



County of Santa Cruz

Department of Community Development and Infrastructure

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Matt Machado - Deputy CAO / Director

Agenda Date: April 8, 2026

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Study Session to review the 2026 Annual Code Update. Project includes several amendments to the General Plan/Local Coastal Program (LCP), Land Use Designation Map, Santa Cruz County Code (SCCC), and Zoning Map

RECOMMENDED ACTION:

Hold a study session on proposed 2026 Annual Code Update; no action is required.

EXECUTIVE SUMMARY

The proposed amendments to the Santa Cruz County General Plan/Local Coastal Program (LCP) and various chapters of the Santa Cruz County Code (SCCC) are part of an ongoing effort to update and streamline the County's regulatory framework, ensuring consistency with current policies, legal requirements, and land use goals. The proposed amendments include updates to Chapters 1 and 5 of the General Plan/LCP, as well as changes to SCCC Chapters 7.38, 13.10, 13.11, 13.16, 13.20, 16.10, 16.10A¹, 16.20, 16.20A², 16.42, and 18.10. Additionally, there are proposed amendments to the General Plan Land Use Designation for parcel APN 029-071-13, along with proposed Zoning Map amendments for parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30.

This study session will give the Planning Commission an overview of the proposed 2026 Annual Code Update in preparation for upcoming public hearing on April 22, 2026, after which the Planning Commission will be requested to make a recommendation to the Board of Supervisors. No action is required from the Planning Commission at this meeting.

DISCUSSION

Background

On June 24, 2025, the Board approved near-term improvements and the *Streamline Santa Cruz County Workplan* (Workplan)³, which includes quarterly progress reports to

¹ Refers to the Geologic Hazards Ordinance in Title 16, applicable outside the Coastal Zone.

² Refers to the Grading Regulations Ordinance in Title 16, applicable outside the Coastal Zone.

³ [Establishment of Streamline Santa Cruz County Workplan - June 24, 2025](#)

the Board of Supervisors. The most recent report was presented on January 27, 2026⁴, and the next update is scheduled to be provided to the Board on April 28, 2026. The Workplan currently includes 12 distinct projects to improve the operational efficiency of the development review and building permit approval process of the County of Santa Cruz (County). One of the projects identified in the Workplan is *Project 5: Annual Code Update*.

Project 5 is an ongoing effort to annually update the SCCC (and the General Plan when necessary) to streamline development processes and procedures that do not result in potential environmental impacts. Project 5 amendments are to be presented to the Board of Supervisors for adoption in June of each year. Planning Commission hearings for these amendments are expected to occur during the first and second quarters of each year.

The 2026 Annual Code Update proposes a series of amendments to the General Plan/LCP and various SCCC chapters, as part of an ongoing effort to update and refine the County's regulatory framework to improve permitting processes, address evolving legal changes, ensure consistency with current policies, and improve regulatory clarity and functionality. Changes to SCCC Chapters 7.38, 13.10, 13.11, 13.16, 13.20, 16.10, 16.20, and 18.10 also represent amendments to the County's Local Coastal Implementation Plan. As such, these amendments will require certification by the California Coastal Commission following the County's adoption.

The General Plan, which serves as the long-term blueprint for land use and development in the county, is periodically updated to remain aligned with changing regulations and to incorporate new strategies for growth, conservation, and development. The proposed amendments to Chapters 2 and 5 of the General Plan include minor amendments necessary to resolve General Plan and SCCC inconsistencies with the designation of coastal special communities.

The proposed amendments result from ongoing collaboration between multiple departments within the County to ensure a functional SCCC and General Plan/LCP. This update is a proactive step to improve the development process and ensure that Santa Cruz County's planning framework remains relevant, legally sound, streamlined, and internally consistent. In addition, this year's proposed amendments include several streamlining measures developed as a result of the Streamline Santa Cruz County projects, which includes input from County departments involved in development review and stakeholders that have been participating in on-going meetings.

Analysis

The proposed amendments are divided into revisions to the General Plan and SCCC. SCCC amendments are further grouped into three categories: streamlining efforts, state law consistency, and internal consistency/clarification, which represent the primary focus of the annual code amendments. Exhibit A is ordered in terms of categories and details all the proposed amendments. Below is an analysis of the proposed amendments.

⁴ [Progress Report on Streamline Santa Cruz County - January 27, 2026](#)

General Plan/Local Coastal Program Amendments

Minor amendments to the County's General Plan/LCP are proposed in Chapter 2: Built Environment Element and Chapter 5: Agriculture, Natural Resources + Conservation Element. The amendments include minor amendments necessary to resolve General Plan and SCCC inconsistencies with the designation of coastal special communities. The County's 2023 Sustainability Update project included updates to ensure that SCCC and General Plan/LCP references to coastal special communities were internally consistent. The changes were only intended to clarify existing policy, but there is some concern that the changes actually expanded the list of special communities, thereby requiring a Coastal Development Permit for development in certain areas where they were not previously required. Further clarity is needed to ensure the continuing protection of coastal resources, while providing a consistent, accurate, and streamlined permitting process for projects located in the coastal zone. Proposed amendments to the General Plan/LCP can be seen as amendments #28-30 in Exhibit A.

Santa Cruz County Code Amendments

Amendments are proposed to SCCC Chapters 7.38, 13.10, 13.11, 13.16, 16.10, 16.10A, 16.20, 16.20A, 16.42, and 18.10, including various sections within each of these chapters. Detailed sections and proposed language changes are provided in Exhibit A. These amendments are a key part to achieving lasting improvements to expedite the development permitting process and to the need for these amendments varies by chapter but are primarily intended to streamline processes, ensure compliance with state and federal law, and improve clarity and accuracy, as well as correct inconsistencies, including outdated references and unclear language.

Streamlining Efforts

Amendments #1–20 in Exhibit A target eliminating permitting bottlenecks by optimizing development regulations. These streamlining efforts are intended to make the County Code easier to administer and understand, remove redundancies, and help facilitate more efficient reviews of development applications while still protecting and maintaining the necessary and applicable health, safety, environmental, and resource protection standards.

The amendments include a coordinated definition of "in-kind" replacement (Amendment #2), in order to facilitate redevelopment of lost structures due to a disaster, a major source of confusion as property owners attempted to rebuild after the CZU lightning fires. The new definition will facilitate reviews by Planning, Environmental Planning, and Environmental Health.

Several of the streamlining amendments aim to clarify the application of SCCC Chapter 7.38 for properties with onsite wastewater treatment systems (OWTSs), and how these systems can continue to serve potential additions, remodels, replacement structures, or smaller accessory dwelling units (ADUs) without requiring full upgrades, provided that the systems are permitted, adequately sized, and functioning without failure.

Another notable streamlining effort is intended to clarify and simplify the residential site and development standards in SCCC Sections 13.10.323, particularly as they relate to minimum lot sizes and how development standards apply to land divisions. The

proposed amendments are provided in a standalone attachment as shown in Exhibit B. These amendments are proposed in response to the Sustainability Update, which increased the allowable residential densities for several General Plan land use designations. As a result, inconsistencies have emerged between the densities permitted by the General Plan and the minimum lot size requirements established in certain zoning districts. The County has received several development applications where projects are consistent with the allowable General Plan density but are constrained by more restrictive zoning development standards. This mismatch has often required applicants to pursue variances or Planned Unit Developments (PUDs) to achieve otherwise allowable development. The proposed amendments address this issue by modifying how minimum lot size standards are applied, allowing resulting lots to be evaluated based on their actual lot size rather than solely on the underlying zoning district designation, and thereby increasing the number of parcels that have higher densities allowed. This change is intended to better align zoning regulations with the General Plan density framework, reduce the need for variances and PUDs, and streamline the development review process by reducing additional permitting barriers.

Additional streamlining efforts are focused on simplifying permit processing, including but are not limited to: clarifying permit authority across zoning, grading, design review, and coastal provisions; eliminating the need for large dwelling permits of structures greater than 5,000 square feet; updating grading permit thresholds and review procedures, lowering the level of approvals needed for certain applications; modifying the use of limited parking stalls for outdoor seating; and revising the procedural classifications of permits in SCCC 18.10 so that the code requirements better aligns with the County's permit structure of streamlining applications.

State Law Consistency

Amendments #21–27 in Exhibit A are proposed to ensure that the SCCC remains consistent with current State law by incorporating recent statutory changes and revise local provisions where necessary. The amendments are primarily technical in nature and do not establish new local policy but instead ensure that the County's regulations accurately reflect the current State regulatory framework. The six amendments update the definitions of "major transit stop" and "transit priority area" pursuant to Public Resources Code Section 21155⁵, revise noticing and hearing procedures for coastal development permit exemptions pursuant to Section 13569 of the California Coastal Commission's regulations⁶, update Coastal Commission appeal provisions to reflect changes established by recently adopted Assembly Bill (AB) 130⁷, and increase the public notice period for legislative matters affecting zoning from 10 days to 20 days prior to Planning Commission public hearings, pursuant to AB 2904⁸.

Internal Consistency/Clarification

Amendments #28–49 in Exhibit A improve internal consistency within the SCCC and General Plan. By resolving technical inconsistencies and modernizing regulatory language, these amendments eliminate the administrative friction that frequently

5 [California Code, PRC 21155](#)

6 [California Code of Regulations, Article 17, Section 13569](#)

7 [Bill Text - AB-130](#)

8 [Bill Text - AB-2904](#)

complicates permit reviews, ensuring a more predictable and accelerated pathway for applicants by correcting cross-references, updating and refining terminology, and clarifying existing development standards and procedures.

Exhibits C and D provide detailed underline and strikethrough versions of the proposed code amendments for specific chapters of the SCCC. Exhibit C includes the proposed amendments to SCCC Chapter 16.10A (Geologic Hazards Ordinance) applicable outside the Coastal Zone. The exhibit is limited to the amendments specifically identified in this exhibit and does not reflect other proposed changes to SCCC Chapter 16.10 discussed elsewhere in Exhibit A. Exhibit D includes minor clean-up amendments to SCCC Chapter 16.42 (Historic Preservation), which primarily consist of clarifications and technical corrections intended to improve readability and internal consistency without altering the underlying regulatory framework.

Additional amendments include minor updates to improve clarity in development standards, parking and design provisions, grading requirements, and technical report procedures. These revisions are administrative in nature and are intended to improve readability and usability of the SCCC and General Plan without changing the underlying policy intent or regulatory standards. Overall, these amendments help ensure that County regulations remain clear, internally consistent, and easier for applicants, staff, and the public to interpret and apply.

Zoning Map Amendments

Eight parcels are being proposed for rezoning across the County for the following reasons:

1. Two parcels are proposed for rezoning to match the zoning to the General Plan Land Use designation. In the case of conflicts with the General Plan and Zoning, the General Plan prevails. These rezonings do not alter development on the site but rather help the property owners and reviewers by correcting the inconsistency, so that applicable regulations for future development are straightforward. See Amendments #50 and 51 in Exhibit A for specific zoning changes in and see Exhibit E for maps of rezonings.
2. Three parcels are proposed for the removal of the “-L” historic building zoning overlay as they are parcels that no longer have historic buildings on them and are either currently proposed to be delisted or have been delisted from the County’s Historic Resources Inventory. These rezonings are a needed clean-up to expedite development application reviews by eliminating the requirement for a historic resources review since a historic building no longer exists on the parcel. Please see Amendments #52-54 in Exhibit A for specific zoning changes in and see Exhibit E for visual maps of rezonings.
3. Three parcels are proposed for rezoning by adding the “-Min” ministerial combining district zoning overlay to match adjacent and consolidated sites that already have the “-Min” overlay, as dictated by the County’s Housing Element. These rezonings will create consistency during project review for other parcels that have already had rezones approved and facilitate much needed affordable housing development. See Amendments #55-57 in Exhibit A for specific zoning changes and Exhibit E for maps of rezonings.

General Plan Land Use Designation Map Amendment

In addition to the rezone of APN 029-071-13 noted above, a Land Use Designation Map Amendment is being proposed for consistency. The parcel currently has a designation of R-UL (Urban Low – Residential) and is being proposed to R-UH (Urban High – Residential). The map amendment is necessary to match the adjacent parcel's (APN 029-071-03) Land Use Designation of R-UH, and facilitate an affordable housing development. See Amendment #56 in Exhibit A for specific land use designation changes in and Exhibit E for the map amendment.

GENERAL PLAN CONSISTENCY

The proposed amendments to Chapters 2 and 5 of the County General Plan include minor amendments necessary to resolve General Plan and SCCC inconsistencies with the designation of coastal special communities. These amendments will align and strengthen the objectives, policies, general land uses, or programs outlined in the General Plan.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed amendments to the General Plan/LCP and SCCC Chapters 7.38, 13.10, 13.11, 13.16, 13.20, 16.10, 16.20, and 18.10 would apply within the Coastal Zone and will be incorporated into the County's Local Coastal Program and implementing ordinances. After adoption by the Board of Supervisors, staff will submit the approved amendments to the Coastal Commission for review and approval within the Coastal Zone. The proposed amendments within the coastal zone do not promote conversion of agricultural lands, conflict with coastal access, or with protected resources.

ENVIRONMENTAL REVIEW

Enactment of these amendments are exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption, because the amendments are minor in nature and will not have a significant effect on the environment. A Notice of Exemption will be prepared by Staff.

Additionally, Parcel APN 029-071-13 (2030 17th Avenue) is proposed for a General Plan amendment and rezoning from low density residential to high density with the addition of the "-Min" ministerial combining district zoning overlay to correspond with the land use designation and zoning on adjacent parcel APN 029-071-03 (2021 Chanticleer Avenue). This latter parcel was part of the Housing Element Sites Inventory and is proposed for 100% affordable housing. In order to facilitate adequate circulation for the housing development, 2030 17th Avenue has been acquired by the Housing Authority of Santa Cruz County. While the upcoming development is likely exempt from CEQA, the redesignation and rezoning of the parcel is not, since it will facilitate greater density of development. An Addendum to the Sustainability Update is being prepared to address any CEQA impacts.

SENATE BILL 18 (SB 18) TRIBAL CONSULTATION

General Plan Amendments require notice to tribes per SB 18. On March 4, 2026, County staff sent a letter to the Native American Heritage Commission (NAHC) to solicit a list of tribes and cultural site information and any information the NAHC may have on cultural sites located within the area of the general plan amendments. On March 16, 2026, staff sent letters to each of the identified tribes. There has been no request for consultation to date.

Submitted by:

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Reviewed by:

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Exhibits

- A. 2026 General Plan/LCP, County Code, and Zoning Map Amendments
- B. Amendments to SCCC 13.10.323
- C. Amendments to SCCC 16.10 (Outside the Coastal Zone)
- D. Amendments to SCCC 16.42
- E. Map Amendments

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
1	<p>Streamlining & CZU (Match to the zoning definition of bedroom for clarity sake. Refer definition to 13.10.700(B))</p>	7.38.030(B)	<p>(B) "Bedroom" means, for the purposes of sizing an OWTS, any room that could be utilized as a bedroom as determined by the Health Officer, including any room in a dwelling that is at least 70 square feet in area, that by its design can furnish the minimum isolation necessary for use as a sleeping area.</p>	<p>(B) "Bedroom" means, for the purposes of sizing an OWTS, any room that could be utilized as a bedroom as determined by the Health Officer, including any <u>conditioned (heated) room in a dwelling that is at least 70 square feet in area, that by its design can furnish the minimum isolation necessary for use as a sleeping area unless it is determined by the Health Officer to one of the exempted spaces listed in SCCC 13.10.700-B.</u></p>
2	<p>Streamlining & CZU (Align a single Definition of In-Kind for planning, geological/geotechnical, and septic)</p>	<p><u>Proposed in:</u> 13.10.700-I</p> <p><u>Cross references in:</u> - 7.38.030(P), - 16.10.040(40) - 16.10/A.040 (CC)</p>	<p>New definition of "in kind" proposed in three sections of the County Code. See locations to the left.</p>	<p>New Definition:</p> <p><u>"In-kind" means the replacement of a legally permitted, conforming or non-conforming structure with a similar structure of the same square footage and footprint, as determined by the Community Development and Infrastructure Department. The in-kind replacement may be relocated on the same parcel if the Community Development and Infrastructure Director determines that the new location does not exacerbate non-conformities and there are no imminent threats or additional impacts to environmental resources protected by SCCC Title 16, including groundwater and watersheds, to coastal resources protected by SCCC Chapter 13.20, to utilities; and the Director of Environmental Health Services determines there are no impacts to</u></p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

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				<p><u>an existing on-site wastewater treatment system (OWTS) or future OWTS replacement area.</u></p> <p><u>In the event of a federal, state, or County declared emergency, for legally permitted structures or structures demonstrated to have been constructed prior to 1986, as determined by the Community Development and Infrastructure Department, "in-kind" may include an adjustment of either or both the structure square footage or footprint by up to 10 percent or 500 square feet, whichever is greater, except as limited by SCCC Chapter 13.20 for properties within the coastal zone. Such in-kind replacement shall not be considered an "intensification of use" as otherwise used in this chapter. In-kind replacement that proposes an increase in the number of bedrooms for properties with OWTSs shall have an adequately sized and functional OWTS or meet the provisions of SCCC Chapter 7.38. This definition shall not apply to wireless facilities.</u></p>
3	Streamlining & CZU (Modifying definition of "qualified professional")	7.38.030(Z)	(Z) "Qualified professional" means an individual licensed by a State of California agency or certified by a State of California agency to design, or install, and/or maintain OWTS and to practice as professionals for other associated reports, as allowed under their license or registration. A Health	(Z) "Qualified professional" means an individual licensed by a State of California agency or certified by a State of California agency to design, or install, and/or maintain OWTS and to practice as professionals for other associated reports, as

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	in regard to septic systems)		Officer is a qualified professional. Qualified professionals must obtain an annual registration from the Environmental Health Division, pursuant to SCCC § 7.38.190.	allowed under their license or registration. A Health Officer is a qualified professional. Qualified professionals must obtain an annual registration from the Environmental Health Division, pursuant to SCCC § 7.38.190.
4	Streamlining & CZU (Amendments to replacement structures consistent with other EH changes and allowing JADUs and conversion ADUs without the requiring upgraded OWTS)	7.38.080	<p>7.38.080 Existing system—Building alterations.</p> <p>(A) General. The sewage disposal system for additions, alterations, or replacements of buildings or structures shall comply with all the requirements for new buildings or structures except as specifically provided in this section. No addition, alteration, or replacement building permit shall be issued without review and approval of the Health Officer.</p> <p>(B) Building Additions, Remodels, and Replacements.</p> <p>(1) A one-time addition per parcel to any legal residential structure of up to 500 square feet of habitable space with no increase in bedrooms may be approved with no change required to the existing OWTS provided all the conditions listed below are met:</p> <p>(a) The addition does not encroach on the existing OWTS or expansion area;</p> <p>(b) Adequate information exists as to the location, construction and proper function of the existing OWTS;</p> <p>(c) The limit of one addition per parcel shall commence on January 1, 1993, and shall apply to all</p>	<p>7.38.080 Existing system—Building alterations.</p> <p>(A) General. The sewage disposal system for additions, alterations, or replacements of buildings or structures shall comply with all the requirements for new buildings or structures except as specifically provided in this section. No addition, alteration, or replacement building permit shall be issued without review and approval of the Health Officer.</p> <p>(B) Building Additions, Remodels, and Replacements.</p> <p>(1) A one-time addition per parcel to any legal residential structure of up to 500 square feet of habitable space with no increase in bedrooms may be approved with no change required to the existing OWTS provided all the conditions listed below are met:</p> <p>(a) The addition does not encroach on the existing OWTS or expansion area;</p> <p>(b) Adequate information exists as to the location, construction and proper function of the existing OWTS;</p> <p>(c) The limit of one addition per parcel shall commence on January 1, 1993, and shall apply to all</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>building permit applications on file as of that date; and</p> <p>(d) The existing OWTS is functioning without failure.</p> <p>(2) Additions of more than 500 square feet of habitable space and/or increases in the numbers of bedrooms to any legal residential structure and/or the creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). Bedroom additions may be approved utilizing an existing dispersal system approved prior to June 1, 2018, if that system meets all requirements for groundwater separation, well setback, stream setback and dispersal area; provided, that said dispersal systems that have a flow depth between two and 10 feet may only be given credit for an infiltrative area of up to 10 square feet per linear foot if a qualified professional demonstrates to the satisfaction of the Health Officer that the system can accommodate the increased flow for the addition without adversely impacting water quality based on an evaluation of the existing leachfield trenches, soil characteristics and percolation rates. County staff will also consider other risk factors including but not limited to OWTS</p>	<p>building permit applications on file as of that date; and</p> <p>(d) The existing OWTS is functioning without failure.</p> <p>(2) Additions of more than 500 square feet of habitable space and/or increases in the numbers of bedrooms to any legal residential structure and/or the creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). Bedroom additions may be approved utilizing an existing dispersal system approved prior to June 1, 2018, if that system meets all requirements for groundwater separation, well setback, stream setback and dispersal area; provided, that said dispersal systems that have a flow depth between two and 10 feet may only be given credit for an infiltrative area of up to 10 square feet per linear foot if a qualified professional demonstrates to the satisfaction of the Health Officer that the system can accommodate the increased flow for the addition without adversely impacting water quality based on an evaluation of the existing leachfield trenches, soil characteristics and percolation rates. County staff will also consider other risk factors including but not limited to OWTS</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>density, depth to groundwater and proximity to drinking water wells. Existing dispersal systems that have a flow depth deeper than 10 feet or that do not meet other requirements may be utilized with the addition of enhanced treatment that meets requirements.</p> <p>(3) Replacement of a legal structure with an equivalent structure may be approved; provided, that:</p> <p>(a) The OWTS to serve the reconstruction meets or is upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186;</p> <p>(b) During the three-year period prior to application under this subsection the legal structure has been continuously used or fully capable of being continuously used for either residential or commercial use, including the maintenance of utility hook-ups; and</p> <p>(c) During the full three-year period prior to application under this subsection the legal structure has been continuously assessed as an active residential or commercial use by the County Assessor.</p> <p>(4) For purposes of this subsection, "legal structure" means a structure, including any remodel or addition, which was constructed pursuant to an approved building permit, or constructed at a time prior to the requirement of a building permit.</p>	<p>density, depth to groundwater and proximity to drinking water wells. Existing dispersal systems that have a flow depth deeper than 10 feet or that do not meet other requirements may be utilized with the addition of enhanced treatment that meets requirements.</p> <p>(3) Replacement of a legal structure with an equivalent-in-kind structure may be approved; provided, that:</p> <p>(a) The <u>existing</u> OWTS to serve the reconstruction <u>is functioning without failure. New or replacement OWTS must</u> meets or is upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186;</p> <p>(b) During the three-year period prior to application under this subsection the <u>The structure is a legal or non-conforming</u> structure has been continuously used or fully capable of being continuously used for either residential or commercial use, including the maintenance of utility hook-ups; and</p> <p>(c) During the full three-year period prior to application under this subsection the legal structure has been continuously assessed as an active residential or commercial use by the County Assessor.</p> <p>(4) For purposes of this subsection, "legal structure" means a structure, including any remodel or addition, which was constructed pursuant to an approved</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

