



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

November 9, 2009

AGENDA DATE: December 9, 2009

ITEM #: 10

TIME: After 1:30 PM

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

**RE: Proposed Pleasure Point Community Design Combining Zone District
Residential Design Standards**

Planning Commissioners:

Due to community concerns about the changing character of the Pleasure Point neighborhood, in 2006 the County initiated the Pleasure Point Community Planning Process, which culminated in preparation of the Pleasure Point Community Plan (see Plan on link from www.sccoplanning.com). In August 2008 the Board of Supervisors accepted the Plan and directed staff to prepare County Code amendments implementing several of the recommendations of that Plan, and to forward them to your Commission for your consideration and recommendation back to the Board. Today your Commission is being asked to consider two alternate versions of a proposed ordinance that would implement many of the Plan's recommendations, and a rezoning ordinance that would apply new residential design standards to new residential uses on parcels in Pleasure Point.

BACKGROUND

Pleasure Point is one of the County's more unique neighborhoods, with a high proportion of relatively small and/or narrow lots that contribute to its informal, eclectic, surf town-type character. The Pleasure Point Community Planning Process project was a joint Redevelopment Agency/Planning Department effort in response to community concern arising from an increasing number of large two story houses being constructed on small lots, often shading and/or being out of scale with their neighbors, and causing a perceived change in the character of the neighborhood. This community planning process was centered on a series of community workshops facilitated by project consultants MIG Inc. The goal of these workshops was to develop consensus regarding how to better guide future private development and public facilities/infrastructure in the transitioning Pleasure Point neighborhood. One specific area of concern for the community was the relatively

larger size of new construction and remodels of Pleasure Point's residential buildings. At the heart of this topic of concern as well as the overall effort was a community dialogue about a collective definition about "Pleasure Point character" and what elements of Pleasure Point community design should be incorporated in the future development and redevelopment of the area.

From the issues and concerns and other community input received during in the early workshops the following goals or "visions" for the Pleasure Point neighborhood were identified:

- Goal #1: Retain Small Town/Beach Town Character: Most residents expressed a strong desire to retain the existing sense of community with a small surf-town feel and eclectic mix of homes (i.e. with smaller lots, appropriately-scaled homes, and narrow, shared streets). Many also valued freedom of choice and variation in home design.
- Goal #2: Ensure Complementary Scale of New Development: Most residents who participated in the workshops wanted to ensure that the scale and design of new development and improvements is complementary to existing adjacent buildings, and that new homes not dominate neighboring residences.
- Goal #3: Promote Access to Sun and Light: Most residents who participated in the workshops were in favor of regulations to ensure that new houses/additions do not overly impinge upon their neighbors' access to sunlight, that new development should not create substantial shadows, especially during the winter months.
- Goal #4: Protect and Enhance Natural and Ecological Systems: Nearly all workshop participants were in favor of protecting and enhancing Pleasure Point's natural landscapes and ecological systems. Residents also identified the natural and unbuilt areas of Pleasure Point as particularly important and integral to the community's character. Workshop participants envisioned retaining, if not increasing, the quality and access to natural areas and open spaces, including Moran Lake, beaches, surf breaks, forested areas, and Corcoran Lagoon. Several residents expressed a desire to enhance habitat and other open space areas. Other residents voiced a desire to work with nature and envisioned a more sustainable Pleasure Point neighborhood.
- Goal #5: Retain and Enhance Walkable and Bikable Character: Most workshop participants were interested in retaining and enhancing the walkable and bikable character of the area. A key component of the existing community character includes the large portion of residents that choose to walk and bike. Workshop participants believed that retaining and enhancing the walkability and bikability of the neighborhood is critical to the community vision. This includes treating streets as public open space where safety for pedestrians and cyclists of all ages and abilities is the highest priority.

