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County of Santa Cruz

PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

January 11, 2001

AGENDA: January 23, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBOR HOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS

Members of the Board:

On October 25, 2000, the Chairperson of the Planning Commission, in a letter approved by the Commission, identified certain conflicts between the General Plan descriptions and "Purposes" of the Neighborhood Commercial (C-1) and the Community Commercial (C-2) Districts and the allowed uses listed in the Uses Charts of the Zoning Ordinance. The Commission requested that amendments to the Zoning Ordinance Use Charts for the C-1 and the C-2 Districts be prepared to address these conflicts. On November 21, 2000, your Board considered the Planning Commission's recommendation and directed the Planning Department to return on this date with amendments to the Zoning Ordinance to provide specific differentiation between the C-1 and C-2 commercial zone districts.

Staff has begun preparing conceptual amendments to the zoning ordinance to implement the Board's direction on this matter. However, staff has not completed the portion of the conceptual ordinance relating to restaurants and food service establishments in the C-1 district. More time is needed to survey other jurisdictions for existing ordinances which address the same issue.

It is, therefore, **RECOMMENDED** that your Board defer consideration of this matter until February 27, 2001.

Sincerely,

Alvin D. James
Planning Director

RECOMMENDED: _____

Susan A. Mauriello
County Administrative Officer