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			<p>(5) Any parcel for which an addition, remodel, or replacement meets all the provisions of this subsection shall not be required to meet the minimum lot size provisions of this chapter.</p> <p>(6) Prior to submittal of the application, the Environmental Health Division shall review and provide approval of all building permit applications that propose any increase of site disturbance or potential increase in potential wastewater flow on a parcel served by an OWTS. The conditions stated in subsections (B)(1)(a) and (b) of this section shall be satisfied prior to such approval. Projects such as simple foundation replacement with no change in footprint, rewiring, replumbing, reroofing, interior and exterior remodels that do not increase bedrooms or change building footprint shall not require review and approval by the Environmental Health Division.</p> <p>(C) Accessory Dwelling Units. Creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). An accessory dwelling unit shall be considered a separate unit for the purposes of calculating design flow. Installation of an additional or expanded OWTS to serve an accessory dwelling unit</p>	<p>building permit, or constructed at a time prior to the requirement of a building permit.</p> <p>(5) Any parcel for which an addition, remodel, or replacement meets all the provisions of this subsection shall not be required to meet the minimum lot size provisions of this chapter.</p> <p>(6) Prior to submittal of the application, the Environmental Health Division shall review and provide approval of all building permit applications that propose any increase of site disturbance or potential increase in potential wastewater flow on a parcel served by an OWTS. The conditions stated in subsections (B)(1)(a) and (b) of this section shall be satisfied prior to such approval. Projects such as simple foundation replacement with no change in footprint, rewiring, replumbing, reroofing, interior and exterior remodels that do not increase bedrooms or change building footprint shall not require review and approval by the Environmental Health Division.</p> <p>(C) Accessory Dwelling Units.</p> <p><u>(1)</u> Creation of an accessory dwelling unit pursuant to Chapter SCCC 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). An accessory dwelling unit shall be considered a separate unit for</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>on a developed parcel is considered an upgrade. For a new detached accessory dwelling unit, the second unit may have a separate OWTS; provided, that the OWTS for the main structure meets standards or may utilize a combined system that meets or is upgraded to meet standards for the combined flows and each unit is served by its own septic tank. A combined tank may be allowed for enhanced treatment systems as a part of the treatment system if it meets the specifications for the design flow.</p> <p>(D) Reconstruction of Occupied Structures Destroyed by Fire or Calamity. Reconstruction of any legal structure partially or wholly destroyed by fire, flood, land movement, other natural calamity, or any other calamity beyond the control of the owner of such structure will not be considered new development for the purposes of this chapter if all of the following conditions are met:</p> <p>(1) On the date of the calamity damage, the legal structure was either actually used or fully capable of being used for residential or commercial use and assessed as an active residential or commercial use by the County Assessor. "Legal structure" as used in this subsection means a structure, including any remodel or addition, which was constructed under an approved building permit, or constructed at a time prior to the requirements of a building permit.</p> <p>(2) Application for a permit to reconstruct the structure must be made within 10 years of the date</p>	<p>the purposes of calculating design flow. Installation of an additional or expanded OWTS to serve an accessory dwelling unit on a developed parcel is considered an upgrade. For a new detached accessory dwelling unit, the second unit may have a separate OWTS; provided, that the OWTS for the main structure meets standards or may utilize a combined system that meets or is upgraded to meet standards for the combined flows and each unit is served by its own septic tank. A combined tank may be allowed for enhanced treatment systems as a part of the treatment system if it meets the specifications for the design flow.</p> <p><u>(2) Junior accessory dwelling units or conversion accessory dwelling units up to 500 square feet as defined by SCCC 13.20.700 that don't result in additional bedrooms may be permitted without OWTS upgrade so long as the existing OWTS was permitted, sized adequately, and is functioning without failure. If the existing OWTS is subject to failure, the OWTS shall be upgraded to meet the standards in SCCC 7.38.095 through 7.38.186.</u></p> <p>(D) Reconstruction of Occupied Structures Destroyed by Fire or Calamity. Reconstruction of any legal structure partially or wholly destroyed by fire, flood, land movement, other natural calamity, or any other calamity beyond the control of the owner of such structure will not be considered new</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>of the calamity damage. If more time has elapsed since the date of the calamity damage and all permits and applications for permits to reconstruct the structure have expired, no further application for a permit to reconstruct the structure may be made, and current standards and minimum parcel sizes as specified in SCCC § 7.38.045 for new construction will apply.</p> <p>(3) The OWTS to serve the reconstruction must meet or be upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186 and must not be prohibited under SCCC § 7.38.042.</p> <p>(4) Any contiguous undeveloped properties of the owner must be combined to achieve a minimum parcel size of at least 15,000 square feet.</p> <p>(E) Any proposed new use or proposed expansion of an existing use on a developed parcel served by one or more OWTS can only be approved if all existing and proposed uses on the parcel can be served by an OWTS that meets the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186.</p>	<p>development for the purposes of this chapter if all of the following conditions are met:</p> <p>(1) On the date of the calamity damage, the legal structure was either actually used or fully capable of being used for residential or commercial use and assessed as an active residential or commercial use by the County Assessor. "Legal structure" as used in this subsection means a structure, including any remodel or addition, which was constructed under an approved building permit, or constructed at a time prior to the requirements of a building permit.</p> <p>(2) Application for a permit to reconstruct the structure must be made within 10 years of the date of the calamity damage. If more time has elapsed since the date of the calamity damage and all permits and applications for permits to reconstruct the structure have expired, no further application for a permit to reconstruct the structure may be made, and current standards and minimum parcel sizes as specified in SCCC § 7.38.045 for new construction will apply.</p> <p><u>(32) The existing OWTS to serve the reconstruction was permitted, is sized adequately, and is functioning without failure. New or replacement OWTS must meet or be upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186 and must not be prohibited under SCCC § 7.38.042.</u></p>

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				<p>(43) Any contiguous undeveloped properties of the owner must be combined to achieve a minimum parcel size of at least 15,000 square feet.</p> <p>(E) Any proposed new use or proposed expansion of an existing use on a developed parcel served by one or more OWTS can only be approved if all existing and proposed uses on the parcel can be served by an OWTS that meets the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186.</p>
5	Streamlining & CZU (Remove requirement for slope stability report)	7.38.095 (B)(4)(c)	<p>7.38.095 OWTS replacement. If soils are at least seven feet deep and conditions are otherwise suitable to prevent lateral surfacing of effluent, installation on slopes steeper than 30 percent up to 50 percent may be allowed if:</p> <p>(a) The distribution pipe is installed at least two feet below the surface (vertical depth); and</p> <p>(b) A minimum separation of five feet is maintained between the leaching trench disposal system and bedrock or other impermeable layer; and</p> <p>(c) A slope stability report is prepared by a California licensed civil or geotechnical engineer or professional geologist and approved by the Health Officer, which indicates that installation on the slope is acceptable.</p>	<p>7.38.095 OWTS replacement. If soils are at least seven feet deep and conditions are otherwise suitable to prevent lateral surfacing of effluent, installation on slopes steeper than 30 percent up to 50 percent may be allowed if:</p> <p>(a) The distribution pipe is installed at least two feet below the surface (vertical depth); and</p> <p>(b) A minimum separation of five feet is maintained between the leaching trench disposal system and bedrock or other impermeable layer; and.</p> <p>(c) A slope stability report is prepared by a California licensed civil or geotechnical engineer or professional geologist and approved by the Health Officer, which indicates that installation on the slope is acceptable.</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map				Amendment to General Plan/LCP, County Code Section, or Zoning Map			
6	Streamlining & CZU (Reduce setbacks that require upgrade instead of repairs & to allow the use of seepage pits for existing systems)	7.38.150(B)(9) & (E)	7.38.150 Effluent dispersal system requirements. (B)(9) The vertical separation between trench bottom and groundwater and stream setback shall be based on system type, stream setback and percolation rate in minutes per inch (MPI):				7.38.150 Effluent dispersal system requirements. (B)(9) The vertical separation between trench bottom and groundwater and stream setback shall be based on system type, stream setback and percolation rate in minutes per inch (MPI):			
			Conventional Systems:				Conventional Systems:			
			Horizontal Setback to Stream	25—50 Feet	50—100 Feet	> 100 Feet	Horizontal Setback to Stream	25—50 Feet	50—100 Feet	> 100 Feet
			New system on undeveloped parcel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet	New system on undeveloped parcel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet

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						30—60 MPI = 5 feet >60 MPI—Not Permitted				30—60 MPI = 5 feet >60 MPI—Not Permitted
			Upgraded system, increase in flow by ADU, bedroom addition or major remodel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted	Upgraded system, increase in flow by ADU, bedroom addition or major remodel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map				Amendment to General Plan/LCP, County Code Section, or Zoning Map			
 			Repaired system, no increase in flow	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 8 feet outside nitrate concern area 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted	Repaired system, no increase in flow	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 <u>8</u> feet outside nitrate concern area 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 8 <u>5</u> feet outside nitrate concern area 5—29.9 MPI = 5 <u>2</u> feet 30—60 MPI = 5 <u>2</u> feet >60 MPI – Not Permitted
			Greywater sump	5 feet	5 feet	3 feet	Greywater sump	5 feet	5 feet	3 feet
			(E) Seepage Pit Leaching Disposal System. (1) Seepage pits shall not be permitted for new systems serving new development. The Health				(E) Seepage Pit Leaching Disposal System. (1) Seepage pits shall not be permitted for new systems serving new development. The Health			

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>Officer may approve the use of a seepage pit as a leaching dispersal system to:</p> <p>(a) Repair an existing OWTS; or</p> <p>(b) To expand an existing system in conjunction with a building addition, alteration, expansion or reconstruction, if:</p> <p>(i) The existing system utilized seepage pits; and</p> <p>(ii) Leaching trenches or other dispersal system cannot be installed due to unsatisfactory soil conditions or lack of sufficient space.</p> <p>(2) Enhanced treatment will be required for all seepage pits and minimum groundwater separation will be 10 feet, and nonpublic water well setback shall be 150 feet. Setback from a public water well shall be as specified in SCCC § 7.38.043.</p> <p>(3) Repair procedures for use of seepage pits shall be established by the Health Officer pursuant to SCCC § 7.38.095(E).</p>	<p>Officer may approve the use of a seepage pit as a leaching dispersal system to:</p> <p>(a) Repair an existing OWTS; or</p> <p>(b) To expand an existing system in conjunction with a building addition, alteration, expansion or reconstruction, if:</p> <p>(i) The existing system utilized seepage pits; and</p> <p>(ii) Leaching leaching trenches or other dispersal system cannot be installed due to unsatisfactory soil conditions or lack of sufficient space.</p> <p>(2) Enhanced treatment will be required for all seepage pits and minimum<u>Minimum</u> groundwater separation will be 10 feet, and nonpublic water well setback shall be 150 feet. Setback from a public water well shall be as specified in SCCC § 7.38.043.</p> <p>(3) Repair procedures for use of seepage pits shall be established by the Health Officer pursuant to SCCC § 7.38.095(E).</p>
7	Streamlining (Removal of large dwelling permit requirements and design guidelines)	13.10.324(C)	<p>13.10.324 Special standards and conditions for residential districts.</p> <p>(C) Large Dwelling Permit Requirements and Design Guidelines.</p> <p>(1) Approvals. No single-family dwelling unit shall be constructed which will result in 5,000 square feet or more of "net floor area," exclusive of accessory structures associated with the residential use, unless a CUP is obtained pursuant to the provisions of this section.</p>	<p>13.10.324 Special standards and conditions for residential districts.</p> <p>(C) Large Dwelling Permit Requirements and Design Guidelines.</p> <p>(1) Approvals. No single family dwelling unit shall be constructed which will result in 5,000 square feet or more of "net floor area," exclusive of accessory structures associated with the residential use, unless a CUP is obtained pursuant to the provisions of this section.</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>(2) Findings. All applications subject to this section shall be approved only if at least one of the following findings can be made:</p> <p>(a) The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines in subsection (C)(4) of this section; or</p> <p>(b) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (C)(4) of this section. (For structures within the Coastal Zone requiring a coastal development permit, additional findings shall be made pursuant to Chapter 13.20 SCCC.)</p> <p>(3) Conditions. Conditions of project approvals made pursuant to this section may include mitigation measures necessary to preserve the neighborhood character in which the proposed structure(s) will be located, to preserve neighboring property privacy or solar access, and/or to screen the structure(s) from the road. Such measures may include, but are not limited to: house and accessory structure re-siting, additional landscape screening and house redesign, including possible reduction in floor area.</p>	<p>(2) Findings. All applications subject to this section shall be approved only if at least one of the following findings can be made:</p> <p>(a) The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines in subsection (C)(4) of this section; or</p> <p>(b) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (C)(4) of this section. (For structures within the Coastal Zone requiring a coastal development permit, additional findings shall be made pursuant to Chapter 13.20 SCCC.)</p> <p>(3) Conditions. Conditions of project approvals made pursuant to this section may include mitigation measures necessary to preserve the neighborhood character in which the proposed structure(s) will be located, to preserve neighboring property privacy or solar access, and/or to screen the structure(s) from the road. Such measures may include, but are not limited to: house and accessory structure re-siting, additional landscape screening and house redesign, including possible reduction in floor area.</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>(4) Large Dwelling Design Guidelines. New large dwellings and related accessory structures regulated by this section are subject to the following design guidelines. The intent of these guidelines is to assist the applicant in meeting the requirements of the large dwelling regulations, and to assist the Planning Director and Zoning Administrator in reviewing applications.</p> <p>Large dwellings and their related accessory structure should be designed so that:</p> <p>(a) Changes in the natural topography of the building site are minimized;</p> <p>(b) Grading cuts and fills are minimized, and when allowed, are balanced;</p> <p>(c) House design and accessory structure horizontal elements follow hillside contours, where applicable;</p> <p>(d) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged;</p> <p>(e) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints;</p> <p>(f) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible;</p> <p>(g) The structure(s) is compatible in terms of proportion, size, mass, and height with homes within the surrounding neighborhood;</p>	<p>(4) Large Dwelling Design Guidelines. New large dwellings and related accessory structures regulated by this section are subject to the following design guidelines. The intent of these guidelines is to assist the applicant in meeting the requirements of the large dwelling regulations, and to assist the Planning Director and Zoning Administrator in reviewing applications.</p> <p>Large dwellings and their related accessory structure should be designed so that:</p> <p>(a) Changes in the natural topography of the building site are minimized;</p> <p>(b) Grading cuts and fills are minimized, and when allowed, are balanced;</p> <p>(c) House design and accessory structure horizontal elements follow hillside contours, where applicable;</p> <p>(d) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged;</p> <p>(e) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints;</p> <p>(f) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible;</p> <p>(g) The structure(s) is compatible in terms of proportion, size, mass, and height with homes within the surrounding neighborhood;</p>

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Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map																
			<p>(h) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements;</p> <p>(i) Landscaping helps blend the structure(s) with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and land forms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located;</p> <p>(j) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy; and</p> <p>(k) The location of the structure(s) on the site minimizes view blockage within public viewsheds.</p>	<p>(h) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements;</p> <p>(i) Landscaping helps blend the structure(s) with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and land forms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located;</p> <p>(j) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy; and</p> <p>(k) The location of the structure(s) on the site minimizes view blockage within public viewsheds.</p>																
8	Streamlining (Delete reference to large dwelling permit guidelines)	Table 13.10.312-1: Agricultural Uses Chart (Housing and Accessory Uses Section)	<p>Housing and Accessory Uses</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Single-family dwelling, < 5,000 sf</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 40%;">13.10.313(F); 13.10.314(B);</td> </tr> <tr> <td>Inside Coastal Zone</td> <td style="text-align: center;">CUP A</td> <td style="text-align: center;">P</td> <td>13.10.324(C);</td> </tr> </table>	Single-family dwelling, < 5,000 sf			13.10.313(F); 13.10.314(B);	Inside Coastal Zone	CUP A	P	13.10.324(C);	<p>Housing and Accessory Uses</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Single-family dwelling, < 5,000 sf</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 40%;">13.10.313(F); 13.10.314(B);</td> </tr> <tr> <td>Inside Coastal Zone</td> <td style="text-align: center;">CUP A</td> <td style="text-align: center;">P</td> <td style="color: red;">13.10.324(C);</td> </tr> </table>	Single-family dwelling, < 5,000 sf			13.10.313(F); 13.10.314(B);	Inside Coastal Zone	CUP A	P	13.10.324(C);
Single-family dwelling, < 5,000 sf			13.10.313(F); 13.10.314(B);																	
Inside Coastal Zone	CUP A	P	13.10.324(C);																	
Single-family dwelling, < 5,000 sf			13.10.313(F); 13.10.314(B);																	
Inside Coastal Zone	CUP A	P	13.10.324(C);																	

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			Outside Coastal P				13.11.037; 16.50.095 13.10.313(E) On CA, limit of one single-family dwelling per parcel.	Outside Coastal P				13.11.037; 16.50.095 13.10.313(E) On CA, limit of one single-family dwelling per parcel.						
			Single-family dwelling, >5,000 sf	CUP	CUP			Single-family dwelling, >5,000 sf	CUP	CUP								
9	Streamlining (Delete reference to large dwelling permit guidelines)	Table 13.10.322-1 Residential Uses Chart (Housing – Residential Units section)	Table 13.10.322-1: Residential Uses Chart						Table 13.10.322-1: Residential Uses Chart									
			Permit Required by Zone						Permit Required by Zone									
			Use	R A/SU	R R	R-1	R B	R M	R F	References and Notes	Use	R A/SU	R R	R-1	R B	R M	R F	References and Notes
			Housing—Residential Units						Housing—Residential Units									
			Dwelling unit, single-family detached	P	P	P	P	N A*	N A*	*Exception per 13.10.324(F) (AB803).	Dwelling unit, single-family detached	P	P	P	P	N A*	N A*	*Exception per 13.10.324(F) (AB803).
			Dwelling unit, single-family attached	P	P	P	P	P	P	CUP for units >5,000 sf per 13.10.324(C)	Dwelling unit, single-family attached	P	P	P	P	P	P	CUP for units >5,000 sf per 13.10.324(C)
			Dwelling units, single-family	ZC	ZC	ZC	ZC	N A	N A	13.10.700-D	Dwelling units, single-family	ZC	ZC	ZC	ZC	N A	N A	13.10.700-D

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Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			dwelling groups	dwelling groups
10	Streamlining (Delete reference to large dwelling permit guidelines)	13.10.323 (F)(5)	<p>13.10.323 Development standards in residential districts. (F) Site and Structural Dimension Exceptions Relating to Structures. (5) Structures Larger Than 5,000 Square Feet. No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP is obtained pursuant to the provisions of SCCC § 13.10.324(C).</p>	<p>13.10.323 Development standards in residential districts. (F) Site and Structural Dimension Exceptions Relating to Structures. (5) Structures Larger Than 5,000 Square Feet. No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP is obtained pursuant to the provisions of SCCC § 13.10.324(C).</p>
11	Streamlining (Modifying the use of limited parking stalls for outdoor seating)	13.10.332 (E)(3)	<p>13.10.332 Uses in commercial districts. (3) Outdoor Dining/Seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating; and permit requirements from other agencies as needed, such as: the County Department of Public Works; County Health Services</p>	<p>13.10.332 Uses in commercial districts. (3) Outdoor Dining/Seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating, <u>except as allowed in subsection (a) below</u>; and permit requirements from other agencies as needed, such as: the County Department of Public</p>