- Goal #6: Provide Neighborhood Friendly Infrastructure Improvements: Most participants would like the County to provide for neighborhood-friendly and appropriately-scaled infrastructure improvements that result in a cleaner streetscape environment with fewer drainage problems/polluted runoff, and fewer unsightly overhead utility wires.
- Goal #7: Establish Clear and Simple Design Standards and Permitting Process: Many of the workshop participants were in favor of the County establishing clear and simple design standards that address community concerns, while keeping the permitting process for building improvements simple (i.e., keeping it non-discretionary, to the extent feasible).

A number of recommended actions for the County to take grew out of these goals, which were refined in the later workshops. Among these recommended actions were proposed new Pleasure Point residential design standards, including:

- Requiring second story setbacks of 10 feet from the side property line to reduce mass and bulk as seen from the street and decrease shading on neighboring parcels.
- Expanding allowed lot coverage on small lots (i.e., those 3,500 sq. ft. or under) to 45%, from the current 40% limit, to encourage smaller (or no) second stories on such lots.
- Encouraging more front porches by revising site regulations to include incentives to build front porches.
- Limiting garages to a maximum of two-car widths wide, and occupying no more than 50% of facade width, to provide for a more balanced appearance from the street.
- Allowing three-car tandem parking to reduce the prominence of garages on home façades as viewed from the street.
- Keeping garages flush with, or behind, house façades also to reduce prominence of garages.

In August 2008, the Board of Supervisors accepted the Pleasure Point Community Plan (see Plan on link from www.sccoplanning.com) and directed Planning staff to prepare proposed County Code amendments implementing several of the recommendations of that Plan, and to forward them to your Commission for your consideration and recommendation back to the Board (see Exhibit D for Board minutes). The Plan's recommendations being proposed for implementation include several measures that would be required of new and/or remodeled houses in the Pleasure Point neighborhood (see Exhibit E for map) to reduce the overall bulk and mass of their second stories to reducing visual and shading impacts on their neighbors, and also a number of measures to enhance appearance of new/remodeled houses as viewed from the street.

Staff is proposing that these measures be required as additional design standards (i.e., in addition to the existing requirements) in a proposed new Combining Zone overlay district for the neighborhood. Two alternate versions of the ordinance implementing a proposed new Pleasure Point Community Design ("PP") Combining Zone District and its additional design standards are presented, each implementing slightly different proposed bulk/mass standards. It is proposed your Commission consider both of the alternatives and forward your recommendation to the Board of Supervisors.

PROPOSED ACTIONS

The Pleasure Point Community Plan recommends several measures to reduce the overall bulk and mass of the second stories of new/remodeled residences to reduce visual and shading impacts on neighbors, and a number of measures to enhance appearance of the public/private interface of new/remodeled houses as viewed from the street. Staff has proposed an ordinance (Exhibits B and C are two alternate versions of this ordinance) amending the County Code to institute a new Pleasure Point Community Design ("PP") Combining Zone District overlay in the Pleasure Point neighborhood (see Exhibit E for map). New residential structures and additions in Pleasure Point would be subject to several new design standards, in addition to existing standards (unless the existing standards are modified by the new overlay district regulations). A separate rezoning ordinance (Attachment A-2 of Exhibit A) is proposed to add the Pleasure Point Community Design ("PP") Combining Zone designation to all Single Family Residential (R-1), Multi-Family Residential (R-M) and Parks, Recreation and Open Space (P-R) zoned parcels in the Pleasure Point neighborhood. The new standards would apply to all residential projects, both ministerial and discretionary, but would not impose a new discretionary approval process. A Level 5 exception process (i.e., requiring design review and a public hearing) is proposed for those applicants that cannot (or choose not to) conform to the new standards.

Two alternative versions for regulating bulk and mass of residential buildings (i.e., second story setback standards) are presented and evaluated here. Alternative 1 (Exhibit B) would provide for slightly less shading of parcels adjacent to new residential development than would Alternative 2 (Exhibit C). **The only difference between the two alternatives is that under Alternative 1 the building envelope of narrower lots requires sloped roofs in order to reach the 28-foot height limit. Flat roofs would be allowed under Alternative 1 but they would only be allowed to go up to a maximum of 22-feet, instead of 28-foot maximum under Alternative 2.** This difference can most clearly be seen by comparing Figures 2 and 3 of each alternative (i.e., Exhibits B and C), and in Exhibit F which shows the relative shading impacts of each alternative.

