, & -31 059-141-04, 05, 09	Preferred Use: "Proposed Park, Recreation & Open Space": Development of visitor serving recreational uses consistent with the quarry reclamation plan and any permitted mining operation. Alternate Use: "Quarry": Continuation of existing mining operation.	Allow park and recreational activities on portions of the property where consistent with the "PR" zone district, and where health and safety conflicts between any permitted mining and recreational uses can be mitigated. To protect the Highway 1 coastal viewshed, permit the relocation of approved coastal bluff campsites from parcel 059-041-30, to the reclaimed quarry site on the inland side of Highway 1, as part of an amended Public Works Plan for Wilder State Park.	Provide pedestrian and bicycle access connecting campsites to the coastal bluffs. 0458
Coastal Priority Sites - Live Oak			
Eddy Lane Park 026-173-06 (portion) 026-181-36	"Existing Parks, Recreation & Open Space": Development of a neighborhood park.	Site improvement shall include riparian corridor protection and enhancement.	Develop public trail access connecting with future public trail along the riparian corridor from Capitola Road to Schwan Lake, and with future connections to El Dorado Ave.

ATTACHMENT 3

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
7th Avenue at Brommer Street (NW corner) 026-211-47	"Community Commercial": Development of visitor serving commercial uses complementing the small craft harbor and potential commercial development on opposite side of Brommer Street.	Coordinate site architecture, landscaping and improvements with development on the opposite side of Brommer Street.	Develop site access only from Brommer Street.
7th Avenue at Brommer Street (SW corner) 026-261-06, 08, 13, 15	Preferred Use: "Proposed Parks, Recreation & Open Space": Development of a community park facility. Alternate Use: "Community Commercial": Development of visitor serving commercial uses with a minimum of 50% of the project devoted to Type A visitor accommodations available for rental to the general public.	Commercial use of the site shall coordinate development on the separate parcels to create an integrated development scheme with common architecture, landscaping and improvements to result in a community focal point at this intersection. Public use areas, such as a restaurant and plaza, must share in harbor view. Private development of the site shall provide a minimum of one acre for neighborhood park facilities.	Develop site access only from Brommer Street. Visitor serving commercial development shall participate in a beach shuttle program. Provide pedestrian and bicycle access connecting the site to the harbor.
Twin Lakes Park Expansion 027-051-09, 24, 25, 29	Preferred Use: "Proposed Parks, Recreation & Open Space": Expanded development of the Twin Lakes neighborhood park and protection of the Schwan Lake riparian corridor. Alternate Use: "Urban Medium Residential."	Site improvement shall include riparian corridor and wetlands protection and enhancement.	Develop public trail access connecting to the adjacent Schwan Lake State Park. Consider use of property for appropriate public parking needs.
17th Avenue Swim Center 027-241-06 027-251-12, 13, 18	"Existing Parks, Recreation & Open Space": Development of a swim center and community park facilities.	None	Develop parking to serve the swim center and community park uses as well as access to the adjacent Schwan Lake State Park. Provide pedestrian and service vehicle access to the adjacent Schwan Lake State Park property.

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Shoreline School 027-241-07 027-251-16, 17	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	Site improvement shall include riparian corridor protection and enhancement, where feasible.	Consider utilizing parking facilities for beach access parking when the school is not in session. Develop public trails to connect the school/park site with the adjacent State and County park properties.
Felt Street Park 028-041-01, 02, 03	Preferred Use: "Existing Parks, Recreation & Open Space"; and "Proposed Parks, Recreation & Open Space": Development of a neighborhood park. Alternate Use: "Urban Medium Residential" on parcel 028-041-01.	None	Provide pedestrian connection to adjacent Del Mar School Site.
Del Mar School 028-041- 13, 14, 36, 39 028- 052-60 028-053-60	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	None	Provide pedestrian connection to adjacent County park property.
Portola Drive at Rodeo Gulch 028-091-24, 25	Preferred Use: "Proposed Park Recreation & Open Space": Neighborhood park developed in conjunction with adjacent excess County road right-of-way and open space dedication on APN 028-361-29. Alternate Use: "Visitor Accommodations": Private development of either Type A or B visitor accommodations.	Site improvement shall include protection, restoration and public dedication of the Rodeo Gulch riparian corridor areas; preparation of a plan line for the adjacent portion of Portola Drive; and dedication and improvement of the Portola Drive frontage consistent with the adopted plan line and street tree program.	Any visitor accommodations development shall participate in a beach shuttle program. Develop and dedicate public trails providing connection to a future trail system along Rodeo Gulch and connecting the adjacent neighborhoods to the recreational and open space resources.
Coastview Drive 028-173-05, 07, 08 028-174- 02	"Existing Parks, Recreation & Open Space" & "Proposed Park, Recreation & Open Space": Development of public beach access parking.	Develop adequate paving, landscaping, and drainage improvements to protect the adjacent Corcoran Lagoon and riparian area.	Develop the maximum amount of public beach access parking compatible with the adjacent residential development and riparian area, and the continued use of the right-of-way for access to the fronting properties.