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			Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC § 13.10.616.	Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC § 13.10.616. <u>(a) On a commercially zoned parcel, a minimum of one parking stall and up to 10 percent of the parcel's total parking stalls (up to a maximum of five stalls), may be utilized for permanent outdoor dining/seating or another outdoor use associated with a legally permitted and operational use.</u> <u>(i) For parcels with more than one business, businesses are encouraged to share outdoor uses located on parking stalls.</u> <u>(ii) Conversion of parking stalls under this subsection shall be allowed without replacement parking stalls, and permanent improvements shall require building permits, as applicable. Application shall be authorized by the property owner or authorized manager overseeing the parcel's activities.</u> <u>(iii) Improvements shall meet the ADA and other agency standards and permits noted in subsection (3). The use of ADA parking stalls shall be replaced to meet state standards.</u> <u>(iv) Off-site loading areas shall not be utilized for this purpose.</u>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
12	Streamlining (Delete reference to large dwelling permit guidelines)	13.11.040	<p>13.11.040 Projects requiring design review.</p> <p>(A) Design review shall be required for the following private and public activities for which a site development or coastal development permit approval is required by the County of Santa Cruz:</p> <p>(1) Residential development including:</p> <p>(a) New residence(s) or additions involving 500 square feet or more within coastal special communities or on sensitive sites.</p> <p>(b) New single-family residences or remodels of 5,000 square feet or larger as regulated by SCCC § 13.10.324.</p> <p>(c) Residential development of three or more units. (Accessory dwelling units are exempt from design review.)</p>	<p>13.11.040 Projects requiring design review.</p> <p>(A) Design review shall be required for the following private and public activities for which a site development or coastal development permit approval is required by the County of Santa Cruz:</p> <p>(1) Residential development including:</p> <p>(a) New residence(s) or additions involving 500 square feet or more within coastal special communities or on sensitive sites.</p> <p>(b) New single-family residences or remodels of 5,000 square feet or larger as regulated by SCCC § 13.10.324.</p> <p><u>(eb)</u> Residential development of three or more units. (Accessory dwelling units are exempt from design review.)</p>
13	Streamlining (Delete reference to large dwelling permit guidelines)	13.11.070 (D)(2)(b)(ii)	<p>13.11.070 Design review standards.</p> <p>(b) Landscape Maintenance.</p> <p>(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.</p> <p>(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground</p>	<p>13.11.070 Design review standards.</p> <p>(b) Landscape Maintenance.</p> <p>(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.</p> <p>(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of</p>

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			covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in SCCC § 13.10.324(C).	preventing weed growth is to plant dense ground covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in SCCC § 13.10.324(C).
14	Streamlining (Amendments to residential site and development standards, specifically regarding minimum lot size)	13.10.323-324	Please see Exhibit B for current language of 13.10.323-324.	Please see Exhibit B for underline/strikethrough of changes. *Any changes proposed elsewhere in SCCC 13.10.323 in this current document are not reflected in Exhibit B. Exhibit B only pertains to amendments to residential site and development standards, specifically regarding minimum lot size. *
15	Streamlining & CZU (Giving authority to the CDI Director in the case of environmental resources when replacing structures)	13.20.063	13.20.063 Replacement after disaster exemption. Subject to SCCC § 13.20.060, no coastal development permit is required for the replacement of any legal structure (including associated landscaping and erosion control structures/devices) that existed prior to the occurrence of a disaster, other than a public works facility, that is destroyed by a disaster (i.e., any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner); provided, that the replacement structure will:	13.20.063 Replacement after disaster exemption. Subject to SCCC § 13.20.060, no coastal development permit is required for the replacement of any legal structure (including associated landscaping and erosion control structures/devices) that existed prior to the occurrence of a disaster, other than a public works facility, that is destroyed by a disaster (i.e., any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner); provided, that the replacement structure will:

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	after a disaster)		(A) Conform to all applicable LCP requirements, including SCCC § 16.10.070(H)(4), Coastal Bluffs and Beaches, Alteration of Damaged Structures; (B) Be for the same use as the destroyed structure; (C) Not exceed the floor area, height, or bulk (i.e., the total interior cubic volume as measured from the structure's exterior surface) of the destroyed structure by more than 10 percent; and (D) Be sited in the same location on the affected property as the destroyed structure.	(A) Conform to all applicable LCP requirements, including SCCC § 16.10.070(H)(4), Coastal Bluffs and Beaches, Alteration of Damaged Structures; (B) Be for the same use as the destroyed structure; (C) Not exceed the floor area, height, or bulk (i.e., the total interior cubic volume as measured from the structure's exterior surface) of the destroyed structure by more than 10 percent; and (D) Be sited in the same location on the affected property as the destroyed structure, <u>unless the Community Development and Infrastructure Director determines that there are no additional impacts to environmental resources protected by SCCC Title 16, coastal resources, groundwater, and protected watersheds.</u>
16	Streamlining (Lowering approval level of grading permits to be processed administratively, while lowering the threshold from 8,000 to 5,000 cubic yards)	16.20.040 (Inside the Coastal Zone)	16.20.040 Approval required. Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading approval has been obtained for the project. A separate approval shall be required for each site and shall be obtained as follows: (A) Planning Commission. All approvals for grading in excess of 8,000 cubic yards, or for which an environmental impact report was prepared, or for grading in excess of 1,000 cubic yards which is visible from a scenic corridor roadway, as designated in the Local Coastal Program Land Use Plan, shall	16.20.040 Approval required. Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading approval has been obtained for the project. A separate approval shall be required for each site and shall be obtained as follows: (A) Planning Commission <u>Administrative Site Development Permit</u> . All approvals-applications for grading in excess of 8 <u>5</u> ,000 cubic yards, or for which an environmental impact report was prepared, or for grading in excess of 1,000 cubic yards which is visible from a scenic corridor roadway, as designated

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			<p>be processed according to Chapter 18.10 SCCC, Level VI.</p> <p>(B) Planning Director. All other permits shall be processed according to Chapter 18.10 SCCC, Level III.</p> <p>(C) Subdivisions. The Public Works Director is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map. Grading permits are not issued by the Planning Director for subdivision work administered by the Director of Public Works.</p>	<p>in the Local Coastal Program Land Use Plan, shall be processed according to Chapter SCCC 18.10 SCCC, Level VI<u>Administrative Site Development Permit, as a discretionary permit application that is the subject of a public notice and acted upon by the Planning Director or their designee.</u></p> <p>(B) Planning Director. All other permits shall be processed according to Chapter 18.10 SCCC, Level III<u>Minor Site Development Permit.</u></p> <p>(C) Subdivisions. The Public Works<u>Director of Community Development and Infrastructure</u> is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the Public Works<u>Community Development and Infrastructure</u> Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map, <u>pursuant to SCCC 14.01.512, provided all applicable requirements of that section have been satisfied.</u> Grading permits are not issued by the Planning Director for subdivision work administered by the Director of Public Works.</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
17	Streamlining (Lowering approval level of grading permits to be processed administratively, while lowering the threshold from 8,000 to 5,000 cubic yards)	16.20A.040 (Outside the Coastal Zone)	<p>16.20.040 Approval required. Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading permit has been obtained for the project. A separate grading permit shall be required for each site and shall be obtained as follows:</p> <p>(A) Planning Commission. All applications for grading permits involving in excess of 8,000 cubic yards, or for grading in excess of 1,000 cubic yards on a site which is visible from a scenic corridor roadway designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter 18.10 SCCC, Level VI, as a discretionary permit application that is the subject of a noticed public hearing and acted upon by the Planning Commission.</p> <p>(B) Planning Director. Applications for grading permits involving any amount of grading on greater than 50 percent slopes, or grading between 1,000 and 8,000 cubic yards of earth material on a site and which is not located in a designated scenic area or visible from a scenic road shall be processed according to Chapter 18.10 SCCC, Level III. Concurrent approvals shall be processed according to SCCC § 18.10.123.</p> <p>(C) Subdivisions. The Director of the Department of Public Works is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which</p>	<p>16.20.040 Approval required. Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading permit has been obtained for the project. A separate grading permit shall be required for each site and shall be obtained as follows:</p> <p>(A) Planning Commission<u>Administrative Site Development Permit</u>. All applications for grading permits involving in excess of 8,000<u>85,000</u> cubic yards, or for grading in excess of 1,000 cubic yards on a site which is visible from a scenic corridor roadway designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter SCCC 18.10—SCCC, Level VI<u>Administrative Site Development Permit</u>, as a discretionary permit application that is the subject of a noticed<u>noticed</u> public hearing—notice and acted upon by the Planning Commission<u>Director or their designee</u>.</p> <p>(B) Planning Director. Applications for grading permits involving any amount of grading on greater than 50 percent slopes, or grading between 1,000 and 8,000 cubic yards of earth material on a site and which is not located in a designated scenic area or visible from a scenic road shall be processed according to Chapter SCCC 18.10—SCCC, Level III<u>Minor Site Development Permit</u>. Concurrent approvals shall be processed according to SCCC § 18.10.123.</p>

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			<p>improvement plans have been signed by the Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map. Grading permits are not issued by the Planning Director for subdivision work administered by the Public Works Director.</p> <p>(D) Ministerial Permits. Applications for grading permits involving less than 1,000 cubic yards of earth material on less than 50 percent slopes or grading that is part of a consolidated coastal development permit process shall be processed as ministerial building permits and comply with standards of applicable County codes and recommendations of a soils or geotechnical report in order to be approved and issued.</p>	<p>(C) Subdivisions. The Director of the Department of Community Development and Infrastructure Public Works is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the Community Development and Infrastructure Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map, <u>pursuant to SCCC 14.01.512, provided all applicable requirements of that section have been satisfied.</u> Grading permits are not issued by the Planning Director for subdivision work administered by the Public Works Director.</p> <p>(D) Ministerial Permits. Applications for grading permits involving less than 1,000 cubic yards of earth material on less than 50 percent slopes or grading that is part of a consolidated coastal development permit process shall be processed as ministerial building permits and comply with standards of applicable County codes and recommendations of a soils or geotechnical report in order to be approved and issued.</p>
18	Streamlining	16.20A.080(F)-(G)	16.20A.080 Approval limitations and conditions.	16.20A.080 Approval limitations and conditions.

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	(Clarifying that grading plans are approved by the Planning Director)	(Outside the Coastal Zone)	<p>(F) Approved Grading Plans. When the Planning Director issues the grading permit that has been approved by the Director or the Planning Commission, all of the plans and specifications shall be endorsed "approved." Such approved plans and specifications shall not be changed, modified, or altered without written authorization by the Planning Director, and all work shall be done in accordance with the approved plans and this chapter.</p> <p>(G) Amendment. Amendments to grading permits granted pursuant to this chapter whether for minor or major change of project, conditions, or expiration date or other time limits, shall be processed in accordance with the applicable provisions of Chapter 18.10 SCCC, as a minor administrative permit (Level III) for minor changes of project, changes of conditions for administratively issued grading permits, and extensions of time limits for any grading permit; and as a major amendment (Level VI) for major changes of project and changes of conditions of approval for grading permits approved by the Planning Commission.</p>	<p>(F) Approved Grading Plans. When the Planning Director issues the grading permit that has been approved by the Director or the Planning Commission, all of the plans and specifications shall be endorsed "approved." Such approved plans and specifications shall not be changed, modified, or altered without written authorization by the Planning Director, and all work shall be done in accordance with the approved plans and this chapter.</p> <p>(G) Amendment. Amendments to grading permits granted pursuant to this chapter whether for minor or major change of project, conditions, or expiration date or other time limits, shall be processed in accordance with the applicable provisions of Chapter 18.10 SCCC, as a minor administrative permit (Level III) for minor changes of project, changes of conditions for administratively issued grading permits, and extensions of time limits for any grading permit; and as a major amendment (Level IV) for major changes of project and changes of conditions of approval for grading permits approved by the Planning Director-Commission.</p>
19	Streamlining (Necessary change to the permit structure)	18.10.112	<p>18.10.112 Structure for processing discretionary permits, subdivisions, and land use legislative matters.</p> <p>The application, processing, and review requirements for any discretionary development</p>	<p>18.10.112 Structure for processing discretionary permits, subdivisions, and land use legislative matters.</p> <p>The application, processing, and review requirements for any discretionary development</p>

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	because of lowering permit levels for grading permits. Additionally, clarifying the new terminology for “non-hosted rentals” instead of “vacation rentals”)		<p>permit or land division application, or legislative amendment, vary with the complexity of the project involved and the amount and type of public participation required. There are four basic types of permits and approvals: minor administrative permits, administrative permits, regular public hearing permits, and legislative approvals, as summarized below. A listing of all approved permits and approvals issued shall be maintained by the Planning Department for public review.</p> <p>(A) Minor Administrative Permits. Discretionary permits that are established as minor administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their authorized designee, with no required public notice or public hearing. This is considered equivalent to the Level III process when that term is used within this code.</p> <p>(1) Minor use permit; (2) Minor site development permit; (3) Minor variation/minor modification; (4) Minor riparian exception; (5) Significant tree removal permit; (6) Grading exception; and (7) Temporary permit.</p> <p>(B) Administrative Permits. Discretionary permits that are established as administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their designee, with</p>	<p>permit or land division application, or legislative amendment, vary with the complexity of the project involved and the amount and type of public participation required. There are four basic types of permits and approvals: minor administrative permits, administrative permits, regular public hearing permits, and legislative approvals, as summarized below. A listing of all approved permits and approvals issued shall be maintained by the Planning Department<u>Division</u> for public review.</p> <p>(A) Minor Administrative Permits. Discretionary permits that are established as minor administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their authorized designee, with no required public notice or public hearing. This is considered equivalent to the Level III process when that term is used within this code.</p> <p>(1) Minor use permit; (2) Minor site development permit; (3) Minor variation/minor modification; (4) Minor riparian exception; (5) Significant tree removal permit; (6) Grading exception; and (7) Temporary permit.</p> <p>(B) Administrative Permits. Discretionary permits that are established as administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their</p>

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			<p>public notice provided pursuant to SCCC § 18.10.116. No public hearing is required. This is considered equivalent to the Level IV process when that term is used within this code.</p> <p>(1) Administrative use permit; (2) Administrative site development permit; (3) Vacation rental permit; (4) Minor exception (to zoning site development standards); (5) Land clearing permit; (6) Coastal development permit, minor (as defined by Chapter 13.20 SCCC); and (7) Temporary permit (for use with amplified music). (C) Regular or Conditional Public Hearing Permits. Discretionary permits that are established as regular or conditional permits, including but not limited to those listed below, shall be acted upon by the Zoning Administrator, or the Planning Commission or Board of Supervisors as designated by applicable regulations governing the permit request, after holding a public hearing. Public notice of the public hearing shall be provided pursuant to SCCC § 18.10.113 and § 18.10.117 if the permit type is designated with the Planning Commission as the approving body. This is considered equivalent to the Level V process of the Zoning Administrator, or the Level VI process of the Planning Commission, when those terms are used within this code.</p> <p>(1) Conditional use permit;</p>	<p>designee, with public notice provided pursuant to SCCC 18.10.116. No public hearing is required. This is considered equivalent to the Level IV process when that term is used within this code.</p> <p>(1) Administrative use permit; (2) Administrative site development permit; (3) Vacation rental<u>Non-hosted rental</u> permit; (4) Minor exception (to zoning site development standards); (5) Land clearing permit; (6) Coastal development permit, minor (as defined by Chapter 13.20 SCCC); and (7) Temporary permit (for use with amplified music); and- <u>(8) Major grading permit.</u> (C) Regular or Conditional Public Hearing Permits. Discretionary permits that are established as regular or conditional permits, including but not limited to those listed below, shall be acted upon by the Zoning Administrator, or the Planning Commission or Board of Supervisors as designated by applicable regulations governing the permit request, after holding a public hearing. Public notice of the public hearing shall be provided pursuant to SCCC 18.10.113 and 18.10.117 if the permit type is designated with the Planning Commission as the approving body. This is considered equivalent to the Level V process of the Zoning Administrator, or the</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			(2) Conditional site development permit; (3) Variance; (4) Coastal development permit; (5) Major riparian exception; (6) Major grading permit; (7) Wireless communication facility (WCF), except as allowed with ministerial permits in SCCC § 13.10.661 through § 13.10.663; (8) Floodplain variance; and (9) Density bonus projects.	Level VI process of the Planning Commission, when those terms are used within this code. (1) Conditional use permit; (2) Conditional site development permit; (3) Variance; (4) Coastal development permit; (5) Major riparian exception; (6) Major grading permit; (67) Wireless communication facility (WCF), except as allowed with ministerial permits in SCCC 13.10.661 through 13.10.663; (78) Floodplain variance; and (89) Density bonus projects.
20	Streamlining (New section on Development Review Group and pre-application consultations)	18.10.114	New Section	<u>18.10.114 Pre-application consultation and Development Review Group.</u> <u>Except where required by this chapter or SCCC 13.10, prior to the submittal of an application for a development permit, applicants may request a pre-application meeting with County staff to obtain additional information on a proposed project's consistency with the County Code and other development requirements. Applicants may request a "Pre-Application Consultation" with County Planning Division staff or, for more detailed proposals with engineering plans available, a "Development Review Group" consultation with all relevant reviewing agencies.</u>

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21	State Law Consistency (In order to be consistent with the state law definition of “major transit stop”)	13.10.327 (B)(1)	13.10.327 Two-unit residential developments. (B) Definitions. Solely for the purposes of this section, the following words and phrases shall have the following definitions: (1) "Major transit stop," as defined in Public Resources Code Section 21064.3, means a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.	13.10.327 Two-unit residential developments. (B) Definitions. Solely for the purposes of this section, the following words and phrases shall have the following definitions: (1) "Major transit stop," as defined in Public Resources Code Section 21064.3, means a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods <u>21155.</u>
22	State Law Consistency (In order to be consistent with the state law definition of “major transit stop”)	13.10.700 - M	No current definition of “major transit stop” in SCCC 13.10.	<u>“Major transit stop” is as defined by Public Resources Code Section 21155.</u>
23	State Law Consistency (In order to be consistent with the state law definition	13.10.700 - T	No current definition of “transit priority area” in SCCC 13.10.	<u>“Transit priority area” means the area within one-half mile of an existing or planned major transit stop or high-quality transit corridor as defined by Public Resources Code Section 21155.</u>

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	of “transit priority area”)			
24	State Law Consistency (In order to be consistent with the state law definition of “major transit stop” and “transit priority area”)	13.16.020	No current definition of “major transit stop” in SCCC 13.16 13.16.020 Definitions "Transit priority area" means the area within one-half mile of an existing or planned major transit stop as defined by Public Resources Code Section 21064.	13.16.020 Definitions <u>“Major transit stop” is as defined by Public Resources Code Section 21155.</u> "Transit priority area" means the area within one-half mile of an existing or planned major transit stop <u>or high-quality transit corridor</u> as defined by Public Resources Code Section 21064 <u>21155</u> .
25	State Law Consistency (Revise noticing and hearing procedures for coastal development permit exemptions pursuant to Section 13569 of the California Coastal	13.20.080(E)	13.20.080 Determination of applicable notice and hearing procedures (E) Coastal Development Permit Exemptions. The County's computer system contains information on development and building permit applications within the Coastal Zone, which identifies which applications do not involve coastal development permits due to being exempt, and upon request a list of those applications will be generated. Upon Coastal Commission Executive Director request for any particular case, the County shall provide information regarding such exemption to provide the same information specified in items in subsections (F)(1) through (5) of the exclusion notice requirements below.	13.20.080 Determination of applicable notice and hearing procedures (E) Coastal Development Permit Exemptions. The County's computer system contains information on development and building permit applications within the Coastal Zone, which identifies which applications do not involve coastal development permits due to being exempt, and upon request a list of those applications will be generated. Upon Coastal Commission Executive Director request for any particular case, the County shall provide information regarding such exemption to provide the same information specified in items in subsections (F)(1) through (5) of the exclusion notice requirements below. <u>The County shall transmit all coastal development permit exemption determinations to the</u>

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	Commission's Regulations)			<p><u>Coastal Commission within five working days of the determination, consistent with Section 13569(b) of Title 14 of the California Code of Regulations.</u></p> <p><u>(1)The exemption notice shall be provided to the applicant, any known interested parties, and the Coastal Commission, and shall include the information specified in subsections (F)(1) through (5) below.</u></p> <p><u>(2) The Coastal Commission Executive Director shall have the time period specified in Section 13569(b) of Title 14 of the California Code of Regulations to review the exemption determination and determine whether the development is in fact exempt.</u></p>
26	<p>State Law Consistency (Update Coastal Commission appeal provisions to reflect changes established by recently adopted Assembly Bill (AB) 130)</p>	13.20.120	<p>13.20.120 Coastal Commission appeals.</p> <p>All local appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures in Chapter 18.10 SCCC. Issuance of an approved coastal development permit shall be stayed until all applicable appeal periods expire or, if appealed, until all appeals, including any appeals to the Coastal Commission, have been exhausted.</p> <p>(A) County actions on coastal development permit applications may be appealed to the Coastal Commission as specified below.</p>	<p>13.20.120 Coastal Commission appeals.</p> <p>All local appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures in SCCC Chapter 18.10 SCCC. Issuance of an approved coastal development permit shall be stayed until all applicable appeal periods expire or, if appealed, until all appeals, including any appeals to the Coastal Commission, have been exhausted.</p> <p>(A) County actions on coastal development permit applications may be appealed to the Coastal Commission as specified below.</p>

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			<p>(B) Only the following County actions may be appealed:</p> <p>(1) Approval of a coastal development permit for development that is located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.</p> <p>(2) Approval of a coastal development permit for development that is not included in subsection (B)(1) of this section, but that is located on tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.</p> <p>(3) Approval of a coastal development permit for development which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC § 13.20.121.</p>	<p>(B) Only the following County actions may be appealed:</p> <p>(1) Approval of a coastal development permit for development that is located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.</p> <p>(2) Approval of a coastal development permit for development that is not included in subsection (B)(1) of this section, but that is located on tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.</p> <p>(3) Approval of a coastal development permit for development which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC § 13.20.121.</p> <p><u>(a) which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the</u></p>