A. PROPOSED STANDARDS TO REDUCE BUILDING MASS & BULK

The following proposed standards (A1) and (A2) are intended to help reduce the perceived mass/bulk in residential buildings to achieve a scale and character that is more compatible with the Pleasure Point neighborhood. These proposed measures would apply to new residential construction and home additions.

- A1. Second Story Setbacks Required – For new two-story residential structures or second story additions, reduce the perceived mass and bulk and reduce shadowing of neighboring parcels by setting back second stories at least 10-feet from the sideyard property line. Residential buildings on typical-width lots (i.e., lots 35-feet or greater in width) must fit within the dimensions of the building volume envelope limit diagram illustrated in proposed new County Code Subsection 13.10.446(a)(1)(A) (see Figure 1 on Page 3 of both Exhibits B and C).

For medium-width lots (i.e., between 30-feet and 35-feet wide) on which a 10-foot second story setback would greatly restrict the ability to have a viable second story, a slightly smaller second floor setback is allowed (i.e., 7-feet instead of 10-feet), as described in proposed new Subsection 13.10.446(a)(1)(B) (see Figure 2 on Page 4 of both Exhibits B and C),

For the narrowest lots (i.e., those less than 30-feet wide) on which even a 7-foot second story setback would greatly restrict the ability to have a viable second story, no additional second floor setback would be required (i.e., the second floor would have to be only 5-feet from the sideyard property line, the same as the first floor), as described in proposed new Subsection 13.10.446(a)(1)(C) (see Figure 3 on Page 5 of both Exhibits B and C).

Walkways/decks would be allowed on the setback portion of roof of the first story, so long in meets the Building Code minimum width (currently 36") and the top of the hand railing does not exceed 15-feet in height from grade (under proposed new Subsection 13.10.446[a][1][D]) (see Page 5 of both Exhibits B and C).

As noted above, two alternate versions of the second floor setback requirement, each implementing slightly different bulk/mass standards for medium and narrow-width lots, are presented here for your Commission's consideration. Two alternatives are being presented because staff determined, after the Community Plan process, that there would still be significant shading impacts with the smaller second floor setbacks for medium width lots (i.e., 7-feet instead of 10-feet), and particularly so on narrow lots (with no second floor setback required) if flat roofs up to the 28-foot maximum height limit were to be allowed. Therefore, staff has proposed an alternative (Alternative 1) that would require the side portion of second floor walls to be no more than 22-feet height, thus allowing more light to shine on neighboring parcels. **The shading impacts of each alternative are most clearly seen in the comparative diagrams in Exhibit F.** Staff proposes that your Commission consider the two alternate versions and make a recommendation to the Board of Supervisors.

- A2. Increased Allowed Lot Coverage for Small Lots – To reduce the perceived mass and bulk of houses, and to reduce shadowing of second stories on neighboring parcels, a greater percentage of lot coverage would be allowed on smaller lots under proposed new County Code Subsection 13.10.446(a)(2)(see pp. 6 in Exhibits B & C). On lots less than 3,500 square feet in size, the lot coverage limit

would be 45% instead of the standard 40%. This relaxation of the lot coverage limit is intended to encourage smaller second floors, or eliminate the need for second floors entirely, on smaller parcels in Pleasure Point.

B. PROPOSED STANDARDS FOR PUBLIC/PRIVATE INTERFACE

The following four standards (B1 through B4) are proposed to improve the public/private interface in residential developments to encourage community interaction, and walkable and bike-friendly edge conditions along the private residential lots in the Pleasure Point neighborhood.