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Corcoran Lagoon Overlook 028-191-01	Preferred Use: 1) Coastal wetland protection and development of coastal access and recreation facilities, potentially including a coastal wetlands interpretive center. 2) "Neighborhood Commercial": Development of visitor serving commercial uses or public uses or offices.	Site improvement shall include protection and restoration of the Corcoran Lagoon wetland and adjacent riparian area.	Commercial development of the site shall improve and dedicate public access facilities including a pathway, seating, and wildlife observation areas along the lagoon frontage.
Portola Drive at 26th Avenue 028-192-01	"Visitor Accommodations": Conference center or Type A visitor accommodations facility.	Future site improvement shall include protection, restoration, and public dedication of the Corcoran Lagoon wetland and riparian corridor; preparation of a plan line for 26th Avenue and the adjacent portion of Portola Drive; and dedication and improvement of the street frontages consistent with the street tree program and adopted plan lines.	Develop site access from 26th Avenue. Participation in a beach shuttle program. Develop and dedicate a public trail along the Corcoran Lagoon riparian corridor.
Lode Street 028-202-18 (portion)	"Public Facility": Development of a neighborhood park on excess land at the site of the sanitation district sewer pump station.	Develop adequate buffering of the sewer pump station facilities including chemical storage and use from the park and adjacent residential development.	Construct cul-de-sacs at the ends of Lode & Quartz streets. Develop public trail access connecting the park to a future public trail along the Moran Lagoon riparian corridor.
Johan's Beach 028-212-13	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach and upland area for coastal access, recreation and supporting facilities.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Any private development of the property shall dedicate the beach area for public use.
Corcoran Beach 028-225-12 028-231-01	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach parcels for coastal access, recreation and protection of coastal biotic habitat.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Provide coastal access parking as feasible. 4610

Figure 2-5

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
41st Avenue at East Cliff Drive 032-032-181-04	"Existing Park, Recreation & Open Space": Continued use as a beach access parking facility.	Improve site with paving, landscaping, drainage, and visitor support facilities.	Provide public acquisition of the site to insure permanent public use for coastal access and support facilities. Improve pedestrian connections to the shoreline.
Pleasure Point Overlook 032-242-10	"Existing Park, Recreation & Open Space": Development of coastal overlook and access with supporting improvements.	Locate any private development of the property on the west end of the parcel to preserve public coastal access and views of the coastline.	Improve and dedicate coastal overlook and access for public use.
East Cliff Drive Overlook 032-251-02	"Existing Park, Recreation & Open Space": Development of a coastal overlook with supporting improvements.	None	None
Coastal Priority Sites - Aptos			
McGregor Drive North of Pine Tree Lane 038-041-04	Preferred Use: "Parks, Recreation & Open Space": Expansion of New Brighton State Beach. Alternate Use: "Parks, Recreation & Open Space": Community park with additional beach parking.	Preferred use to include public recreation facilities, public parking for beach access and campground expansion. Future development should be adequately screened from Highway 1. Parking lots must be screened from Highway 1.	Develop public trails to provide beach access.
McGregor Drive Porter Sesnon Property 038-051-03 038-091-01	Preferred Use: "Parks, Recreation & Open Space": Expansion of New Brighton State Beach with open space, public recreation facilities. The Master Plan for the site should consider providing up to 15 acres of neighborhood/community park use on APN 038-037-03 under County management, to be arranged under mutual agreement between State and County Parks.	Recreational and resource protection shall be the primary uses allowed on the site. Development shall not exceed public service capacity for water, sewers, or roads and shall minimize water usage. Natural resource protection shall be consistent with all General Plan policies and special attention shall be given to protection of arroyos as riparian corridors and woodlands, protection of paleontological resources, and protection of critical habitats. Park development should be integrated into a State Park Master Plan.	Development should be low traffic generating and participate in improvements to the State Park Drive/Highway 1 interchange. Traffic loads on Park, McGregor, and State Park Drive shall not increase more than 1,300 vehicles per day and shall maintain level C or better. Participate in improvements in pedestrian circulation, including Mar Vista pedestrian overpass.

Figure 2-5

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Pot Belly Beach Uplands West side of New Brighton Road 038-231-39	Preferred Use: "Parks Recreation and Open Space"; Expansion of New Brighton State Beach. Alternate Use: "Urban Low Density Residential" on portion of the site with remainder in open space uses.	Preferred use to include open space uses and campground expansion. Alternate use shall allow one single family dwelling or if any the existing 17 Pot Belly Beach Association dwelling units on the beach are damaged or destroyed by a natural disaster, allow relocation of those units to the upland property on a one-to-one replacement basis. Require Residential Development and subdivision permits to master plan the entire uplands site with a maximum of 17 dwelling units and preservation of monarch butterfly habitat.	None
McGregor Drive at Searidge Avenue 038-081-34, -35, -36	-34: "Urban High Density Residential": Affordable Housing -35: "Urban High Density Residential": Residential Uses -36: "Urban High Density Residential": Affordable housing on the westerly 1.7 acres and "Proposed Park, Recreation and Open Space": Development of a neighborhood park on the easterly 1.25 acres (Amended by Res. 392-2006)	Locate affordable housing adjacent to Seabreeze Subdivision.	Participate in intersection improvements at State Park Drive and in Mar Vista pedestrian overpass. Provide connection to future walkway along State Park Drive 0463
State Park Drive and Highway 1 (SE Corner) 042-011-06 (Poor Clares site)	"Visitor Accommodations": Type A visitor accommodations.	Development should be screened from Highway 1.	Participate in beach shuttle. Major Participant in State Park Drive/Highway 1/Seaciff Drive intersection improvements. Provide safe pedestrian and bicycle connection from site to Seaciff State Beach.