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				<p><u>development site. CZPs are listed for each zone district in SCCC 13.20.121.</u></p> <p><u>(b) that is not included in subsection (B)(1) or (B)(2) of this section but is located in a sensitive coastal resource area as defined in SCCC 13.20.040.</u></p> <p><u>Subsections (3)(a) and (3)(b) shall not apply to a multifamily housing project that consists exclusively of residential uses and includes four or more units.</u></p>
27	<p>State Law Consistency (Increase the public notice period for legislative matters from 10 days to 20 days prior to Planning Commission public hearings, pursuant to AB 2904)</p>	18.10.118	<p>18.10.118 Additional public hearing notice requirements for legislative matters. (A) When a provision of the County Code requires public notice of a public hearing to be given pursuant to this section, and when notice is provided to local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected if the proposed project were to be approved, then public notice shall be given in all of the following ways: (1) The County shall provide public notice of a public hearing, given in all of the ways required by SCCC § 18.10.117(A)(1) through (7). (2) The County shall cause the notice to be published in a newspaper of general circulation printed and</p>	<p>18.10.118 Additional public hearing notice requirements for legislative matters. (A) When a provision of the County Code requires public notice of a public hearing to be given pursuant to this section, and when notice is provided to local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected if the proposed project were to be approved, then public notice shall be given in all of the following ways: (1) The County shall provide public notice of a public hearing, given in all of the ways required by SCCC § 18.10.117(A)(1) through (7). (2) The County shall cause the notice to be published in a newspaper of general circulation printed and</p>

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			<p>published within the County, one time, at least 10 calendar days prior to the date set for the public hearing.</p> <p>(3) The County shall post the notice at least 10 calendar days prior to the public hearing, in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.</p>	<p>published within the County, one time, at least 10 calendar days prior to the date set for the public hearing.</p> <p><u>(a) At least 20 calendar days prior to the date set for a Planning Commission public hearing on a proposed zoning ordinance or amendment to a zoning ordinance that affects the permitted uses of real property; and</u></p> <p><u>(b) At least 10 calendar days prior to the date set for Board of Supervisors public hearing or any other public hearing for legislative matters.</u></p> <p>(3) The County shall post the notice at least 10 calendar days prior to the public hearing, <u>within the applicable timeframes set forth in subsection (A)(2)(a) and (b) of this section,</u> in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.</p>
28	<p>Internal Consistency & General Plan (Clarifications regarding coastal special communities)</p>	<p>General Plan, Built Environment Policy BE-5.1.5</p>	<p>BE-5.1.5 (LCP) Coastal Special Communities. Designate and maintain certain areas as Coastal Special Communities, or based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus.</p> <p>These areas shall include but not be limited to:</p> <ul style="list-style-type: none"> ■ Bonny Doon special scenic area ■ Davenport special community 	<p>BE-5.1.5 (LCP) <u>Development in Coastal Special Areas</u>Communities. <u>Protect Coastal Special Scenic Areas, Designate and maintain certain areas as Coastal Special Communities, or other special areas in the Coastal Zone identified in policy ARC-5.1.11, or Special Scenic Areas based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus. by requiring development in these areas to comply</u></p>

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			<ul style="list-style-type: none"> ■ Harbor area special community ■ Pleasure Point Community ■ Rio Del Mar Esplanade special community ■ Seacliff Beach area special community ■ Seascape Beach Estates ■ Swanton Road special scenic area <p><i>See also: Objectives ARC-5.1.11 Designation of Coastal Special Areas.</i></p>	<p><u>with the design criteria set forth in SCCC Chapters 13.20 Coastal Zone Regulations, 13.10 Zoning Ordinance, 13.11 Site Development and Design, and the Santa Cruz County Design Guidelines, as applicable.</u></p> <p>These areas shall include but not be limited to:</p> <ul style="list-style-type: none"> ■ Bonny Doon special scenic area ■ Davenport special community ■ Harbor area special community ■ Pleasure Point Community ■ Rio Del Mar Esplanade special community ■ Seacliff Beach area special community ■ Seascape Beach Estates ■ Swanton Road special scenic area <p><u>See also Policy ARC-5.1.11 Designation of Coastal Special Areas and Figure 2-11 for map of coastal special areas.</u></p>

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29	Internal Consistency & General Plan (Clarifications regarding coastal special communities)	General Plan, Built Environment Figure 2-11	Update BEE Figure 2-11: Coastal Dependent Industries and Priority Uses Map and corresponding layer in the GISWeb under General Plan > Gen'l Plan Special Area Plans > Special Communities by creating new layer separate from "Towns and Villages," combining with General Plan Special Scenic Areas, renaming layer "Coastal Special Areas" and creating new subtypes to distinguish between "coastal special scenic area," "coastal special community" and "coastal special design criteria area" based on updated lists in BE-5.1.5 and ARC-5.1.11.	
30	Internal Consistency & General Plan (Clarifications regarding coastal special communities)	General Plan, Agriculture, Natural Resources + Conservation Element ARC-5.1.11	<p>ARC-5.1.11 (LCP) Designation of Coastal Special Scenic Areas and Special Communities. Designate the following as Coastal Special Scenic Areas and Special Communities (see Appendix F: Natural Resource and Environmental Hazard Areas: Maps and Development Constraints) and require development to comply with the design criteria set forth in SCCC Chapter 13.20 Coastal Zone Regulations and Chapter 13.10 Zoning Ordinance:</p> <ol style="list-style-type: none"> (1) Bonny Doon sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade, and Martin Road. (2) The area enclosed by the Swanton Road and Highway 1 scenic roads. (3) Davenport community. (4) Harbor area. (5) East Cliff Village tourist area. (6) Seacliff Beach area. (7) Rio Del Mar Esplanade. 	<p>ARC-5.1.11 (LCP) Designation of Coastal Special Areas. Designate the following as Coastal Special Scenic Areas, and Special Communities, or other special design criteria areas in the Coastal Zone (see Appendix F: Natural Resource and Environmental Hazard Areas: Maps and Development Constraints) and require development to comply with the design criteria set forth in SCCC Chapter 13.20 Coastal Zone Regulations and Chapter 13.10 Zoning Ordinance: <u>based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus, and protect these areas pursuant to policy BE-5.1.5. These areas shall include but not be limited to:</u></p> <p><u>Special Scenic Areas:</u></p> <ol style="list-style-type: none"> (1) Bonny Doon <u>special scenic area:</u> sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade, and Martin Road.

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			<p>(8) Pleasure Point Community mapped residential and commercial areas.</p> <p>(9) Seascape Beach Estates.</p>	<p>(2) <u>Swanton Road special scenic area:</u> The the area enclosed by the Swanton Road and Highway 1 scenic roads.</p> <p><u>Special Communities:</u></p> <p>(3) Davenport <u>special community:</u> <u>as mapped from Marine View Avenue to Riverside Avenue and from the coastline to the end of San Vicente Street.</u></p> <p>(4) Harbor area: <u>special community: as mapped around lower 7th Avenue from Lake Avenue/5th Avenue to Schwan Lagoon.</u></p> <p>(5) East Cliff Village tourist area: <u>special community: as mapped around East Cliff Drive between 12th Avenue and 18th Avenue.</u></p> <p>(6) Seacliff Beach area: <u>special community: within the boundaries of the Seacliff Village Plan.</u></p> <p>(7) Rio Del Mar <u>Flats/Esplanade:</u> <u>special community: as mapped from the Esplanade frontage to Stephen Road.</u></p> <p><u>Design Criteria Areas:</u></p> <p>(8) Pleasure Point Community mapped residential and commercial areas. <u>residential design criteria area: within the Pleasure Point (PP) Community Design Combining District.</u></p> <p>(9) Seascape Beach Estates: <u>residential design criteria area: within the Seascape Beach Estates (SBE) Combining District.</u></p> <p><u>(10) Pleasure Point Commercial Corridor: as mapped along Portola</u></p>

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				<p style="color: red; text-decoration: underline;">Drive from 26th Avenue to 41st Avenue and along lower 41st Avenue from Portola Drive to the border of Capitola.</p> <p style="color: red; text-decoration: underline;">See also Policy BE-5.1.5 Development in Coastal Special Areas and Figure 2-11 for map of coastal special areas.</p>
31	Internal Consistency/Clarification (Clarifications regarding coastal special communities)	13.11.030	<p>13.11.030 Definitions</p> <p>(A) “Coastal special community” means an area designated in the General Plan and Local Coastal Program Land Use Maps and SCCC 13.20.040 as a special community in the Coastal Zone due to its unique scenic characteristics and/or visitor destination qualities. Coastal special communities include Davenport, the Yacht Harbor, East Cliff Village tourist area, residentially zoned parcels within the Pleasure Point Combining District, the Rio Del Mar Flats/Esplanade, and the Seacliff Beach Area.</p>	<p>13.11.030 Definitions</p> <p>(A) “Coastal special community” means an area designated in the General Plan and Local Coastal Program Land Use Maps and SCCC 13.20.040 as a special community in the Coastal Zone due to its unique scenic characteristics and/or visitor destination qualities. Coastal special communities include Davenport, the Yacht Harbor, East Cliff Village tourist area, residentially zoned parcels within the Pleasure Point Combining District, the Rio Del Mar Flats/Esplanade, and the Seacliff Beach Area.</p>
32	Internal Consistency/Clarification (Amendment to be consistent with recently approved	9.36.050(C)	<p>(C) North Coast Beach Parking Areas. No parking shall be allowed between the hours of 10:00 p.m. and 6:00 a.m. on any day within North Coast Beach parking areas for which signs indicate this specific parking restriction applies.</p>	<p>(C) North Coast Beach Parking Areas. No parking shall be allowed <u>either</u> between the hours of 10:00 p.m. and 6:00 a.m. <u>or 12:00 a.m. and 5:00 a.m.</u> on any day within North Coast Beach parking areas for which signs indicate this—these specific parking restrictions<u>s</u> applies.</p>

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	CDP to prohibit overnight parking in the North Coast Beach parking areas)			
33	Internal Consistency/Clarification (The County’s standard conditions of approval already require conformance with drainage regulations)	13.10.235 (C)(4)	<p>13.10.235 Minor exceptions. (C) Procedures. (1) Application. The application for the minor exception shall contain such information as required by the Planning Department. (2) Application Review. The Planning Director or designee shall review and make a determination on the application for a minor exception. At the discretion of the Planning Director, the project may be referred to the Zoning Administrator or Planning Commission for a public hearing. (3) Noticing. Noticing shall be as provided by SCCC § 18.10.116 and § 18.10.121. (4) Required Findings. Findings shall be in accordance with findings required for variance approvals in SCCC § 13.10.230(C), and in accordance with the findings required in SCCC § 18.10.230 for discretionary approvals. In addition, the following finding shall be required for minor exceptions allowing an increase in lot coverage:</p>	<p>13.10.235 Minor exceptions. (C) Procedures. (1) Application. The application for the minor exception shall contain such information as required by the Planning Department. (2) Application Review. The Planning Director or designee shall review and make a determination on the application for a minor exception. At the discretion of the Planning Director, the project may be referred to the Zoning Administrator or Planning Commission for a public hearing. (3) Noticing. Noticing shall be as provided by SCCC § 18.10.116 and § 18.10.121. (4) Required Findings. Findings shall be in accordance with findings required for variance approvals in SCCC § 13.10.230(C), and in accordance with the findings required in SCCC § 18.10.230 for discretionary approvals. In addition, the following finding shall be required for minor exceptions allowing an increase in lot coverage:</p>

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			(a) That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.	(a) That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.
34	Internal Consistency/ Clarification (Change to be consistent with recent changes to calculate area based on “gross” site area, rather than “net” site area)	13.10.317	<p>13.10.317 Minimum parcel sizes for lot line adjustments.</p> <p>The required minimum parcel sizes for lot line adjustments in the CA and A Zoning Districts shall be as follows, based on net site area except as noted:</p> <p>(A) A District. For parcels with a General Plan designation of Agriculture (AG), parcels shall not be reduced in size below the minimum size in net developable acres provided by Chapter 13.14 SCCC, Rural Residential Density Determinations. For parcels with a General Plan designation of R-M, the minimum parcel size shall be 10 acres. For parcels with a General Plan designation of R-R, the minimum parcel size shall be two and one-half acres.</p> <p>(B) CA District.</p> <p>(1) No parcel designated as Type 1—3 agricultural resource land shall be reduced in size by a lot line adjustment, unless it can be demonstrated that the</p>	<p>13.10.317 Minimum parcel sizes for lot line adjustments.</p> <p>The required minimum parcel sizes for lot line adjustments in the CA and A Zoning Districts shall be as follows, based on <u>net-gross</u> site area except as noted:</p> <p>(A) A District. For parcels with a General Plan designation of Agriculture (AG), parcels shall not be reduced in size below the minimum size in net developable acres provided by Chapter 13.14 SCCC, Rural Residential Density Determinations. For parcels with a General Plan designation of R-M, the minimum parcel size shall be 10 acres. For parcels with a General Plan designation of R-R, the minimum parcel size shall be two and one-half acres.</p> <p>(B) CA District.</p> <p>(1) No parcel designated as Type 1—3 agricultural resource land shall be reduced in size by a lot line</p>

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			<p>proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels. The Planning Director may refer the determination of agricultural viability to the Agricultural Policy Advisory Commission.</p> <p>(2) Except as provided in subsections (C) and (D) of this section, in no case shall parcels with both a General Plan designation as Agriculture, and designated, all or in part, as Type 1 Agricultural Resource, be reduced to a net site area of less than 10 arable acres; parcels designated, all or in part, as Type 2 or Type 3 Agricultural Resource, shall not be reduced to a net site area of less than 20 arable acres.</p>	<p>adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels. The Planning Director may refer the determination of agricultural viability to the Agricultural Policy Advisory Commission.</p> <p>(2) Except as provided in subsections (C) and (D) of this section, in no case shall parcels with both a General Plan designation as Agriculture, and designated, all or in part, as Type 1 Agricultural Resource, be reduced to a net-gross site area of less than 10 arable acres; parcels designated, all or in part, as Type 2 or Type 3 Agricultural Resource, shall not be reduced to a net-gross site area of less than 20 arable acres.</p>
35	Internal Consistency/Clarification (To be consistent with gross site area calculation)	13.10.520(B)	<p>13.10.520 Site frontage.</p> <p>(A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district.</p> <p>(B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and a length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.</p>	<p>13.10.520 Site frontage.</p> <p>(A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district.</p> <p>(B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and a length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.</p>

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36	<p>Internal Consistency/Clarification (Clarity needed to ensure 13.10.525 applies to both new AND replacement fences)</p>	13.10.525	<p>13.10.525 Regulations for fences and retaining walls within required yards.</p>	<p>13.10.525 Regulations for <u>new and replacement</u> fences and retaining walls within required yards.</p>
37	<p>Internal Consistency/Clarification (Clarity to distinguish cargo and shipping containers as permanent structures from temporary storage boxes in 13.10.616 (E)(1))</p>	13.10.612(A)	<p>13.10.612 Cargo and shipping containers used as accessory structures. (A) This section governs installation of any intermodal freight container or other commercial/shipping cargo container (“cargo container”) or structure of analogous appearance and function for use as habitable or nonhabitable permanent accessory structures or as commercial structures on commercial and industrial sites. Cargo containers integral to a lawful shipping or storage business are exempt from these provisions and are regulated by the site standards of the applicable zone district.</p>	<p>13.10.612 Cargo and shipping containers used as accessory structures. (A) This section governs installation of any intermodal freight container or other commercial/shipping cargo container (“cargo container”) or structure of analogous appearance and function for use as habitable or nonhabitable permanent accessory structures or as commercial structures on commercial and industrial sites. Cargo containers integral to a lawful shipping or storage business are exempt from these provisions and are regulated by the site standards of the applicable zone district. <u>Temporary storage boxes are not regulated by this section and are instead regulated under SCCC 13.10.616(E)(1).</u></p>

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38	<p>Internal Consistency/Clarification (Clarity to distinguish temporary storage boxes from permanent cargo and shipping containers in 13.10.612)</p>	13.10.612(A)	<p>13.10.616 Temporary permits, uses, and structures. (E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below: (1) Temporary Storage Boxes.</p>	<p>13.10.616 Temporary permits, uses, and structures. (E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below: (1) Temporary Storage Boxes. <u>Cargo or shipping containers intended and used as permanent accessory structures are not regulated by this section and are instead regulated under SCCC 13.10.612.</u></p>
39	<p>Internal Consistency/Clarification (Clarity for how to calculate area relating to home occupation uses on parcels)</p>	13.10.613 (B)(4)	<p>13.10.613 Home occupations as secondary uses. (B) Restrictions on Home Occupations. (1) The home occupation shall be carried on entirely within the dwelling, or in an accessory structure normally allowed in the zone district in which the site is located, unless a conditional home occupation use permit is obtained to authorize outdoor unenclosed activities. (2) There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area, which shall be affixed to the dwelling or building in which the home occupation is conducted. If both the dwelling and the building are set back more than 40 feet from the front property line, the sign may be affixed to the mailbox. No larger sign, and no outdoor storage,</p>	<p>13.10.613 Home occupations as secondary uses. (B) Restrictions on Home Occupations. (1) The home occupation shall be carried on entirely within the dwelling, or in an accessory structure normally allowed in the zone district in which the site is located, unless a conditional home occupation use permit is obtained to authorize outdoor unenclosed activities. (2) There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area, which shall be affixed to the dwelling or building in which the home occupation is conducted. If both the dwelling and the building are set back more than 40 feet from the front property line, the sign may be affixed to the mailbox. No larger sign, and no outdoor storage,</p>

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			<p>operations, or activity is allowed unless a conditional home occupation use permit is obtained, in which case the allowed outdoor use shall be reasonably screened from the street and adjoining properties.</p> <p>(3) The home occupation shall be carried out primarily by one or more full-time inhabitants of the dwelling, with one or two employees who are not inhabitants also allowed to work at the home occupation site. A maximum of five additional regular employees may also work at the home occupation site if a conditional home occupation use permit is obtained.</p> <p>(4) The home occupation shall not involve the use of floor area exceeding 35 percent of the total floor area of the dwelling, unless a conditional home occupation use permit is obtained.</p>	<p>operations, or activity is allowed unless a conditional home occupation use permit is obtained, in which case the allowed outdoor use shall be reasonably screened from the street and adjoining properties.</p> <p>(3) The home occupation shall be carried out primarily by one or more full-time inhabitants of the dwelling, with one or two employees who are not inhabitants also allowed to work at the home occupation site. A maximum of five additional regular employees may also work at the home occupation site if a conditional home occupation use permit is obtained.</p> <p>(4) The home occupation shall <u>be limited for the gross parcel area, to be measured based on not involve the use of floor area exceeding</u> 35 percent of the total floor area of the <u>single-family dwelling(s), and the floor area of the home occupation cannot exceed 2,000 square feet in total area,</u> unless a conditional home occupation use permit is obtained.</p>
40	Internal Consistency/ Clarification (To be consistent with rounding practices for vehicular	13.16.040(B)	<p>13.16.040 Bicycle parking requirements</p> <p>(B) Bicycle Spaces and Type Required. Bicycle parking quantity and type shall be provided in accordance with the following schedule, with fractional quantity requirements over one-half to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the</p>	<p>13.16.040 Bicycle parking requirements</p> <p>(B) Bicycle Spaces and Type Required. Bicycle parking quantity and type shall be provided in accordance with the following schedule, with fractional quantity requirements over one-half <u>or greater</u> to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the requirements in the following</p>

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	parking requirements)		requirements in the following Table 13.16.040-1: Bicycle Parking Spaces Required:	Table 13.16.040-1: Bicycle Parking Spaces Required:
41	Internal Consistency/Clarification (Clarity that this code section pertains to all development EXCEPT for single family)	13.16.060	<p>13.16.060 Vehicle parking design standards. Off-street parking facilities for all development other than single-family homes shall conform with the following standards:</p> <p>(A) Location. Site design shall minimize the visual impact of pavement and parked vehicles by siting buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot unless otherwise approved pursuant to SCCC § 13.10.230. See Santa Cruz County Design Guidelines for more information.</p>	<p>13.16.060 Vehicle parking design standards – non single-family homes. Off-street parking facilities for all development other than single-family homes <u>must meet Santa Cruz County Design Criteria and</u> shall conform with the following standards:</p> <p>(A) Location. Site design shall minimize the visual impact of pavement and parked vehicles by siting buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot unless otherwise approved pursuant to SCCC § 13.10.230. See Santa Cruz County Design Guidelines for more information.</p>
42	Internal Consistency/Clarification (Minor permits are approved administratively, not by the Zoning Administrator)	13.16.060(N)	<p>13.16.060 Vehicle parking design standards. (N) A request for an exception from the provisions of this section may be considered as a minor permit by the Zoning Administrator, per Chapter 18.10 SCCC.</p>	<p>13.16.060 Vehicle parking design standards. (N) A request for an exception from the provisions of this section may be considered as a minor permit by the Zoning Administrator, per Chapter 18.10 SCCC.</p>