- B1. Encourage More Front Porches – To provide an incentive to building front porches on new houses in the Pleasure Point neighborhood, and on existing houses that do not exceed Floor Area Ratio (FAR) or lot coverage standards, incentives to building front porches are proposed, based on the following criteria (see proposed new County Code Subsection 13.10.446[b][1] in Figure 4 on Page 7 of both Exhibits B & C).
- Front porches may extend up to 6-feet into the front yard setback;
 - Up to 140 square feet of front porch area shall not be included in lot coverage or FAR calculations;
 - Height of any front porch roof subject to these incentives must not exceed 15-feet.
 - A stairway to the front porch may extend up to 4 additional feet into the front yard setback (i.e., for a total of 10-feet) if the stairs are no more than 4-feet wide.
 - Any front porch subject to these incentives must remain unenclosed (i.e., including glass).
- B2. Limit garages to a maximum of 2-car widths wide, and occupying no more than 50% of facade width – To reduce domination of house facades by garage doors, for all new or expanded garages, combined garage door-width are proposed to be limited to a maximum of 2 car-widths wide, and to occupying no more than 50% of the building facade width. Three or more car-width garages would not be allowed if located at the front of the house. Single one car-width garage doors would be allowed regardless of parcel width (see proposed new County Code Subsection 13.10.446[b][2] on Page 7 of both Exhibits B and C).
- B3. Allow Three-Car Tandem Parking – To reduce the amount of front yard area devoted to parking, it is proposed that on-site 3-car tandem parking be allowed by-right, with one car behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 on Page 8 of both Exhibits B & C (see proposed new County Code Subsection 13.10.446[b][3]).
- B4. Keep Garages Flush With or Behind Facade – To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, it is

proposed that garages be kept flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 & 7 on Page 9 of both Exhibits B & C (see proposed new County Code Subsection 13.10.446[b][4]).

ENVIRONMENTAL REVIEW

The proposed ordinance amending County Code Chapter 13.10 to implement the Pleasure Point Community Design ("PP") Combining Zone District, with special residential design standards and incentives, and the proposed rezoning action, have undergone environmental review and have been found to have no significant negative environmental impacts and to be consistent with the California Environmental Quality Act (CEQA). A mitigation was added requiring that roof gutter downspouts be directed to vegetated areas on small lots (i.e., under 3,500 square feet) to reduce runoff impacts if the increased lot coverage allowance for such lots (i.e., from 40% to 45%) was implemented. Staff has prepared a CEQA Initial Study (Exhibit G), which has undergone its required 28-day review period, and a CEQA Negative Declaration (Exhibit H) has been proposed for your consideration of a recommendation for Board of Supervisors action.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed amendments will not result in any loss of agricultural land, any loss of coastal access, or any negative impacts to public viewsheds within the Coastal Zone. The increase in allowable lot coverage for lots under 3,500 square feet will affect a relatively small number of parcels and will serve to encourage first-story development and may, therefore, result in fewer two-story residential buildings (or smaller second stories) thereby further protecting public viewsheds. Similarly, the second story setback requirement will result in less bulky second stories, potentially improving coastal views. The incentive for allowing more front porches, could potentially impact coastal views if near the coast, however such porches would be subject to design review as part of coastal permit issuance, which will serve as a check to any coastal viewshed disruption. The amendments therefore meet the requirements of, and are consistent with, the County's certified Local Coastal Program (LCP) and the California Coastal Act. However, as an amendment to County Code Chapter 13.10, the implementation of the Pleasure Point Community Design ("PP") Combining Zone District is considered a "Coastal Implementing Ordinance" and will therefore require review and approval by the Coastal Commission subsequent to Board of Supervisors action.

