

ORDINANCE No.ORDINANCE AMENDING SECTION 13.10.700-D
OF THE SANTA CRUZ COUNTY CODE

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)" under "Agricultural Support and Related Facilities" in the Agricultural Uses Chart in Section 13.10.312 (b) of the Santa Cruz County Code is hereby added below "Caretaker's quarters, permanent, subject to the provisions of Section 13.10.631" to read as follows:

Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)	5	5	5
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SECTION II

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)" under "Residential Uses" in the Commercial Uses Chart in Section 13.10.332 (b) of the Santa Cruz County Code is hereby added below "Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are inconsistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming uses" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)	5	--	--	5	5	--
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SECTION III

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Section 13.10.700-C definition)" under "Residential Uses" in the Commercial Uses Chart in Section 13.10.332 (b) of the Santa Cruz County Code are hereby added under the category "Residential Uses, such as:" below "Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are inconsistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming Uses" and above "Child Care Homes, Small Family" to read as follows:

USE	PA	VA	CT	C-1	C-2	C-4
Child Care Homes, Large	5	--	--	5	5	--

Family (must be in conjunction
with residential use) (See
Sections 13.10.686 and
13.10.700-C definition)

SECTION IV

The category "Child Care Homes, Large Family (must be in conjunction with residential use)(See Section 13.10.700-C definition)" under "Residential Uses" in the Parks, Recreation and Open Space Uses Chart in Section 13.10.352 (b) of the Santa Cruz County Code are hereby added under the category "Residential uses, permanent, such as:" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in
conjunction with residential use) (See Sections
13.10.686 and 13.10.700-C definition)

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SECTION V

The category "Child Care Homes, Large Family (must be in conjunction with residential use)(See Section 13.10.700-C definition)" under "Residential Uses" in the Public and Community Facilities Uses Chart in Section 13.10.362 (b) of the Santa Cruz County Code are hereby added under the category "Residential uses" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in conjunction with
residential use) (See Sections 13.10.686 and 13.10.700-C
definition)

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SECTION VI

The category "Child Care Homes, Large Family (must be in conjunction with residential use)(See Section 13.10.700-C definition)" under "Residential Uses" in the Timber Production Uses Chart in Section 13.10.362 (b) of the Santa Cruz County Code are hereby added under the category "Residential" below "dwelling groups of single-family dwelling (Subject to the density and other requirements in Section 13.10.373, .374, and .375)" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Small Family (must be in conjunction with residential
use) (See Sections 13.10.686 13.10.700-C definition)

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SECTION VII

The Santa Cruz County Code is hereby amended by adding Section 13.10.686 Large Family Child Care Homes in Non-Residential Zone Districts to read:

13.10.686 Large Family Child Care Homes in Non-Residential Zone Districts.

- (a) Purpose. The purpose of this section is to provide for and regulate Large Family Child Care Homes in order to provide needed child care in a home setting, as well as minimize or prevent potential conflicts between child care and other on-site or adjacent uses.
1. Purpose in Agricultural Districts. The purpose of this section in agricultural districts is to provide opportunities for Large Family Child Care Homes to be located in areas which are zoned agriculture but have a residential character, or in the location of farmworker housing where childcare is needed.
 2. Purpose in Commercial Districts. The purpose of this section in commercial districts is to provide opportunities for Large Family Child Care Homes to be located in residences with proximity to places of employment.
 3. Purpose in Parks, Recreation and Open Space District. The purpose of this section in the parks, recreation and open space districts is to provide opportunities for Large Family Child Care Homes to be located in residences in proximity to outdoor activities, residential neighborhoods and commercial areas.
 4. Purpose in Public and Community Facilities District. The purpose of this section in the public and community facilities district is to provide opportunities for Large Family Child Care Homes to be located in residences in proximity to public facilities, such as schools, and near residential areas.
 5. Purpose in Timber Production Districts. The purpose of this section in the timber production district is to provide opportunities for Large Family Child Care Homes to be located in residences on land zoned for timber production consistent with the provisions of Section 13.10.375.
- (b) Application Requirements. In those non-residential zone districts where Large Family Child Care Homes are allowed in conjunction with a residential use, a Level V use approval is required. Approval of these permits shall be processed in accordance with the provisions of Chapter 18.10.223. Large Family Child Care Homes proposed to be located within the Coastal Zone shall require a Coastal Permit which is also processed at Level V.
1. Upon application submittal, the applicant must submit a statement of operation which includes the following information:
 - a. Number of employees
 - b. Number of children
 - c. Hours and days of operation
 - d. Site plan which clearly illustrates the pick up/drop off area, on site circulation and parking spaces
- (c) Required Findings. Before a Development Permit for a Large Family Child Care Home can be granted, the general findings for Development Permits set forth in Section 18.10.230 (a) and where applicable, Coastal Permit findings set forth in Section 13.20.110 must be made in addition to the following findings:
1. In Agricultural Districts (A, CA and AP), the following additional findings shall be made:
 - A. The Large Family Child Care Home use on the parcel will not conflict with on-site or

- adjacent agricultural activities (including but not limited to herbicide and pesticide use); and
- B. The Large Family Child Care Home is consistent with the preservation of the agricultural resources on site.
2. In Timber Production Districts (TP), the following additional findings shall be made:
 - A. The Large Family Day Care Home use does not conflict with the growing and harvesting of sustained yield tree crop and all timber harvesting activities.
 - B. The Large Family Day Care Home operation is consistent with Section 13.10.375.
- (d) Requirements. Before a development permit for a Large Family Day Care Home can be granted, the following requirements shall be met:
1. Location: The Large Family Child Care Home must be operated in a residence or in the residential portion of a mixed use structure.
 - A. In the commercial zones, the percentage of residential square footage of the structure must comply with Section 13.10.332.
 - B. The large family child care home shall operate in the residential portion of the structure.
 2. Occupancy: The owner or occupant of the residence must be the operator of the Large Family Child Care Home and must be listed on the State License as the operator. The operator must live at the premises full-time.
 3. Parking: Sufficient on-site parking must be provided for all employees of the Large Family Child Care Home. Sufficient off street parking equates to one off street parking space per full time employee and one off street drop off/pick up parking space. Any alternative off street parking standard must be deemed appropriate by the Zoning Administrator based on site constraints which would otherwise preclude the operation of a Large Family Child Care Home on the property. Additionally, there shall be sufficient off-street and on-street parking such that the operation of this use will not impede local traffic nor cause traffic congestion during peak drop-off and pick-up periods.
 4. Traffic: Unless found to be unnecessary due to ample drop off and pick up areas, a plan for staggering drop-off and pick-up times to minimize traffic shall be submitted and reviewed as part of the application. An operational condition shall require implementation of this traffic control plan.
 5. Other Conditions: Other conditions deemed appropriate by the decision-maker may be applied to the development permit of a Large Family Child Care Home to further the purpose of this section.

SECTION VIII

This Ordinance shall take effect on the 31st day after the date of final passage or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____ 2005, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS _____

ATTEST: _____

Clerk of the Board

APPROVED AS TO FORM: _____

County Counsel

Copies to: Planning
County Counsel