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43	Internal Consistency/Clarification (New section to establish and clarify parking standards for single-family homes)	13.16.061 (New Section)	No current County Code section for vehicle parking standards pertaining to single-family homes.	<p><u>13.16.161 Vehicle Parking Design Standards – Single-family homes</u></p> <p><u>(A) Size of Parking Spaces.</u></p> <p><u>(1) Each standard size parking space shall be not less than 18 feet in length and eight and one-half feet in width, exclusive of aisles and access drives. (See Figures 13.16.060-3 through 13.16.060-5.)</u></p> <p><u>(2) Each compact car parking space shall be not less than 16 feet long and seven and one-half feet wide.</u></p> <p><u>(3) All parking spaces shall have a vertical clearance of not less than seven feet for standard parking spaces and eight feet, two inches for ADA parking spaces.</u></p> <p><u>(4) Where single accessible parking spaces are provided, they shall be 14 feet wide and outlined to provide a nine-foot parking area and a five-foot loading and unloading access aisle on the passenger side of the vehicle. When more than one accessible parking space is provided, in lieu of providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot area lined to provide accessible parking as required by this section.</u></p>
44	Internal Consistency/Clarification	16.10A (Outside the Coastal Zone)	Please see Exhibit C for current language of SCCC 16.10.	<p>Please see Exhibit C for underline/strikethrough of changes.</p> <p>*Any changes proposed elsewhere in SCCC 16.10 (outside the Coastal Zone) in this current</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	(Various amendments to 16.10, outside the Coastal Zone, that are minor clean-ups in nature)			document are not reflected in Exhibit C. Exhibit C only pertains to minor clean up amendments. *
45	Internal Consistency/Clarification (Stipulation that projects without accepted reports can be scheduled for denial)	16.10.060(A) (Inside the Coastal Zone)	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled and before any discretionary or development application is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled, <u>provided that an application lacking an accepted report may be scheduled for a public hearing solely for the purpose of denial,</u> and before any discretionary or development application is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
46	Internal Consistency/Clarification (Stipulation that projects without accepted reports can be scheduled for denial)	16.10A.060(A) (Outside the Coastal Zone)	<p>16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled for consideration of approval of a proposed project, and before any discretionary development application or building permit is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.</p>	<p>16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled, <u>provided that an application lacking an accepted report may be scheduled for a public hearing solely for the purpose of denial,</u> for consideration of approval of a proposed project, and before any discretionary development application or building permit is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.</p>
47	Internal Consistency/Clarification (Rewritten to be a tool for County Staff in times of necessity rather than	16.20.130 (Inside the Coastal Zone)	<p>16.20.130 Securities. Approvals for grading shall not be valid and work shall not be started until the required securities have been provided. Securities shall remain in effect one winter after final inspection and approval. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the approval and this chapter shall be charged against the security.</p>	<p>16.20.130 Securities. <u>When determined necessary by the Planning Director, securities shall be collected prior to the approval of grading permits. When required, Approvals for grading shall not be valid and work shall not be started until the required securities have been provided.</u> Securities shall remain in effect one winter after final inspection and approval. All expenditures by the County for corrective work</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	something that should always be required		<p>(A) If a grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to insure compliance with the provisions of the approval and this chapter.</p> <p>(B) If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p>(C) The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</p> <p>(1) Two thousand to 10,000 cubic yards: \$0.50 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand and one cubic yards or more: \$5,000 plus \$0.25 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the</p>	<p>necessary because of the permittee's failure to comply with the provisions of the approval and this chapter shall be charged against the security. <u>The security shall be provided by the permittee as a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County.</u></p> <p>(A) <u>The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u></p> <p><u>(1) Up to ten thousand cubic yards: \$3.50 per cubic yard, plus the cost of drainage or other protective devices.</u></p> <p><u>(2) Ten thousand one cubic yards or more: \$35,000 plus \$1.75 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</u>If a grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to insure compliance with the provisions of the approval and this chapter.</p> <p>(B) <u>No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map</u></p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p>	<p><u>has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to SCCC 14.01 and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</u>If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p><u>(C) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director. The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u></p> <p><u>(1) Two thousand to 10,000 cubic yards: \$0.50 per cubic yard, plus the cost of drainage or other protective devices.</u></p> <p><u>(2) Ten thousand and one cubic yards or more: \$5,000 plus \$0.25 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</u></p> <p><u>(D) The amount of security required for any project may exceed the minimum amount calculated in (A)</u></p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
48	Internal Consistency/Clarification (Rewritten to be a tool for County Staff in times of necessity)	16.20A.130 (Outside the Coastal Zone)	<p>16.20A.130Securities. Approvals of grading permits shall not be valid, and work shall not be started until the required securities have been provided as determined by the Planning Director. Securities shall remain in effect one winter after final inspection and approval of completed work. All expenditures by the County for corrective work necessary because of the permittee's failure to</p>	<p>where determined necessary by the Planning Director to meet the intent of this chapter. The amount of security shall not exceed the total cost estimate to complete the entire permitted project plus fifteen percent. No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCG and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p> <p>16.20A.130Securities. <u>When determined necessary by the Planning Director, securities shall be collected prior to the approval of grading permits. When required, Approvals of grading permits shall not be valid, and work shall not be started until the required securities have been provided as determined by the Planning Director.</u> <u>s</u>Securities shall remain in effect one winter</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	rather than something that should always be required		<p>comply with the provisions of the grading permit and this chapter shall be charged against the security.</p> <p>(A) If grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to ensure compliance with the provisions of the grading permit approval and this chapter.</p> <p>(B) If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p>(C) The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</p> <p>(1) Two thousand to 10,000 cubic yards: \$1.00 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand one cubic yards or more: \$5,000 plus \$0.50 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map</p>	<p>after final inspection and approval of completed work. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the grading permit and this chapter shall be charged against the security.</p> <p><u>The security shall be provided by the permittee as a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County.</u></p> <p>(A) <u>The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u></p> <p><u>(1) Up to ten thousand cubic yards: \$3.50 per cubic yard, plus the cost of drainage or other protective devices.</u></p> <p><u>(2) Ten thousand one cubic yards or more: \$35,000 plus \$1.75 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</u>If grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to ensure compliance with the provisions of the grading permit approval and this chapter.</p> <p><u>(B) No separate grading security except for security required for winter grading operations shall be</u></p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p>	<p>required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to SCCC 14.01 and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading. If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p>(C) <u>A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director. The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u></p> <p>(1) Two thousand to 10,000 cubic yards: \$1.00 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand one cubic yards or more: \$5,000 plus \$0.50 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
				<p>(D) <u>The amount of security required for any project may exceed the minimum amount calculated in (A) where determined necessary by the Planning Director to meet the intent of this chapter. The amount of security shall not exceed the total cost estimate to complete the entire permitted project plus fifteen percent. No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</u></p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p>
49	Internal Consistency/ Clarification (Minor code clean-ups and clarifications)	16.42	Please see Exhibit D for current language of SCCC 16.42.	Please see Exhibit D for underline/strikethrough of changes.

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	in SCCC 16.42, Historic Preservation)			
Please see Exhibit E for all maps related to zoning and land use map amendments				
50	Zoning Map (Align Zoning to General Plan Designation)	Rezone of APN: 070-301-01	Current General Plan Designation: R-R Current Zoning: C-1	Proposed General Plan Designation: R-R Proposed Zoning: <u>R-1-6</u>
51	Zoning Map (Align Zoning to General Plan Designation)	Rezone of APN: 074-152-30	Current General Plan Designation: R-R Current Zoning: C-1	Proposed General Plan Designation: R-R Proposed Zoning: <u>R-1-15</u>
52	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 026-091-54	Current General Plan Designation: P; R-UM Current Zoning: PF; R-1-5-L; R-1-6	Proposed General Plan Designation: P; R-UM Proposed Zoning: PF; <u>R-1-5</u> ; R-1-6
53	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 042-151-23	Current General Plan Designation: C-N Current Zoning: C-1-L	Proposed General Plan Designation: C-N Proposed Zoning: <u>C-1</u>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
54	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 052-271-04	Current General Plan Designation: AG Current Zoning: CA-L-W	Proposed General Plan Designation: AG Proposed Zoning: <u>CA-W</u>
55	Zoning Map (Add ministerial processing designation for expanded Housing Element site)	Rezone of APN: 026-261-17	Current General Plan Designation: C-C Current Zoning: C-2-D	Proposed General Plan Designation: C-C Proposed Zoning: <u>C-2-D-Min</u>
56	Land Use Designation Map & Zoning Map (Amending the zoning and General Plan designation with the addition of ministerial processing designation for expanded	Rezone of APN: 029-071-13	Current General Plan Designation: R-UL Current Zoning: R-1-6	Proposed General Plan Designation: <u>R-UH</u> Proposed Zoning: <u>RM-1.5-Min</u>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	Housing Element site)			
57	Zoning Map (Add ministerial processing designation for expanded Housing Element site)	Rezone of APN: 030-121-34	Current General Plan Designation: C-C Current Zoning: C-2	Proposed General Plan Designation: C-C Proposed Zoning: <u>C-2-Min</u>

Amendments to SCCC 13.10.323

13.10.323 Development standards in residential districts.

(A) Site Development Permit. A discretionary permit for physical site development such as an addition, exterior remodel, or new construction associated with an allowed use is known as a “site development permit.” SCCC [13.11.035](#) identifies the types of site development projects which require a site development permit. The processing procedures and findings for site development permits are detailed in Chapter [18.10](#) SCCC, Discretionary Permit Approval Procedures.

(1) Design review is required for some site development permits pursuant to SCCC [13.11.040](#) through [13.11.080](#).

(2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC [18.10.134](#). For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see SCCC [13.10.260](#) et seq.

(B) Site Area for the Creation of New Sites.

(1) Calculation of Land Area. Inside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay. Outside the urban and rural services lines, land area is based on net developable site area. See SCCC 13.10.700 for definitions of “site area, gross” and “site area, net developable.”

(2) Maximum Land Area per Dwelling Unit (Minimum Density). Maximum land area allowed for each dwelling unit on a new site shall be determined by the density range provided by the General Plan designation for the parcel.

(3) Minimum Land Area per Dwelling Unit (Maximum Density).

(a) RA and RR Residential Districts. Minimum land area required for each dwelling unit on each site shall be established by the rural residential density determination matrix (Chapter [13.14](#) SCCC) outside the urban services line and rural services line or shall be one acre inside the rural services line.

(b) R-1 and RM Residential Districts. Zone district names shall be combined with a number which shall indicate the minimum land area required for each dwelling unit on each site in the district. For example: “R-1-6” means a minimum land area of 6,000 square feet per dwelling unit. The R-1 Single-Family Residential District located outside the urban services line recognizes as conforming those parcels that are generally less than one acre in size, are legal lots of record, and were developed with or intended for development of a single-family residence. Newly created parcels outside the urban services line shall not be zoned R-1.

Amendments to SCCC 13.10.323

(c) RB Ocean Beach Residential District. Minimum land area per dwelling unit is 4,000 square feet.

(d) RF Residential Flex District. Maximum density is 45 dwelling units per acre (968 square feet per dwelling unit).

(4) Parcel size shall be consistent with the General Plan, Local Coastal Program Land Use Plan, the Geological Hazards Ordinance (Chapter [16.10](#) SCCC), and the minimum parcel size standards in SCCC [13.10.510](#)(G).

(5) In the zone districts listed in subsections (B)(3)(a) through (d) of this section, one single-family dwelling is permitted on existing parcels regardless of the site area standards if other infrastructure requirements can be met, such as water and sewer, and if all other applicable LCP requirements are met.

(C) Site and Structural Dimensions Chart. The following single-family and multifamily charts show development standards for residential zone districts. These standards shall apply within all residential R zone districts, except as noted elsewhere in this section, and in the general exceptions as noted in SCCC [13.10.510](#) et seq.

Table 13.10.323-1: Single-Family Residential Site and Structural Dimensions Chart

Development Standards based on lot size	Standards by <u>Lot Size</u> /Zone ^{1,2}						
	Special standards in RB	R-1-2,500 to R-1-44,999sf	R-1-55,000 to 5,999sf	R-1-6 to R-1-96,000 to 9,999sf	R-1-10 to R-1-1510,000 to 15,999sf	R-1-16 to R-1-16,000sf to R-1-1 acre	RR, RA, R-1 >1 acre
Parcel Dimensions (new parcels)							
Minimum site width (feet)	40	35	35	60	60	90	1-5 acres: 100 > 5 acres: 150

Amendments to SCCC 13.10.323

Table 13.10.323-1: Single-Family Residential Site and Structural Dimensions Chart

Development Standards based on lot size	Standards by <u>Lot Size/Zone</u> ^{1,2}						
	<u>Special standards in RB</u>	R-1-2,500 to R-1-44,999sf	R-1-55,000 to 5,999sf	R-1-6 to 96,000 to 9,999sf	R-1-10 to 1510,000 to 15,999sf	R-1-16 to 16,000sf to R-1<1 acre	RR, RA, R-1>1 acre
Minimum parcel frontage (feet)	40	35	35	60	60	60	1-5 acres: 60 > 5 acres: 100
Building Massing¹							
Maximum building height	25 (17 for beach lots)	28	28	28	28	28	28
Maximum number of stories	2 (1 for beach lots)	2	2	2	2	2	3
Maximum floor area ratio (FAR) ³	0.5	R-1-2,500sf to 2,999: 0.7 R-1-33,000 to 3,999sf: 0.6 R-1-44,000 to 4,999: 0.6	0.5	0.5	0.5	NA	NA
Maximum parcel	40%	45%	40%	40%	40%	20%	10%

Amendments to SCCC 13.10.323

Table 13.10.323-1: Single-Family Residential Site and Structural Dimensions Chart

Development Standards based on lot size	Standards by <u>Lot Size/Zone</u> ^{1,2}						
	<u>Special standards in RB</u>	<u>R-1-2,500 to R-1-44,999sf</u>	<u>R-1-55,000 to 5,999sf</u>	<u>R-1-6 to R-1-96,000 to 9,999sf</u>	<u>R-1-10 to R-1-1510,000 to 15,999sf</u>	<u>R-1-16 to 16,000sf to R-1 < 1 acre</u>	<u>RR, RA, R-1 > 1 acre</u>
coverage ("lot coverage")							
Building Setback Distance From Property line ^{1,4,5}							
Front yard setback (feet)	10	15	15	20	20	20	20
Side yard setbacks—interior (feet)	0 & 5	5 & 5	5 & 8	5 & 8	10 & 10	15 & 15	20 & 20
Side yard setback—street-facing (feet)	10	8	10	10	10	15	20
Rear yard setback (feet)	10 (0 for beach lots)	15	15	15	15	15	20
Front, side, or rear yard setback—garage/carport entrance (feet)	20	18	20	20	20	20	20

1. Building massing and setback standards are provided for primary dwellings. See SCCC [13.10.611](#) for development standards for accessory structures, including

Amendments to SCCC 13.10.323

detached garages. See SCCC [13.10.681](#) for development standards for accessory dwelling units (ADUs).

2. Exceptions to site development standards apply per subsection (E) through (G) of this section.
3. To calculate FAR, see SCCC [13.10.510](#) and 13.10.700 for “floor area ratio” and related definitions.
4. Sidewalks and other amenities for pedestrians, bicyclists, and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC [15.10.050](#) and County Design Criteria.
5. See SCCC [13.16.093](#), Sight distance, for areas in which no structure, fence, or retaining wall shall exceed three feet in height. In some cases sight distance requirements may require a structure to be set back farther than the zone district requirements.

Table 13.10.323-2: Multifamily Residential Site and Structural Dimensions Chart

Development Standards	Standards by <u>Lot Size/Zone</u> ^{1,2}					
	<u>Special standards for RF</u>	<u>RM-1,500^{1.5} to RM-2,599⁹sf</u>	<u>RM-3 to RM-43,000 to 4,499sf</u>	<u>RM-4,54,500 to 4,999sf</u>	<u>RM-5 to RM-65,000 to 6,499</u>	<u><RM-6.5 to RM-9 >6,500sf</u>
Parcel Dimensions (new parcels)						
Minimum site width (feet)	50	35	35	35	50	60
Minimum parcel frontage (feet)	50	35	35	35	50	60
Building Massing¹						
Maximum building height	40	28 (outside USL)	28 (outside USL)	28	28	28

Amendments to SCCC 13.10.323

Table 13.10.323-2: Multifamily Residential Site and Structural Dimensions Chart

Development Standards	Standards by <u>Lot Size/Zone</u> ^{1,2}					
	<u>Special standards for RF</u>	<u>RM-1,500^{1.5} to RM-2,599⁹sf</u>	<u>RM-3 to RM-43,000 to 4,499⁹sf</u>	<u>RM-4,54,500 to 4,999⁹sf</u>	<u>RM-5 to RM-65,000 to 6,499⁹</u>	<u><RM-6.5 to RM-9 >6,500⁹sf</u>
		35 (within USL)	35 (within USL)			
Maximum number of stories	3	3	3	2	2	2
Maximum floor area ratio (FAR) ³	1.1 (< 30 du/acre) 1.5 (≥30 du/acre)	0.7	0.6	0.5	0.5	0.5
Maximum parcel coverage ("lot coverage")	NA	45%	45%	45%	45%	45%
Building Setback Distance from Property Line ^{1,4,5}						
Front yard setback (feet)	10	15	15	15	20	20
Side yard setbacks—interior (feet)	5 & 5	5 & 5	5 & 5	5 & 5	5 & 8	5 & 8
Side yard setback—street (feet)	8	8	8	8	8	8
Rear yard setback (feet)	15	15	15	15	15	15

Amendments to SCCC 13.10.323

Table 13.10.323-2: Multifamily Residential Site and Structural Dimensions Chart

Development Standards	Standards by <u>Lot Size/Zone</u> ^{1,2}					
	<u>Special standards for RF</u>	<u>RM-1,500^{1.5} to RM-2,599⁹sf</u>	<u>RM-3 to RM-43,000 to 4,499sf</u>	<u>RM-4.5⁴,500 to 4,999sf</u>	<u>RM-5 to RM-65,000 to 6,499</u>	<u><RM-6.5 to RM-9 >6,500sf</u>
Front, side, or rear yard setback— Garage/carport entrance (feet)	18	18	18	20	20	20
Third story setback (feet)	Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines			NA	NA	NA

1. Building massing and setback standards are provided for primary dwellings. See SCCC [13.10.611](#) for development standards for accessory structures, including detached garages. See SCCC [13.10.681](#) for development standards for accessory dwelling units (ADUs).
 2. Exceptions to site development standards apply per subsections (E) through (G) of this section.
 3. To calculate FAR, see SCCC [13.10.510](#) and 13.10.700 for definition of “Floor Area Ratio” and related definitions. See SCCC [13.10.323\(F\)\(8\)](#) for FAR exemption.
 4. Sidewalks and other amenities for pedestrians, bicyclists, and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC [15.10.050](#) and County Design Criteria.
 5. See SCCC [13.16.093](#), Sight distance, for areas in which no structure, fence, or retaining wall shall exceed three feet in height. In some cases sight distance requirements may require a structure to be set back farther than the zone district requirements.
- (D) Usable Open Space. In RM and RF Districts, common and private usable open space shall be provided according to the following table:

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Table 13.10.323-3: Usable Open Space Requirements

Type of Open Space	RM Districts	RF District
Common open space	Minimum of 200 sf per unit. Minimum dimension of 15' for sites up to 1/2 acre, and 20' for sites larger than 1/2 acre.	Minimum 15% of gross site area (common and/or private space). If group open space provided, apply a minimum dimension of 15' for sites up to 1/2 acre, and 20' for sites larger than 1/2 acre.
Private open space (must be directly accessible from the dwelling unit served)	Minimum of 60 sf per unit, with a minimum dimension of 6'.	Minimum of 60 sf per unit for 50% or more of units included in project, with a minimum dimension of 6'.

All required usable open space:

- (1) Shall be planted with lawn or ground cover, or surfaced with dust-free material;
- (2) Shall be screened from streets and adjacent sites;
- (3) If above ground, shall be open on at least one side;
- (4) Shall not be located in a parking area, driveway, or service area;
- (5) Shall not have a slope of more than 10 percent; and
- (6) Shall not be obstructed except by improvements that enhance its usability, such as swimming pools, fountains, sunshades, and plantings.

(E) Site and Structural Dimensions Exceptions Relating to Parcels.

- (1) **Parcels Created From New Land Divisions.** Within any new land division project, all development standards on all lots or parcels ~~created, which abut the periphery of the project site~~ are subject to all the restrictions stated in this section unless a variance or other reduction is ~~obtained~~granted. ~~On individual lots or parcels within any land division project not abutting the periphery of the project site, if an approval is granted for site and structural dimensions may that vary from the general requirements for the zone district based on the sizes of the lots created; provided, that~~ the approved standards and dimensions for each new lot or parcel ~~are~~shall be specifically indicated on the approved tentative map.

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(2) Nonconforming Parcels. On an ~~an existing~~ lot ~~of record which which contains less than 80 percent of the minimum site area required in the applicable zone district, or~~ has less than 80 percent of the minimum width, or frontage specified, the building setbacks required shall be equal to those ~~in the zone district having a minimum site area or dimensions~~ which most closely correspond to ~~those~~ the width or frontage of the substandard lot.

(3) Parcels Reduced Due to Right-of-Way Dedications.

(a) A site area variance approval shall not be required for a new single-family dwelling or additions to an existing single-family dwelling on an existing lot of record which is reduced in size to less than the minimum allowed site area as specified in SCCC 13.10.323(C) ~~required in the applicable zone district~~ due to requirements for a public dedication of right-of-way.

(b) For a new or existing single-family dwelling on an existing lot of record which becomes nonconforming due to a public dedication of right-of-way, variances to building setback and structural dimension requirements shall not be required; provided, that the front yard setback is not less than 15 feet and the street side yard setback is not less than six feet.

(4) Parcels With Agricultural, Geological or Environmental Resources and/or Constraints. For setbacks from fault zones, floodplains/floodways, and coastal bluffs and beaches, see SCCC 16.10.070. For setbacks from riparian corridors see SCCC 16.30.040. For setbacks from sensitive habitats, see SCCC 16.32.090. For setback/buffer requirements for parcels abutting commercial agricultural, CA zoned parcels, see SCCC 16.50.095.

(5) Parcels With Steep Slopes.