RECOMMENDATION

The Pleasure Point Community Plan was the culmination of a two-year long public participation process, centered around a series of well-attended community workshops, which resulted in recommended policy changes that address the numerous neighborhood issues expressed by the Pleasure Point community. These issues, brought forth at the community workshops, included concerns about the scale of newer development and other land use-related issues in the Pleasure Point neighborhood. The Plan's recommended strategies were tailored to address these concerns, while at the same time not making the development approval process in Pleasure Point overly complex or

burdensome. They included actions the County can take, resulting in development policy changes applicable in the Pleasure Point neighborhood only, that address the community's concerns. On August 19, 2008, the Board of Supervisors accepted the Pleasure Point Community Plan and directed Planning staff to prepare and process County Code amendments to implement its recommendations regarding residential bulk/mass/shading and the appearance of new/remodeled houses as viewed from the street.

Planning staff has presented two alternative versions of an amendment to County Code Chapter 13.10 that would institute a Pleasure Point Community Design ("PP") Combining Zone overlay district with special residential design standards and incentives, that would be in addition to those already required for residential development elsewhere in the County, and would implement the Plan's recommendations regarding residential bulk/mass/shading and the appearance of new/remodeled houses as viewed from the street. One version (Alternative 1) reduces the amount of shade that would be cast upon neighboring parcels more than the other version (Alternative 2), but also is more restrictive in the types of designs that would be allowed. Staff requests that your Commission consider both of these alternatives and make a recommendation to the Board of Supervisors.

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

1. Conduct a Public Hearing;
2. Adopt the attached Resolution (Exhibit A) recommending Board of Supervisors approval of one of the two versions of the proposed amendments to County Code Chapter 13.10 that would institute a Pleasure Point Community Design ("PP") Combining Zone overlay district with special residential design standards and incentives, and the proposed Rezoning Ordinance adding the Pleasure Point Community Design ("PP") Combining Zone designation to all Single Family Residential (R-1), Multi-Family Residential (RM) and Parks, Recreation and Open Space (PR) zoned parcels in the Pleasure Point neighborhood, and recommending Board of Supervisors certification of the proposed CEQA Negative Declaration; and
3. Direct the Planning Department to forward the proposed amendments, rezonings, and CEQA Negative Declaration to the Board of Supervisors for their consideration.

Sincerely,



Frank Barron, AICP
Planner III
Policy Section



Glenda Hill, AICP
Principal Planner
Policy Section

Exhibits:

- A. Resolution Recommending Board of Supervisors Adoption of Proposed Amendments to County Code Chapter 13.10 instituting a Pleasure Point Community Design ("PP") Combining Zone District, and Certification of CEQA Negative Declaration

Attachments to Exhibit A:

- A-1: Proposed Ordinance Amending County Code to Implement Pleasure Point Community Design ("PP") Combining Zone District (to be attached after Planning Commission selects either Alternative 1 or Alternative 2 of the Ordinance)
- A-2: Proposed Rezoning Ordinance
- B. Alternative 1 of Proposed Ordinance Amending County Code to Implement Pleasure Point Community Design ("PP") Combining Zone District
- C. Alternative 2 of Proposed Ordinance Amending County Code to Implement Pleasure Point Community Design ("PP") Combining Zone District
- D. Board of Supervisors August 19, 2008 Meeting Minutes (Full Board staff report, including correspondence to the Board on this matter, are available via the County website at: www.co.santa-cruz.ca.us. Go to August 19, 2008 Board Minutes, Item # 29)
- E. Map of Proposed Pleasure Point Community Design ("PP") Combining Zone District
- F. Shading Diagrams Illustrating Differences Between Alternatives 1 & 2
- G. CEQA Initial Study
- H. CEQA Negative Declaration

cc: Redevelopment Agency
Department of Public Works
Department of Parks and Recreation
California Coastal Commission

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

**RESOLUTION RECOMMENDING BOARD OF SUPERVISORS APPROVAL OF
AMENDMENTS TO SANTA CRUZ COUNTY CODE CHAPTER 13.10 INSTITUTING
THE PLEASURE POINT COMMUNITY DESIGN ("PP") COMBINING ZONE
DISTRICT AND REZONING PARCELS TO ADD THE PLEASURE POINT
COMMUNITY DESIGN "PP" COMBINING ZONE DESIGNATION**