(a) In all residential zone districts, if the elevation of the lot at a point 50 feet from the center line of the traveled roadway is seven feet or more above or below the elevation of said center line, an attached or detached carport which (in the interest of public safety) is unenclosed on all sides may be built to within five feet of the front property line or edge of right-of-way of the lot. Open safety railings no more than 42 inches in height may be constructed to the property line without a development permit, except that in the Coastal Zone a coastal development permit will be required for all such development unless it is exempt from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

(b) In the RB District, where the site abuts an existing street, road, or easement for road purposes recorded in the County Recorder's Office before March 25, 1969, and

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where the front 30 feet of the site exceeds a slope of 25 percent, no front yard is required.

(6) **Parcels With Double Frontage.** When both the front and rear property lines of a parcel abut on a right-of-way to which it has legal access, the required front yards shall be measured from both rights-of-way. Only one of the front yards shall be required to meet the off-street parking criteria described in Chapter [13.16](#) SCCC.

~~(7) **Parcels With Narrow Width.** Non-corner parcels with parcel width less than 60 feet may apply side yard setbacks of five feet, if a greater side yard setback is usually required for the zone district where the parcel is located.~~

~~(78)~~ For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter [16.42](#) SCCC, the maximum parcel coverage shall be 1.25 times that of the applicable zone district, and the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1. Development shall be consistent with State Office of Historic Preservation guidance and with Chapter [16.42](#) SCCC.

~~(89)~~ **Fire Safe Setbacks in State Responsibility Areas.** Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in an SRA, and the State Fire Code and Title 14, Chapter 7, Section 1270.00, et seq. of the California Code of Regulations for State SRA Fire Safe Regulations.

(F) **Site and Structural Dimension Exceptions Relating to Structures.**

(1) **Structural Encroachments.** Eaves, chimneys, bay windows (less than 60 inches in height), uncovered, unenclosed porches, decks, stairways, and landings may extend into required front and rear yard by six feet; provided, that balconies or decks must be cantilevered in order to encroach. Eaves, chimneys and uncovered, unenclosed stairways and landings may extend into required side yard three feet. Decks less than 18 inches high may be constructed to property lines. Second story rooftop decks and landings are not permitted. Structural encroachments associated with accessory dwelling units must preserve minimum two-foot interior side and rear setbacks.

(2) **Affordable Housing.** Variations from maximum structural height, maximum number of stories and maximum floor area as defined by FAR may be approved with a residential development permit by the appropriate approving body for affordable housing unit developments built on site or off site in accordance with SCCC [13.10.681](#), [13.10.685](#) and Chapter [17.10](#) SCCC.

(3) **Missing Middle Housing.**

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(a) Per California Government Code Section [65913.11](#) (SB [478](#)), certain small housing projects shall have no maximum density and a maximum FAR as follows:

(i) Three to seven housing units: maximum FAR 1.0.

(ii) Eight to 10 housing units: maximum FAR 1.25.

(b) Eligible housing projects for subsection (F)(3)(a) of this section must be located within a Census designated urban area, in the RM or RF Zone District, and not within the “L” combining zone district.

(c) ~~On-sites-Within new land divisions where with~~ multiple parcels are created in accordance with the allowed density, attached single-family homes may be constructed with their attached wall along the property line.

(4) Structures Designed for Solar Access.

(a) Criteria for New Construction. In cases where it is not possible to orient a new building southward within the applicable yard requirements for the purpose of incorporating an active or passive solar energy system, a reduction in such yard requirements may be authorized with an MSP issued pursuant to Chapter [18.10](#) SCCC; provided, that:

(i) The purpose of the reduction is to incorporate an active or passive solar energy system into the new building;

(ii) The building envelope would comply with all zoning provisions if oriented parallel to the lot lines;

(iii) The reduced yard requirement will not restrict emergency access or present a fire hazard; and

(iv) The reduced yard requirement will not be detrimental or injurious to property or improvements in the neighborhood, and will not limit solar energy access on neighboring property to a greater extent than if the building envelope complied with the required setbacks.

(b) Criteria for Structural Additions. In cases where it is not possible to make additions to an existing structure within the applicable yard requirements for the purpose of attaching an active or passive solar energy system, reduction in such yard requirements may be authorized with an MSP issued pursuant to Chapter [18.10](#) SCCC; provided, that:

(i) The reduced yard requirement will not restrict emergency access, or present a fire hazard;

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(ii) The reduced yard requirement will not be detrimental or injurious to property or improvements in the neighborhood, and will not limit solar energy access on neighboring property to a greater extent than if the building envelope complied with the required setbacks; and

(iii) The portion of the addition within the required setback is designed for the primary purpose of collecting solar energy.

~~(5) Structures Larger Than 5,000 Square Feet. No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP is obtained pursuant to the provisions of SCCC 13.10.324(C).~~

~~(56)~~ Structures Exceeding ~~Zoning District~~Lot Size Height Limit.

(a) With Increased Yards. An additional height allowance is allowed if all required yards are increased five feet for each foot over the permitted building height, and planning approvals are obtained according to the following table:

Parcel Size (Net Site Area)	Maximum Height Above Existing Grade	Planning Approvals Required
Less than 2-1/2 acres	Over zoning district <u>the specified</u> height limit <u>(may vary based on zone district)</u>	AUP
2-1/2 acres or larger	Over zoning district height <u>the specified height limit</u> , up to 7 additional feet	MUP
	Over zoning district height <u>the specified height limit</u> , <u>over more than</u> 7 additional feet	AUP

(b) With Design Review. An additional height allowance of up to five feet may be allowed without increased yards or variance approval, subject to design review and CUP approval.

~~(67)~~ Front Yard Averaging.

(a) On a site situated between sites improved with buildings, the minimum front yard for the first floor of structures other than garages or carports may be the average depth of the front yards on the improved sites adjoining the side lines of the site but in no case shall be less than 10 feet.

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(b) Where a site is not situated between sites improved with buildings and where sites comprising 40 percent of the frontage on a block are improved with buildings, the minimum front yard for the first floor of structures other than garages or carports may be the average of the existing front yard depths on the block but in no case shall be less than 10 feet.

(c) In computing average front yard depths, the figure 30 feet shall be used in lieu of any front yard depth greater than 30 feet.

(d) ~~P~~The minimum setback to the entrance of proposed garages or carports shall meet the minimum ~~front yard~~ setbacks shown in this section, site and structural dimensions charts, or as allowed by subsection (E)(5) of this section, Parcels With Steep Slopes. The required front yard setback for other accessory structures may be reduced as allowed by SCCC [13.10.611\(D\)](#).

~~(78)~~ FAR Parking Exemption. Within the USL, Residential Flex, RM-1.5 to RM-2.5 and RM-3 to RM-4 projects that incorporate at least 75 percent of parking spaces with underground garages, multi-story above-ground garages, or podium parking located on or off site are not subject to a maximum FAR.

(G) Additional Exceptions to Development Standards. Applicants may apply to exceed development standards with a minor exception (SCCC [13.10.235](#)), variance (SCCC [13.10.230](#)), or planned unit development (SCCC [18.30.183](#)).

Amendments to SCCC 16.10 (Outside the Coastal Zone)

Chapter 16.10 GEOLOGIC HAZARDS (Effective Outside Coastal Zone)

Sections with proposed amendments:

[16.10.040 Definitions.](#)

[16.10.050 Requirements for geologic and geotechnical assessment.](#)

[16.10.070 Incorporation of technical recommendations into project.](#)

[16.10.105 Notice of geologic hazards in cases of dangerous conditions.](#)

16.10.040 Definitions.

For the purposes of this chapter, the following definitions apply:

- (A) “Active fault” means a fault that has had surface displacement within Holocene time (about the last 11,000 years).
- (B) “Active landslide” means a landslide that is presently moving or has recently moved as indicated by distinct topographic slide features such as sharp, barren scarps, cracks, or tipped (jackstrawed) trees.
- (C) “Addition” means improvement to an existing structure that increases its area, measured in square feet. The use of breezeways, corridors, or other nonintegral connections between structures shall not cause separate buildings or structures to be considered additions to an existing structure.
- (D) “Adjacent/contiguous parcel” means a parcel touching the subject parcel and not separated from the subject parcel by a road, street or other property.
- (E) “Beach erosion” means temporary or permanent reduction, transport or removal of beach sand by littoral drift, tidal actions, storms or tsunamis.
- (F) “Coastal bluff” means a bank or cliff along the coast subject to coastal erosion processes, including historic wave erosion. “Coastal bluff” refers to the top edge, face, and base of the subject bluff.
- (G) “Bluff line or edge” means the upper termination of a bluff, cliff, or sea cliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a step-like feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the

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bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations.

(H) “Coastal dependent uses” means any development or use which would not function or operate unless sited on or adjacent to the ocean.

(I) “Coastal erosion processes” means natural forces that cause the breakdown and transportation of earth or rock materials on or along beaches and bluffs. These forces include, but are not limited to, landsliding, surface runoff, wave action and tsunamis.

(J) “Coastal hazard areas” means areas which are subject to physical hazards as a result of coastal processes such as landsliding, erosion of a coastal bluff, and inundation or erosion of a beach by wave action.

(K) “County Geologist” means a County employee who is a California licensed professional geologist who has been authorized by the Planning Director to assist in the administration of this chapter, or a California licensed professional geologist under contract by the County who has been authorized by the Planning Director to assist in the administration of this chapter.

(L) “County geologic advisor” means an individual who is a California licensed professional geologist who may be employed by the County to provide geologic services.

(M) “Critical structures and facilities” means structures and facilities which are subject to specified seismic safety standards because of their immediate and vital public need or because of the severe hazard presented by their structural failure. These structures may include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public or quasi-public utilities, public transportation and communications facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, and high occupancy structures such as theaters, churches, office buildings, factories, and stores.

(N) Development/Development Activities. For the purposes of this chapter, any project that includes activity in any of the following categories is considered to be development or development activity. This chapter does not supersede SCCC [13.20.040](#) for purposes of determining whether a certain activity or project is considered development that requires a coastal development permit; some activities and projects will require coastal development permits although they do not fall under the following specific definition:

(1) The construction or placement of any habitable structure, including a manufactured home and including a nonresidential structure occupied by property owners, employees and/or the public;

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(2) Modification, reconstruction or replacement of 50 percent of the major structural components—consisting of the foundation, floor framing, exterior wall framing, and roof framing—of an existing habitable structure within any consecutive five-year period, or modification, reconstruction or replacement of 50 percent of the major structural components of an existing critical structure or facility, as defined by this chapter, within any consecutive five-year period, whether the work is done at one time or as the sum of multiple projects. For the purpose of this chapter, the following are not considered major structural components: exterior siding; nonstructural door and window replacement; roofing material; decks; chimneys; and interior elements including but not limited to interior walls and sheetrock, insulation, kitchen and bathroom fixtures, mechanical, electrical and plumbing fixtures. The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors;

(3) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than 50 percent or 500 square feet, whichever is greater, over the existing habitable space ~~within a consecutive five-year period. This allows a total increase of up to 50 percent of the original habitable space of a structure~~, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period;

(4) An addition of any size to a structure that is located on or adjacent to a coastal bluff, on a dune, or in the coastal hazard area, that extends the existing structure in a seaward direction;

(5) A division of land or the creation of ~~one or more new building sites~~ parcels, except where a land division is accomplished by the acquisition of such land by a public agency for public recreational use;

(6) Any change of use ~~from a non-habitable structure to a habitable structure~~, according to the definition of “habitable” found in this section, or a change of use from any noncritical structure to a critical structure. For the purpose of this chapter, the conversion of a non-habitable space within an existing habitable structure shall be considered an addition of habitable square footage consistent with (3) above;

(7) Any repair, alteration, reconstruction, replacement or addition affecting any structure that meets either of the following criteria:

(a) Posted “Limited Entry” or “Unsafe to Occupy” due to geologic hazards; or

~~(b) Located on a site associated with slope stability concerns, such as sites affected by existing or potential debris flows; or~~

~~(eb)~~ Defined as a critical structure or facility;

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- (8) Grading activities of any scale in the 100-year floodplain or the coastal hazard area, and any grading activity which requires a permit pursuant to Chapter [16.20](#) SCCC;
- (9) Construction of [public or private roads and driveways requiring a grading permit pursuant SCCC 16.20](#), [public or quasi-public](#) utilities, or other [public or quasi-public](#) facilities;
- (10) Retaining walls which require a building permit, retaining walls that function as a part of a landslide repair whether or not a building permit is required, shoreline and coastal bluff protection structures, sea walls, riprap erosion protection or retaining structures, and gabion baskets;
- (11) Installation of a [septic system Onsite Wastewater Treatment System when required by the Health Officer under SCCC 7.38](#);
- (12) Any human-made change to developed or undeveloped real estate in the special flood hazard area, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials. This is in addition to any activity listed in subsections (N)(1) through (11) of this section; or
- (13) Any other project that is defined as development under SCCC [13.20.040](#), and that will increase the number of people exposed to geologic hazards, or that is located within a mapped geologic hazard area, or that may create or exacerbate an existing geologic hazard, may be determined by the Planning Director to constitute development for the purposes of geologic review.

16.10.050 Requirements for geologic and geotechnical assessment.

- (A) All development is required to comply with the provisions of this chapter.
- (B) Hazard Assessment Required. A geologic hazards assessment shall be required for all [development or](#) development activities, ~~and foundation replacements or upgrades~~, in the following designated areas: fault zones, sites with suspected instability, and coastal hazard areas, except as specified in subsection (D) of this section, where a full geologic report will be prepared according to the County guidelines for engineering geologic reports. The County Geologist may waive the requirement for a hazard assessment based upon a determination that there is adequate information on file. A geologic hazards assessment ~~shall~~ [may](#) also be required for development located in other areas of geologic hazard, as identified by the County Geologist or designee, using available technical resources, from environmental review, or from other field review.
- (C) Geotechnical (Soils) Report Required. A geotechnical report shall be required when determined to be necessary by County civil engineering staff, the County Geologist, or the California Building Code (CBC).

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(D) Geologic Report Required. A full geologic report shall be required for the following:

(1) For all proposed land divisions and critical structures and facilities in the areas defined as a County fault zone or earthquake fault zones on the State Alquist-Priolo Earthquake Fault Zoning Act maps;

(2) Whenever a significant potential hazard is identified by a geologic hazards assessment or other field or technical assessment by the County Geologist;

(3) For all new reservoirs to serve major water supplies;

~~(4) Prior to the construction of any critical structure or facility in designated fault zones;~~

~~(5) When a property has been identified as “unsafe to occupy” due to adverse geologic conditions, no discretionary approval or building permit (except approvals and permits that are necessary solely to mitigate the geologic hazard) shall be issued prior to the review and approval of geologic reports and the completion of mitigation measures, as necessary; and~~

~~(46)~~ For all new water tanks in excess of 10,000 gallons either as a single tank or multiple tanks on a site, which are located in an area of geologic hazards as identified by the County Geologist.

(E) Potential Liquefaction Area. A site-specific soil investigation (with input from a professional geologist, when required by County civil engineering staff or the County Geologist) shall be required for all development applications for more than four residential units, in areas of high or very high liquefaction potential, or when required by the California Building Code. Development applications for four units or less, one-story structures and nonresidential projects shall be reviewed for liquefaction hazard through environmental review and/or geologic hazards assessment. When a significant hazard may exist, a site-specific soils investigation shall be required.

(F) Additional Report Requirements. Additional information (including but not limited to full geologic, subsurface geologic, hydrologic, geotechnical or other engineering investigations and reports) shall be required when a hazard or foundation constraint requiring further investigation is identified.

16.10.070 Incorporation of technical recommendations into project.

The recommendations of the geologic hazards assessment, full geologic report, and/or the recommendations of other technical reports (if reviewed and accepted by the Planning Director), shall be incorporated into the project plans or included as permit conditions of any permit or approvals subsequently issued for the development. In addition, the requirements described below for specific geologic hazards shall become

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standard conditions for development, building and land division permits and approvals. No development, building and land division permits or approvals shall be issued, and no final maps or parcel maps shall be recorded, unless such activity is in compliance with the requirements of this section.

(A) General. If a project is not subject to geologic review because the structure is nonhabitable and is not otherwise considered to be development under this chapter, a declaration of restrictions for the nonhabitable structure ~~shall~~may be recorded on the property deed that includes an acknowledgment that any change of use to a habitable use, or physical conversion to habitable space, shall be subject to the provisions of this chapter.

(B) Notice and Acknowledgement of Hazards. The developer and/or subdivider of a parcel or parcels in an area of geologic hazards ~~shall~~may be required, as a condition of development approval and building permit approval, to record a notice or declaration of geologic/coastal hazards, acceptance of risk, liability release, and indemnification with the County Recorder. The notice shall be in a form approved by the County of Santa Cruz and shall include a description of the hazards on the parcel, and the level of geologic and/or geotechnical investigation conducted, and shall include acknowledgements and agreements, as applicable to the specific project.

(C) Fault Zones.

(1) Location. Development shall be located away from potentially hazardous areas as identified by the geologic hazards assessment or full geologic report.

(2) Setbacks. Habitable structures shall be set back a minimum of 50 feet from the edge of the area of fault induced offset and distortion of active and potentially active fault traces. This setback may be reduced to a minimum of 25 feet from the edge of this zone, based upon paleoseismic studies that include observation trenches. Reductions of the required setback may only occur when both the consulting professional geologist preparing the study and the County Geologist observe the trench and concur that the reduction is appropriate. Critical structures and facilities shall be set back a minimum of 100 feet from the edge of the area of fault induced offset and distortion of active and potentially active fault traces.

(3) Other Conditions. Other permit conditions, including but not limited to project redesign, elimination of building sites, and the delineation of development envelopes, building setbacks and foundation requirements, shall be required as deemed necessary by the Planning Director.

(D) Groundshaking.

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(1) **New Dams.** Dams shall be constructed according to high seismic design standards of the Dam Safety Act and as specified by structural engineering studies.

(2) **Public Facilities and Critical Structures and Facilities.** All new public facilities and critical structures shall be designed to withstand the expected groundshaking during the design earthquake on the San Andreas Fault or San Gregorio Fault.

(3) **Other Conditions.** Other permit conditions including but not limited to structural and foundation requirements shall be required as deemed necessary by the Planning Director.

(E) **Liquefaction Potential.**

(1) **Permit Conditions.** Permit conditions including, but not limited to, project redesign, elimination of building sites, delineation of development envelopes and drainage and foundation requirements shall be required as deemed necessary by the Planning Director.

(F) **Slope Stability.**

(1) **Location.** All development activities shall be located away from potentially unstable areas as identified through the geologic hazards assessment, full engineering geologic report, soils (geotechnical) report or other environmental or technical assessment.

(2) **Creation of New Parcels.** Allow the creation of new parcels in areas with potential slope instability as identified through a geologic hazards assessment, full geologic report, soils (geotechnical) report or other environmental or technical assessment only under the following circumstances:

(a) New building sites, roadways, and driveways shall not be permitted on or across slopes exceeding 30 percent grade.

(b) A full engineering geologic report and any other appropriate technical report shall demonstrate that each proposed parcel contains at least one building site and access which are not subject to significant slope instability hazards, and that public utilities and facilities such as sewer, gas, electrical and water systems can be located and constructed to minimize potential for landslide damage and not cause a health or safety hazard.

(c) New building sites shall not be permitted which would require the construction of engineered protective structures such as retaining walls, diversion walls, debris walls or slough walls, or foundations designed to mitigate potential slope instability problems such as debris flows, slumps or other types of landslides.

(3) **Drainage.** Drainage plans designed to direct runoff away from unstable areas (as identified from the geologic hazards assessment or other technical report) shall be

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required. New drainage improvements shall not adversely affect slope stability and not increase the danger that any other property or public improvements will be impacted by potentially unstable slopes or landsliding. Drainage plans shall be completed by a professional engineer and reviewed by both the professional geologist (if required by the County Geologist) and other professional engineers as part of the design team. Such plans ~~shall~~ may also be reviewed ~~and accepted~~ by the County Geologist.

(4) Leach Fields. Septic leach fields shall not be permitted in potentially unstable areas ~~subject to landsliding~~ as identified through the geologic hazards assessment, environmental assessment, or full geologic report.

16.10.105 Notice of geologic hazards in cases of dangerous conditions.

(A) Whenever a site inspection, geologic hazards assessment or full geologic report identifies the presence of a geologic hazard that causes a site, building, structure, or portions thereof to be rendered unsafe or dangerous, then pursuant to the Uniform Code for the Abatement of Structural and Geologic Hazards as amended by SCCC [12.10.425](#), the Planning Director may issue a notice of geologic hazard and order thereon, and may record a notice of geologic hazard with the County Recorder.

(B) The Planning Director may initiate abatement procedures pursuant to the Uniform Code for the Abatement of Structural and Geologic Hazards as amended by SCCC [12.10.425](#).

(C) When a property has been identified as “unsafe to occupy” due to adverse geologic conditions, no discretionary approval or building permit (except approvals and permits that are necessary solely to mitigate the geologic hazard) shall be issued prior to the review and approval of geologic and/or geotechnical reports and the completion of mitigation measures, as necessary.

Amendments to SCCC 16.42

Chapter 16.42 HISTORIC PRESERVATION

Sections with proposed amendments:

[16.42.030 Definitions.](#)

[16.42.040 Applicability.](#)

[16.42.050 Historic resource designation.](#)

[16.42.060 Development procedures for designated historic resources.](#)

16.42.030 Definitions.

All terms used in this chapter shall be as defined in [SCCC](#) Chapter [13.10](#) [SCCC](#) and in the County General Plan glossary except as herein defined below:

(A) ["Archival quality" refers to materials that are designed and manufactured to resist deterioration and decay over a long period. The phrase "archival quality" translates to "of lasting quality". A book with lasting quality should resist deterioration for 70 to 100 years. Archival quality materials are resistant to deterioration or loss of quality, allowing for a long-life expectancy when kept in controlled conditions. When something is considered "archival," this typically means it comprises materials with a high level of alkalinity.](#)

(B) "Certified resolution" means a resolution of the Board of Supervisors establishing the historic resources designation of a structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the historic resources inventory adopted pursuant to SCCC [16.42.050](#) and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.

(~~C~~B) "Contributing historic structure or object" means a structure or object located within a designated historic district which has been designated as a contributing historic structure or object and is listed in the Santa Cruz County historic resource inventory pursuant to SCCC [16.42.050](#).

(~~D~~C) "Demolition" shall mean the following:

- (1) The complete demolition of the entirety of a landmark or contributing resource; or
- (2) The partial demolition of a landmark or contributing resource that involves either of the following:

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(a) The demolition of an aggregate of 50 or more linear feet of exterior wall or more than 50 percent of the footprint of the landmark or contributing resource, whichever is more restrictive, or

(b) The demolition is other than minor, inconsequential or insignificant and has been determined by the Planning Director to affect the significance of the landmark or contributing resource.

~~(ED)~~ “Historic alteration project, minor” means a small project involving an historic building on the County’s historic resources inventory but not including a structure with a rating of NR-1 or NR-2. Such projects include, but are not limited to, the replacement, addition or deletion of windows, doors, fences, decks and minor additions/alterations to the rear of the property of up to 10 percent of the gross square footage of the existing structure or 250 square feet, whichever is smaller, and signs.

~~(EE)~~ “Historic district” means an area designated as an historic resource and which contains improvements that:

- (1) Have character of special historic or aesthetic interest or value; and
- (2) Represent one or more periods or styles of architecture typical of one or more eras in the history of the County; and
- (3) Cause such area, by reason of these factors, to constitute a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects that are unified by past events, or aesthetically by plan or physical development.

The County has one “District” that is located in the Soquel Planning Area with properties designated “NR-5D”]

~~(GF)~~ “Historic documentation report” means a report providing documentation of the historic significance and physical appearance of an historic resource and prepared in accordance with the guidelines established by the Historic Resources Commission. The report may take the form of a narrative with attached photographs and shall include a completed California Department of Parks and Recreation Historic Inventory Form.

~~(HG)~~ “Historic object” means an item of historical value that can be seen or touched, such as an artifact, monument or work of art, and which has been designated as an historic resource pursuant to this chapter.

~~(IH)~~ “Historic property” means a parcel of land where an historic structure or object is located.

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(~~J~~) “Historic resource” means any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or nation, and which either has been referenced in the County General Plan, or has been listed in the historic resources inventory adopted pursuant to SCCC [16.42.050](#) and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.

(~~K~~) “Historic resource preservation plan” means a plan for the protection, enhancement, and/or preservation of the historic resource values of a structure, object, site or district and which is prepared according to the guidelines established by the Historic Resources Commission.

(~~L~~) “Historic Resources Commission” means the County’s Historic Resources Commission (HRC) established pursuant to Chapter [2.58](#) SCCC.

(~~M~~) “Historic resources inventory” means a list of significant historic resources reviewed by the Board of Supervisors pursuant to SCCC [16.42.050](#) and which may include historic structures, objects, sites, and districts which contribute to the historic, cultural and architectural heritage of Santa Cruz County. It includes all properties with a rating of significance of NR-1, NR-2, NR-3, NR-4, NR-5 or NR-6. Only those resources adopted by resolution by the Board of Supervisors (NR-1, NR-2, NR-3, NR-4 and NR-5) are subject to the provisions of this chapter.

(~~N~~) “Historic site” means a parcel of land or property which has been designated as an historic resource pursuant to this chapter ~~because it was previously occupied by an historical structure, or~~ because it was the scene of a past historic event, or was a place associated with an historical person.

(~~O~~) “Historic structure” means a structure which has been designated as an historic resource pursuant to this chapter.

(~~P~~) “Material change” means any exterior alteration or surface modification which will cause a change in the exterior appearance of a structure. This shall include all work which results in additions or changes to the architectural style, design, general arrangement, and components of all of the outer surfaces of an improvement, including, but not limited to, the kind and texture of the building material, and the type and style of all windows, doors, moldings, ramps, decks, fences, roofs, porches, railings, lights, signs, and other exterior fixtures appurtenant to such improvements. Material changes shall not include painting or ordinary maintenance consisting of repair which does not involve a change in exterior design or materials. Alterations to the interior of a structure do not constitute a material change.

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(~~QP~~) “Noncontributing structure or object” means a structure or object located within a designated historic district which has not been designated as a contributing historic structure or object.

(~~RQ~~) “Planning Director” means the Director of the County Planning Department or ~~his or her~~ designee.

(~~SR~~) “Reconstruction” means the act or process of depicting, by means of new construction, the form, features, and detailing of a nonsurviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

(~~TS~~) “Relocation” means the moving of a building or structure from one place to another.

(~~UF~~) “Secretary of the Interior’s Standards” means the National Parks Service and Secretary of the Interior’s Standards for Treatment of Historic Properties found at [36 C.F.R. 68.3](#) as it may be amended from time to time.

(~~VU~~) “Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner including all fences and decks. [Ord. 5061 § 28, 2009; Ord. 4922 § 1, 2008].

(W) “Thematic Activity”. At a local level, a thematic activity would be something like an annual river parade down the San Lorenzo River, or the annual LGBTQ Parade in Santa Cruz, or the once-upon-a-time Miss California Pageant that existed in Santa Cruz from 1924 to 1984. At a state level, a thematic activity could be the annual Chinese New Year celebration that occurs in various “Chinatowns” in large California cities (e.g., San Francisco and Los Angeles).

16.42.040 Applicability.

(A) Historic Structures and Objects. No person shall make or cause any material change to the exterior of an historical structure or object, demolish any portion of the exterior of an historical structure or object unless such action is in conformance with a valid historic resource preservation plan approved by the Historic Resources Commission. In addition to these requirements, no relocation or demolition as described in SCCC [16.42.030\(C\)\(1\)](#) or (C)(2) shall occur unless a historical documentation report is submitted to and approved by the Historic Resources Commission concurrent with the review of the historic resource preservation plan.

(B) Historic Properties. No person shall make or cause ~~on an historical property a~~ material change to any structure on the ~~property, or property or~~ construct any new

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structure including any fence or deck unless such action is in conformance with a valid historic resource preservation plan approved by the Historic Resources Commission. Demolition or removal of nonhistoric structures on historic properties is exempt from the provisions of this chapter.

(C) Historic Sites. For projects which will disturb or potentially disturb the ground of a designated historic site, an historical archaeological report as provided for in Chapter [16.40](#) SCCC shall be prepared and submitted with any applications for permits to develop the project.

(D) Historic Districts. No person shall make or cause in an historical district any material change to the exterior of any structure, or construct any new structure including fences and decks, or relocate or demolish any designated contributing historic structures or historic objects unless such action is in conformance with a valid historic resource preservation plan approved by the Historic Resources Commission.

Demolition and relocation of noncontributing structures located in historic districts are exempt from the provisions of this chapter. Material changes to the exterior of all structures and the construction of new structures shall be compatible with the scale, building materials and general design of the historic district, reinforce the historic value and architectural theme of the historic district, and comply with the historic preservation guidelines of SCCC [16.42.060](#)(C) and (D) to the maximum extent feasible.

16.42.050 Historic resource designation.

(A) Protected Historic Resources. The Santa Cruz County historic resources inventory shall consist of those structures, objects, properties, sites, and districts as designated by certified resolution of the Board of Supervisors and thereby incorporated by reference and made a part of this chapter, with subsequent amendments as provided for in subsection (E) of this section.

(B) Rating of Significance. For purposes of administering the historic preservation program, general public information, and to aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating Code for historic significance based upon guidelines published by the United States Department of the Interior, National Park Service as follows:

- (1) NR-1. A property listed in the National Register of Historic Places.
- (2) NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.

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(3) NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.

(4) NR-4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic ~~significance, but~~significance but have a low rating in the other categories.

(5) NR-5. A property determined to have local historical significance.

(6) NR-5D. (District) A geographically defined area of local historical significance – urban or rural, small or large – possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

~~(7)~~ NR-6. The County shall maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historic resource based on the criteria in subsections (B) and (C) of this section and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR-6. An NR-6 rated property is part of the historic resource inventory but is not subject to the provisions of this chapter. An NR-6 rated property may be reevaluated periodically.

(C) Designation Criteria. Structures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

(1) The resource is associated with a person of local, State or national historical significance.

(2) The resource is associated with an historic event or thematic activity of local, State or national importance.

(3) The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.

(4) The resource has yielded, or may likely yield, information important to history.

(D) Inventory Amendment. Amendment to the Santa Cruz County inventory of historic resources shall be by certified resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission. Actions of both bodies shall be taken following public hearing with public notice provided pursuant to SCCC [18.10.117](#) through [18.10.119](#). Any action to amend the inventory of historic

Amendments to SCCC 16.42

resources to add or remove a structure, site, object or district shall be based on the criteria provided in subsections (B) and (C) of this section, and may be initiated by a property owner or their representative, the Board of Supervisors, the Historic Resources Commission, County staff or any member of the general public. Inclusions of new historic resources in the inventory shall be accompanied by a completed historic documentation report which includes a California Department of Parks and Recreation Historic Inventory Form to document the historic and architectural values of the designated resource.

(E) Delisting of an Historic Resource that Longer Exists. In the event of a natural disaster or calamity that destroys an historic resource the delisting of an historic resource that no longer exist from the County Historic Inventory shall take affect through an administrative procedure only. This procedure shall be conducted by the Planning Director without public hearing and without Historic Resources Commission recommendation to the Board of Supervisors that it approve the delisting (the Planning Director or designee shall inform the HRC of the administrative delisting at a regularly scheduled Historic Resources Commission meeting), and without Board of Supervisors consideration. Furthermore, being that the property of said historic resource has a Historic Landmark designation of "L" (the county applies the "L" zoning designation to NR1 thru NR5 properties only), the zoning map designation will need to be amended pursuant to SCCC 18.40.055).

~~(EF)~~ Findings Required. The following findings must be made for inclusion or deletion of properties from the Historic Inventory:

- (1) For Inclusion in the Historic Inventory.
 - (a) That the proposed historic resource, or group of structures, or features thereof have significant cultural, architectural, or engineering interest or value of an historical nature, as defined in subsection (C) of this section.
 - (b) That approval or modified approval of the application to designate a historic resource is consistent with the purposes and criteria of the County's historic preservation policies set forth in this chapter, and the Historic Resources Policies of the General Plan.
- (2) For Deletion from the Historic Inventory.
 - (a) That the proposed historic resource, or group of structures, or features thereof no longer have significant cultural, architectural, or engineering interest or value of an historical nature, as defined in subsection (C) of this section.

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(b) That approval or modified approval of the application to delete a historic resource is consistent with the purposes and criteria of the County's historic preservation policies set forth in this chapter, and the historic resources policies of the General Plan.

(~~FG~~) Recording of Certified Resolution Establishing the Historic Resource Designation. Within 90 days after an historic resource has been included in the Santa Cruz County historic resources inventory by the Board of Supervisors, the Planning Director shall cause to be filed for record with the County Recorder a certified resolution establishing the historic resource designation specifying the names of the owners of record, a legal description of the property, a description of the historic resource and its historic and/or architectural value, and a statement that the historic resource so described is subject to the provisions of this chapter. A copy of the recorded certified resolution shall be sent to the property owner.

(~~GH~~) Documents. Following the Historic Resources Commission's and Board of Supervisor's acceptance of an historical documentation report, three archival quality copies with original black and white photographs shall be submitted by the applicant and shall be placed on permanent file by staff with the Santa Cruz County Planning Department, the County Historic Museum and the UCSC McHenry Library, Special Collections.

(~~IH~~) Pending Designations. Once an amendment to the Inventory of Historic Resources has been initiated to designate a property as an historic resource, no permit may be approved for any project affecting the historic resource on property until either:

- (1) Final action has been taken to reject the amendment; or
- (2) Approval of a historic resource preservation plan by the Historic Resources Commission has been obtained.

16.42.060 Development procedures for designated historic resources.

(A) Applications for Historic Review. Applications for historic resource preservation plan approval or sign review shall be filed with the Planning Department in accordance with the procedures of SCCC [18.10.117](#) through [18.10.119](#), and the administrative application requirements as established by the Historic Resources Commission.

(B) Demolition and Relocation.

- (1) Application Requirements. For projects involving demolition of the historic structure, or involving relocation of an historical structure, the application submittal shall also include:

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(a) A special inspections report from the County Planning Department on the condition of the structure; and

(b) An historical documentation report prepared according to guidelines established by the Historic Resources Commission. The report shall contain the following:

(i) Information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure or object, or would create exceptional hardship, or is necessary to alleviate a dangerous condition.

(ii) Provisions to preserve the historic values of the structure or object by documentation and/or preservation of artifacts and building materials.

(c) Provisions to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant. The availability of the structure shall be advertised by means of an one-eighth-page display ad in a paper of general circulation in the County of Santa Cruz, at least twice during a 30-day period. The advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation (through moving or dismantling) of the structure proposed for demolition, and the date after which a demolition permit may be issued. Evidence of this publication must be submitted prior to issuance of a demolition permit. This is not applicable to projects involving the relocation of the historic resource on the same site.

(2) Processing. Demolition applications shall be processed as follows:

(a) The complete demolition of the entirety of an historic resource a landmark or contributing resource shall require a public hearing and recommendation by the Historic Resources Commission and a public hearing and final action by the Board of Supervisors.

(b) The partial demolition, as defined in SCCC [16.42.030\(C\)](#), of an historic landmark or contributing resource shall require a public hearing and final action by the Historic Resources Commission. The Historic Resources Commission may, at their discretion, refer the final action to the Board of Supervisors.

(c) Lesser demolition, not meeting the definition of “demolition” in SCCC [16.42.030\(C\)](#), of a landmark or contributing resource may be

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approved or denied by the Planning Director without public hearing ~~by the Planning Director~~. The Planning Director, at his or herwith discretion, may refer the final action to the Historic Resources Commission.

(C) Alteration.

(1) Criteria for Projects Involving the Exterior Alteration of a Historic Resource. A historic resource preservation plan for alterations and changes to the exterior of an historical structure or object shall conform to the following criteria:

(a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

(d) Changes which may ~~have~~ take place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

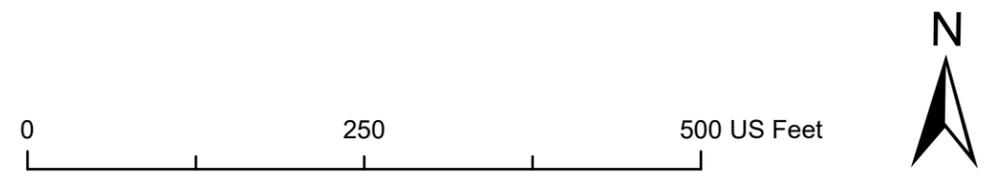
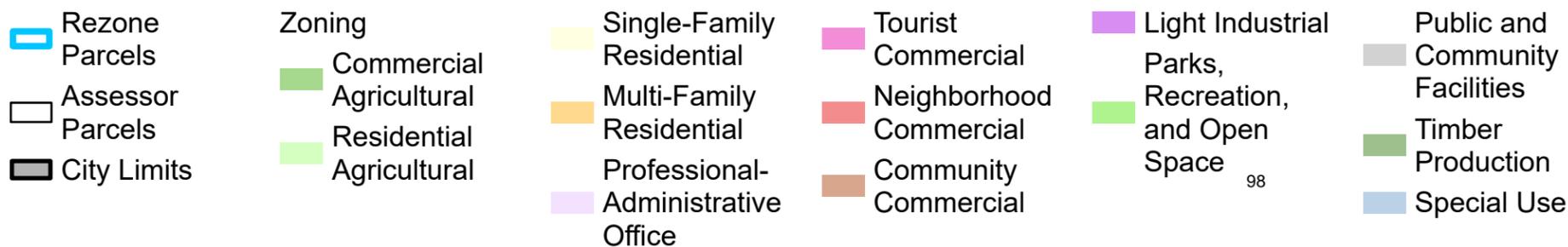
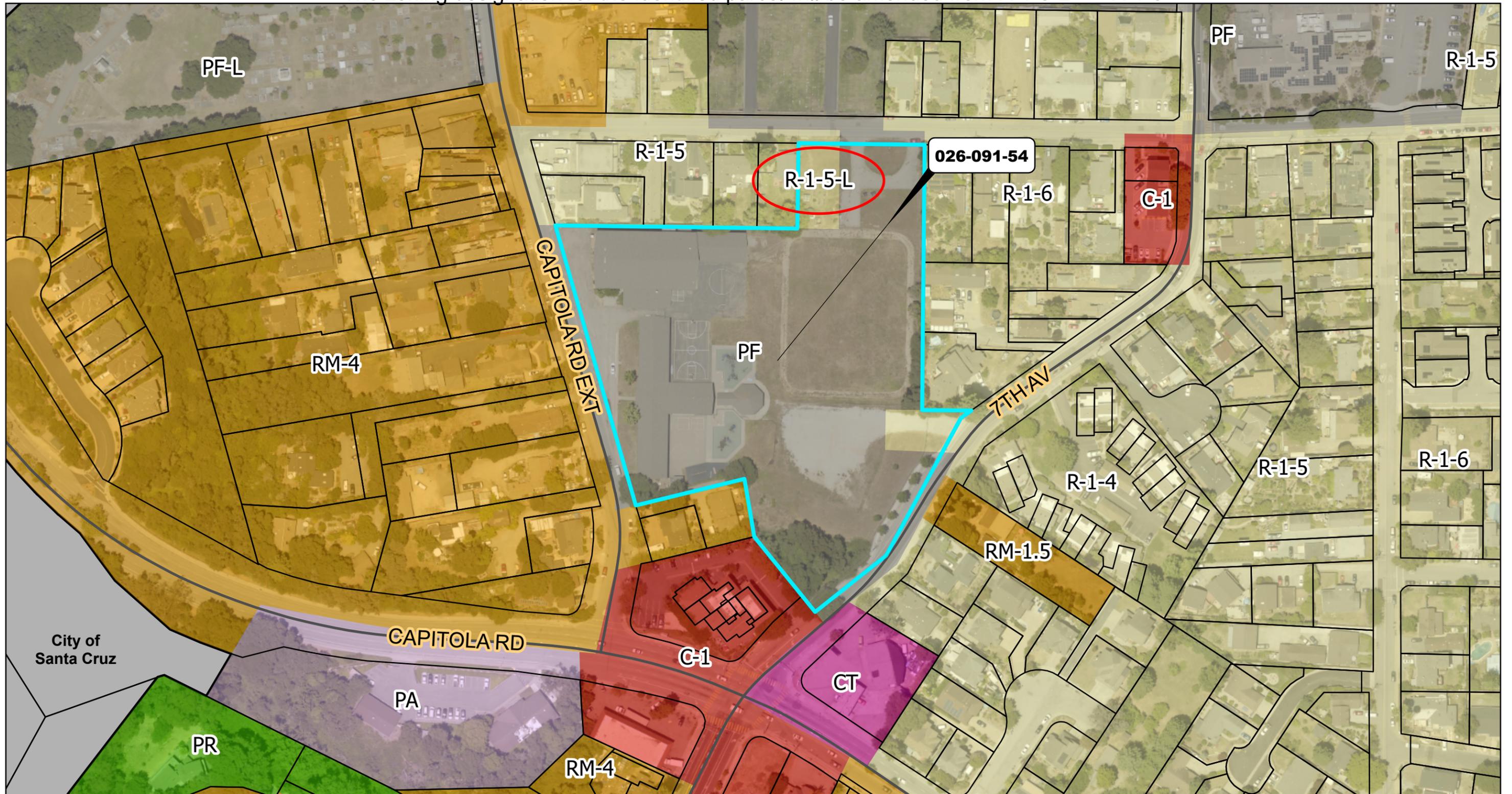
(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

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- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be utilized.
 - (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
 - (i) Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.
 - (j) Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.
- (2) Processing. Alteration applications shall be processed as follows:
- (a) Alteration applications shall require a public hearing before the Historic Resources Commission.
 - (b) Minor historic alteration project applications may be approved or denied by the Planning Director without public hearing ~~by the Planning Director~~. The Planning Director, at his or her discretion, may refer the final action to the Historic Resources Commission.