WHEREAS, the Pleasure Point Community Planning Process project was initiated in Fall 2006, as a joint Redevelopment Agency/Planning Department effort, in response to community concern about the scale of newer development and other land use-related issues in the unique Pleasure Point neighborhood; and

WHEREAS, this community planning process was centered on a series of community workshops with the goal to develop consensus regarding how to better guide future private development and public facilities/infrastructure in the transitioning Pleasure Point neighborhood; and

WHEREAS, one specific area of concern expressed by many community members was the relatively larger size of new construction and remodels of residential buildings in Pleasure Point, an area with a relatively high proportion of small and/or narrow lots; and

WHEREAS, most residents who participated in the workshops want to ensure that the scale and design of new development and improvements is complementary to existing adjacent buildings, and that new homes not dominate neighboring residences; and

WHEREAS, most residents who participated in the workshops are also in favor of regulations to ensure that new houses/additions do not overly impinge upon their and their neighbors' access to sunlight, and that new development should not create substantial shadows, especially during the winter months; and

WHEREAS, the ultimate result of this community-involvement process was preparation of the Pleasure Point Community Plan, which contains several recommended actions for the County to take, including the institution of a Pleasure Point Community Design ("PP") Combining Zone District, with special residential design standards, in addition the standards required elsewhere in the County; and

WHEREAS, among the recommendations of the Pleasure Point Community Plan are proposed requirements for second stories of new houses or additions to be set back at least 10-feet from the side yard property line (with certain exceptions for lots narrower than 35-feet), so as to minimize the amount of shadow cast on neighboring parcels especially during winter months; and

WHEREAS, among the recommendations of the Pleasure Point Community Plan are proposed requirements and incentives to enhance the appearance of new houses and additions as they are viewed from the street, including reducing the visual impact of garages and encouraging the construction of front porches; and

WHEREAS, the Pleasure Point Community Plan was formally accepted by the Board of Supervisors on August 19, 2008, with Board direction to Planning staff to prepare County Code amendments implementing these recommendations, and further direction to forward the amendments to the Planning Commission for their review and recommendation back to the Board; and

WHEREAS, the proposed ordinance amending the County Code codifies the recommendations of the Pleasure Point Community Plan regarding: (1) overly massive and bulky houses being built on small lots, creating out of scale buildings that may excessively shade neighboring parcels, (2) the need to retain and enhance community appearance and neighbor interaction through encouraging front porches, and (3) reducing the visual impact of automobile-oriented features on facades and in front yards, such as large prominent garages and wide, space consuming on-site parking areas; and

WHEREAS, the California Coastal Commission has certified the County's Local Coastal Program, including County Code Chapter 13.10, as consistent with and legally adequate to carry out the California Coastal Act; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Santa Cruz County Code and proposed rezoning will be consistent with the policies and land use designations of the General Plan and Local Coastal Program and other provisions of the County Code, is in compliance with the California Coastal Act, and will contribute to the responsible management of natural resources in the community, and the proposed rezoning will be consistent with Section 13.10.215 (d) of the Zoning Ordinance; and

WHEREAS, it is appropriate to rezone residential properties in the Pleasure Point neighborhood into the Pleasure Point Community Design ("PP") Combining Zone District to enact the proposed ordinance provisions; and

WHEREAS, the proposed County Code amendments have undergone environmental review pursuant to the California Environmental Quality Act (CEQA) and have been found to have no significant negative environmental impacts and to be consistent with CEQA, and staff has prepared a CEQA Negative Declaration; and

WHEREAS, it is intended that the proposed County Code amendments and rezonings shall go into effect upon certification by the California Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz County Planning Commission recommends that the Board of Supervisors:

1. Adopt either Alternative 1 or Alternative 2 of the proposed Ordinance amending the County Code to institute a Pleasure Point Community Design ("PP") Combining Zone District, with special residential design standards, that will be applied in addition to the existing residential design standards in the Pleasure Point neighborhood (Attachments A-1 and A-2);
2. Adopt the proposed Rezoning Ordinance adding the Pleasure Point Community Design ("PP") Combining Zone designation to all Single Family Residential (R-1), Multi-Family Residential (RM) and Parks, Recreation and Open Space (PR) zoned parcels in the Pleasure Point neighborhood (Attachment A-3); and
3. Certify the proposed CEQA Negative Declaration based upon the Initial Study for this project that concludes that the proposed amendments will not have a significant impact on the environment.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 9th day of December 2009, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

ATTEST: _____
Secretary

Chairperson

APPROVED AS TO FORM: 
County Counsel

Attachments:

- A-1: Alternative 1 of the Proposed Ordinance Amending County Code to Implement Pleasure Point Community Design ("PP") Combining Zone District
- A-2: Alternative 2 of the Proposed Ordinance Amending County Code to Implement Pleasure Point Community Design ("PP") Combining Zone District
- A-3: Proposed Rezoning Ordinance adding the Pleasure Point Community Design ("PP") Combining Zone designation to all Single Family Residential (R-1), Multi-Family Residential (RM) and Parks, Recreation and Open Space (PR) zoned parcels in the Pleasure Point neighborhood

ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
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SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

The purposes of the Pleasure Point Community Design “PP” Combining District are to:

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design “PP” Combining District.

The Pleasure Point Community Design “PP” Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design “PP” Combining District

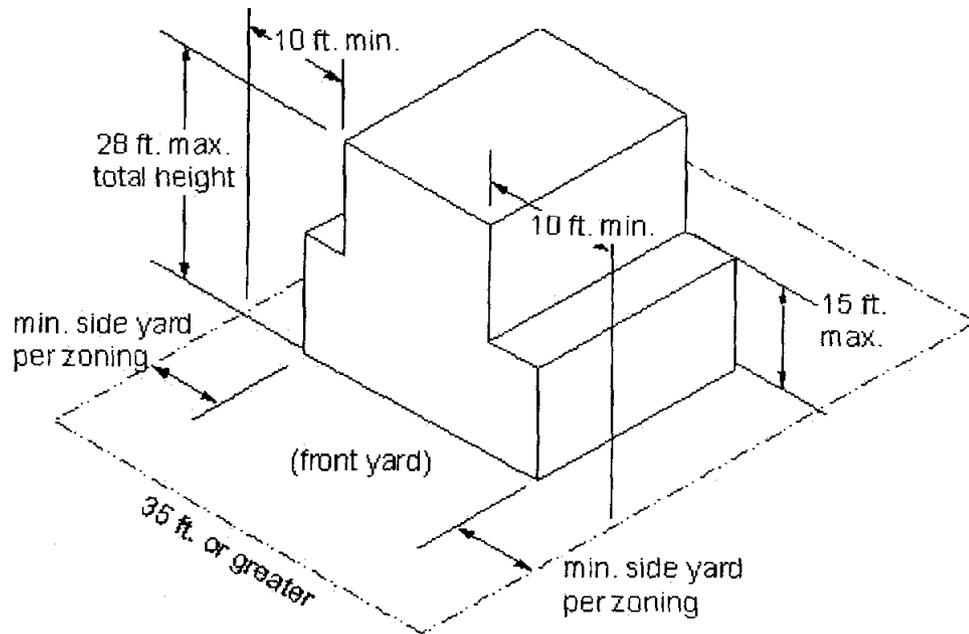
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design “PP” Combining District. Where there are difference between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