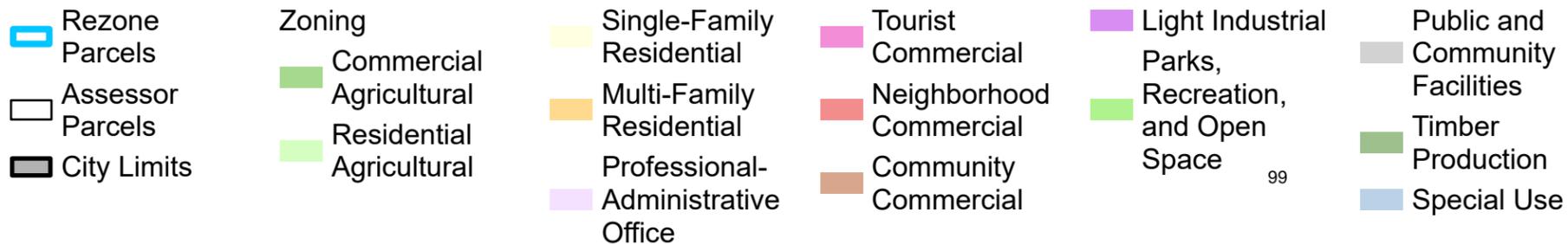
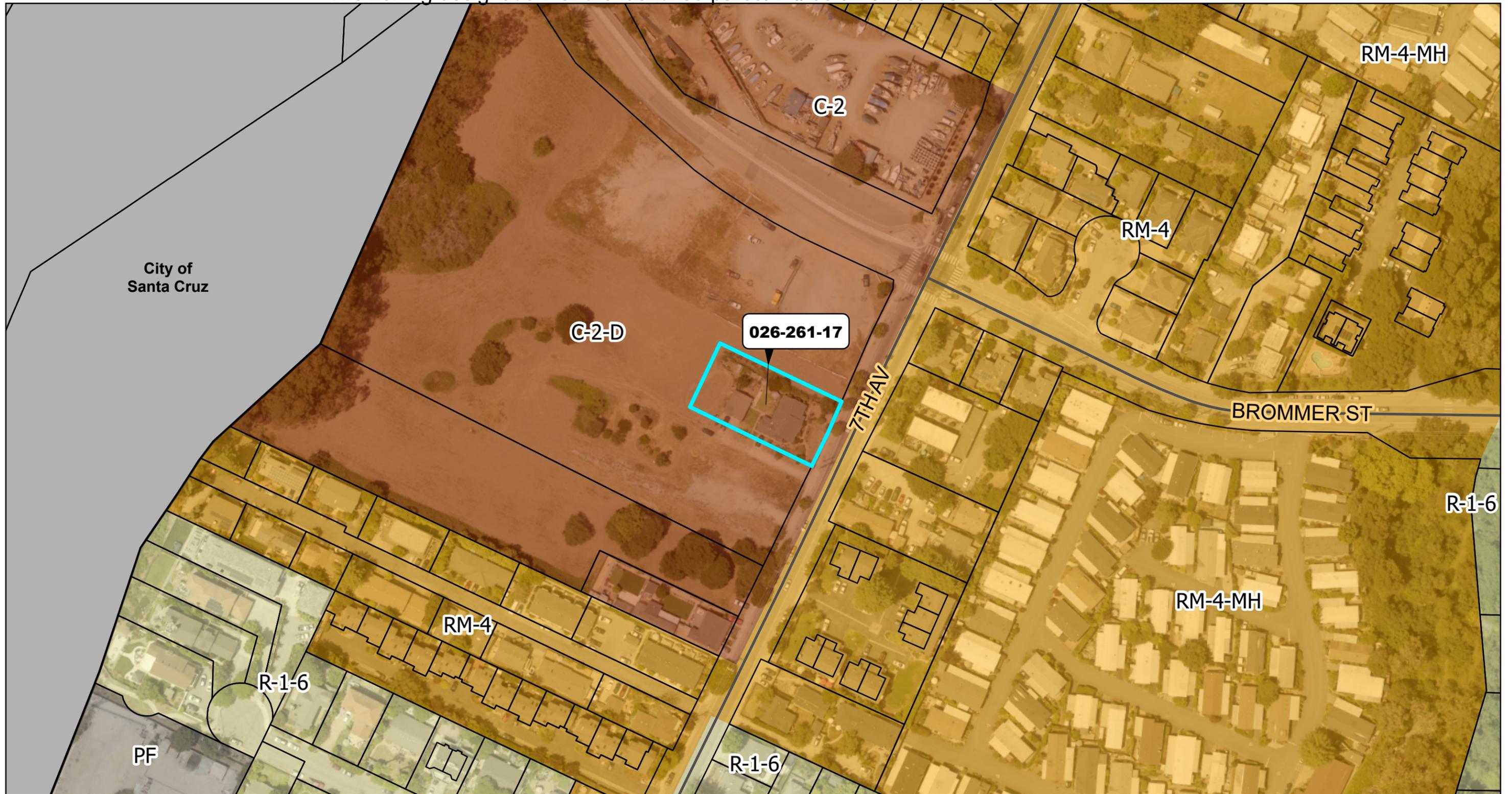
Map Amendments

The zoning designation for the identified parcel will be amended from R-1-5-L → R-1-5



Map Amendments

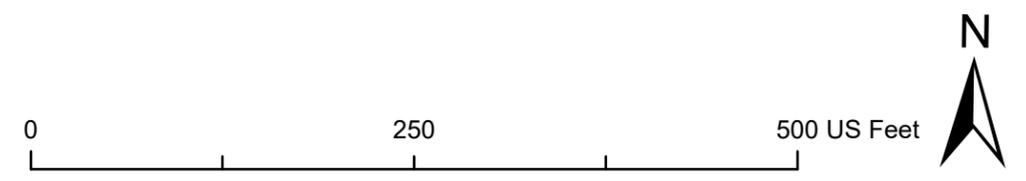
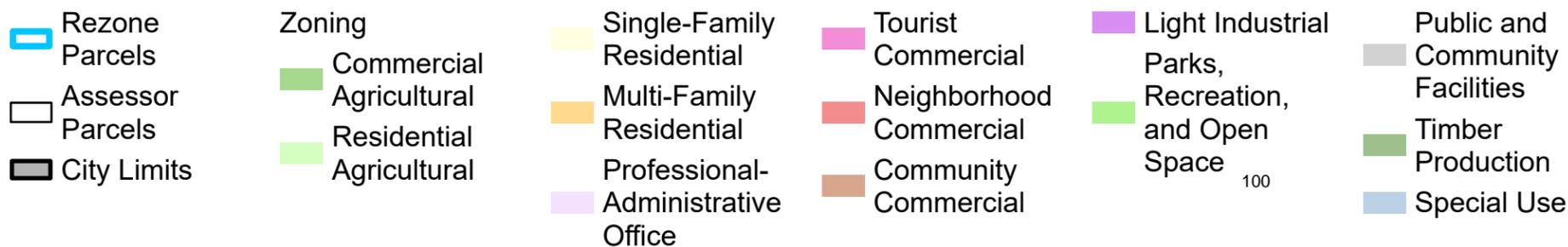
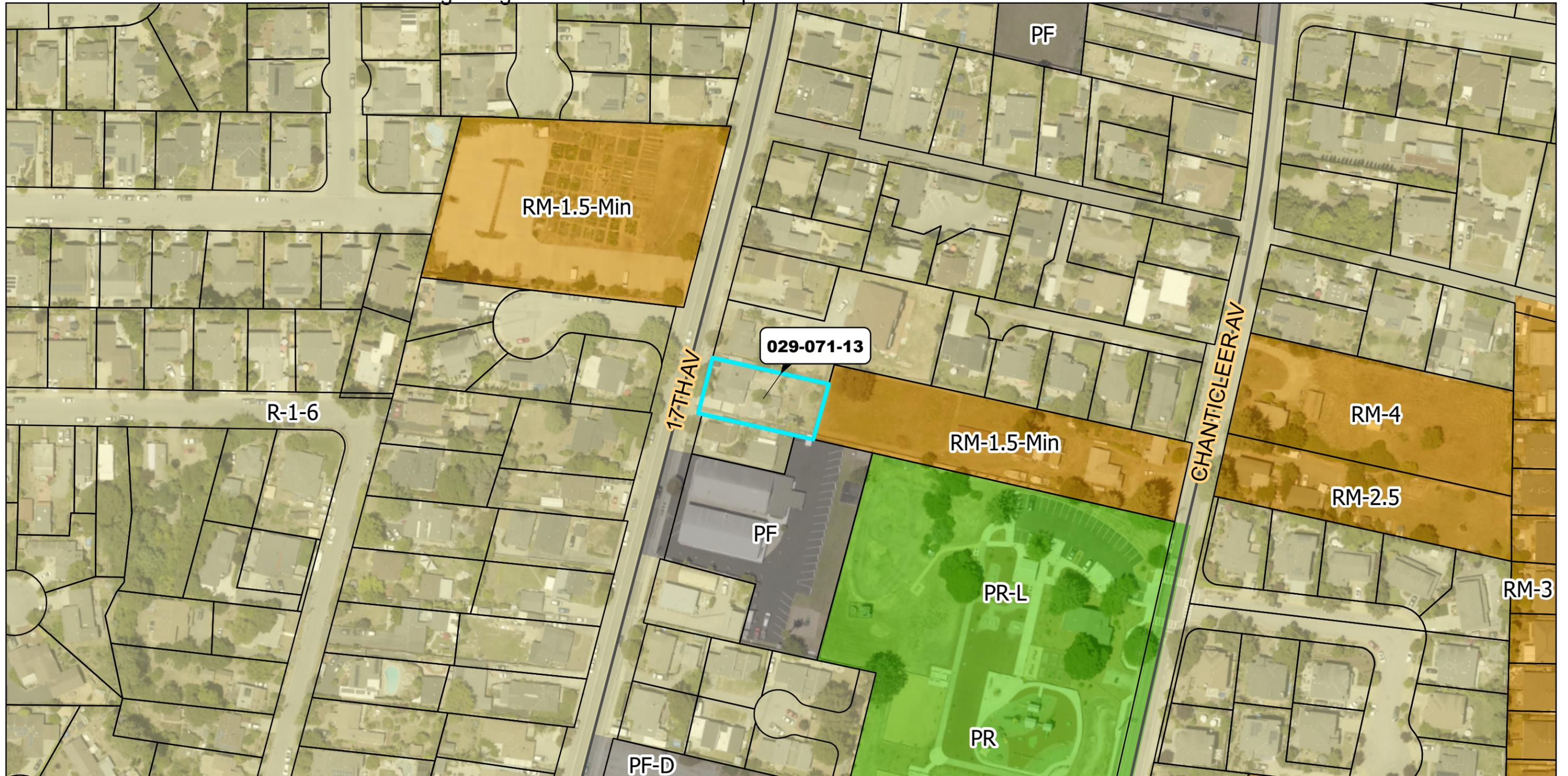
The zoning designation for the identified parcel will be amended from C-2-D → C-2-D-Min



Map Amendments

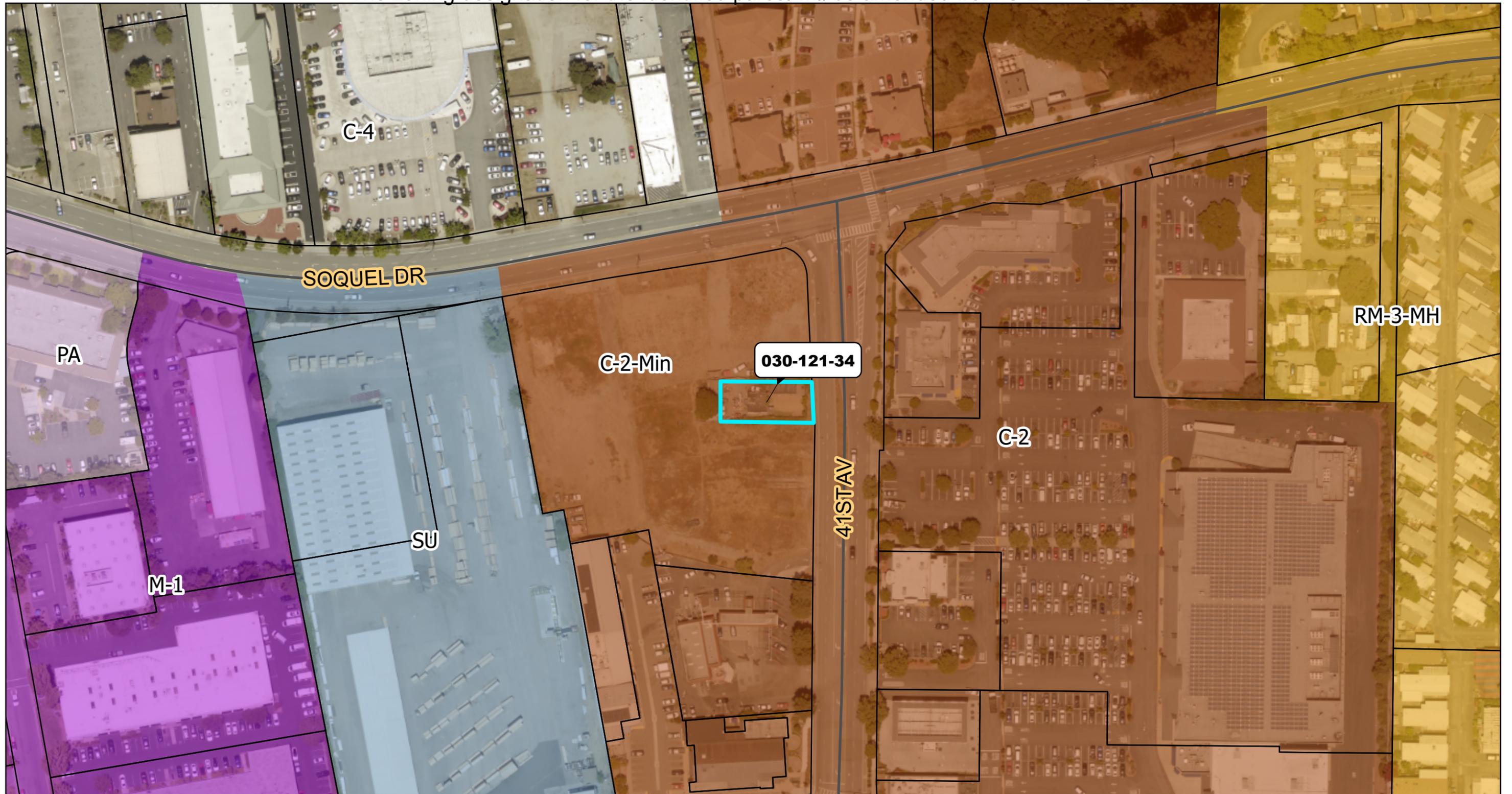
The General Plan Land Use designation for the identified parcel will be amended from R-UL → R-UH

The zoning designation for the identified parcel will be amended from R-1-6 → R-1.5-Min



Map Amendments

The zoning designation for the identified parcel will be amended from C-2 → C-2-Min



Map Amendments

The zoning designation for the identified parcel will be amended from C-1-L → C-1



- | | | | | | |
|---------------------|---------------|---|----------------------------|---|---------------------------------------|
| Rezone
Parcels | Zoning | Single-Family
Residential | Tourist
Commercial | Light Industrial | Public and
Community
Facilities |
| Assessor
Parcels | Commercial | Multi-Family
Residential | Neighborhood
Commercial | Parks,
Recreation,
and Open
Space <small>102</small> | Timber
Production |
| City Limits | Residential | Professional-
Administrative
Office | Community
Commercial | Special Use | |
| | Agricultural | | | | |



Map Amendments

The zoning designation for the identified parcel will be amended from CA-L-W → CA-W



- Rezone
Parcels
- Assessor
Parcels
- City Limits

- Zoning**
- Commercial
 - Agricultural
 - Residential
 - Agricultural

- Single-Family
Residential
- Multi-Family
Residential
- Professional-
Administrative
Office

- Tourist
Commercial
- Neighborhood
Commercial
- Community
Commercial

- Light Industrial
- Parks,
Recreation,
and Open
Space₁₀₃

- Public and
Community
Facilities
- Timber
Production
- Special Use



Map Amendments

The zoning designation for the identified parcel will be amended from C-1 → R-1-6

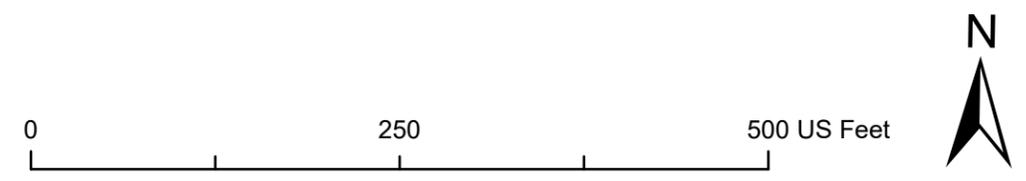
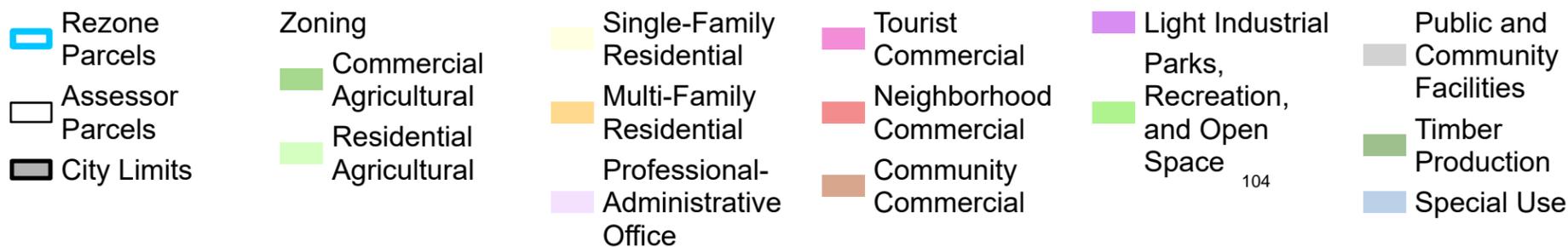
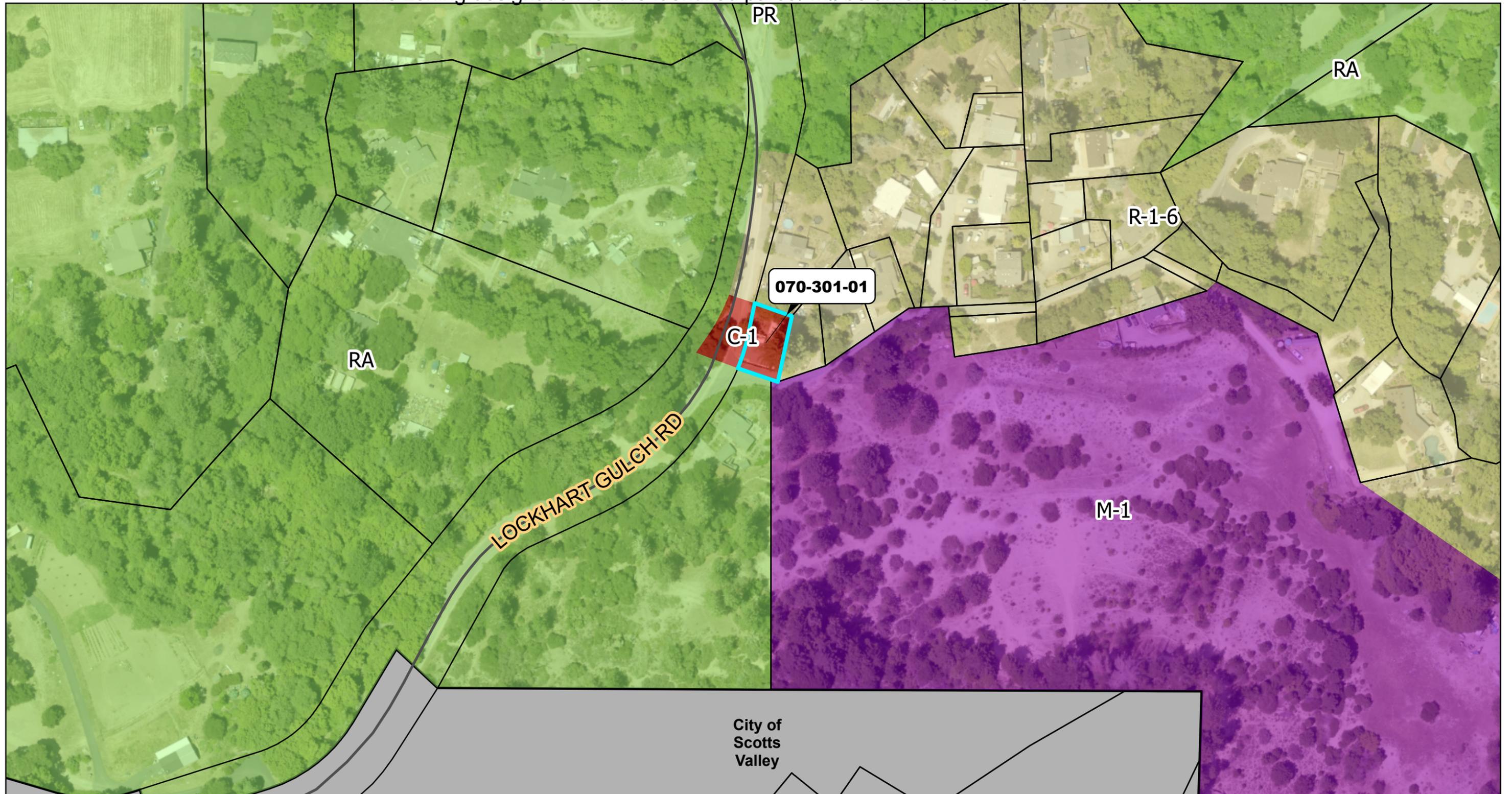


EXHIBIT E

Map Amendments

The zoning designation for the identified parcel will be amended from C-1 → R-1-15



- | | | | | | |
|---------------------|---------------|---|----------------------------|---|---------------------------------------|
| Rezone
Parcels | Zoning | Single-Family
Residential | Tourist
Commercial | Light Industrial | Public and
Community
Facilities |
| Assessor
Parcels | Commercial | Multi-Family
Residential | Neighborhood
Commercial | Parks,
Recreation,
and Open
Space ¹⁰⁵ | Timber
Production |
| City Limits | Residential | Professional-
Administrative
Office | Community
Commercial | Special Use | |
| | Agricultural | | | | |