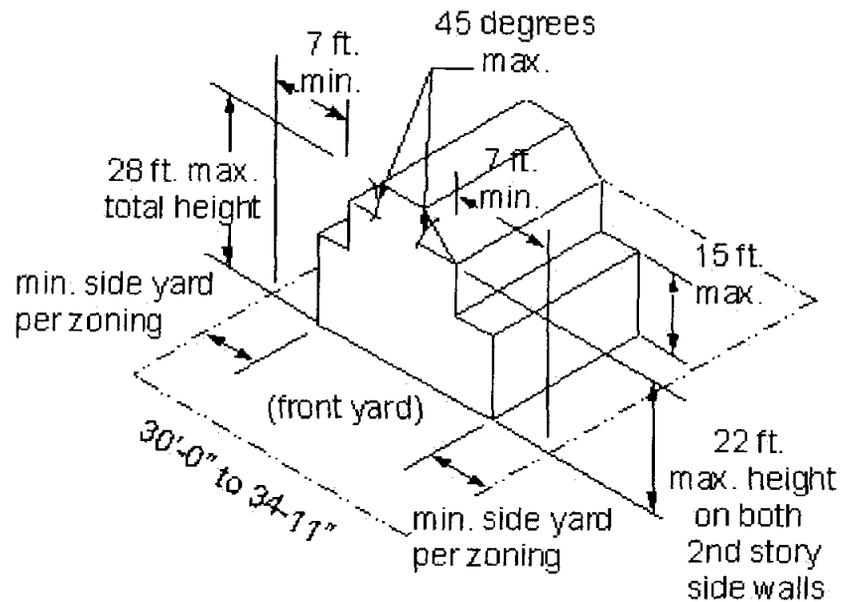
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



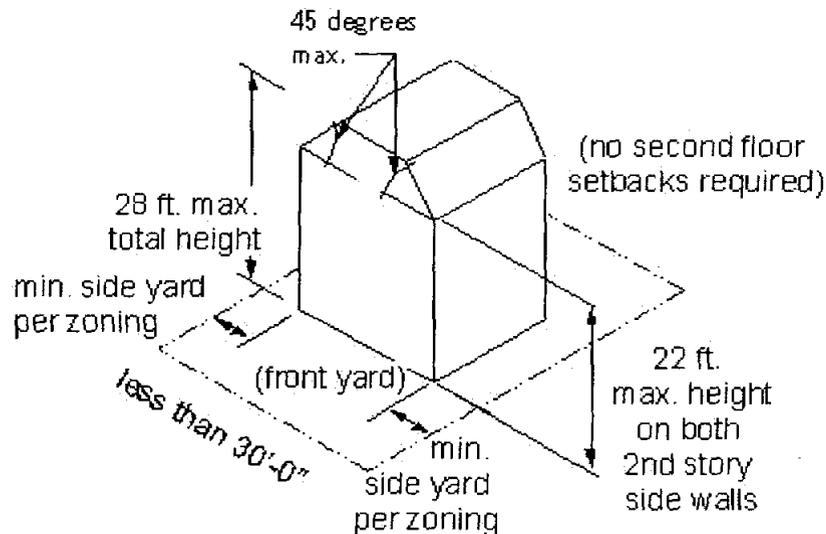
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. In addition, side walls shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required; however, the outer side wall shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area.

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

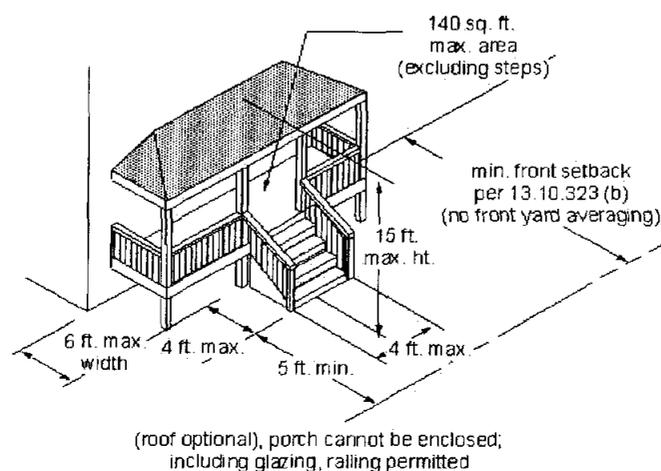
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

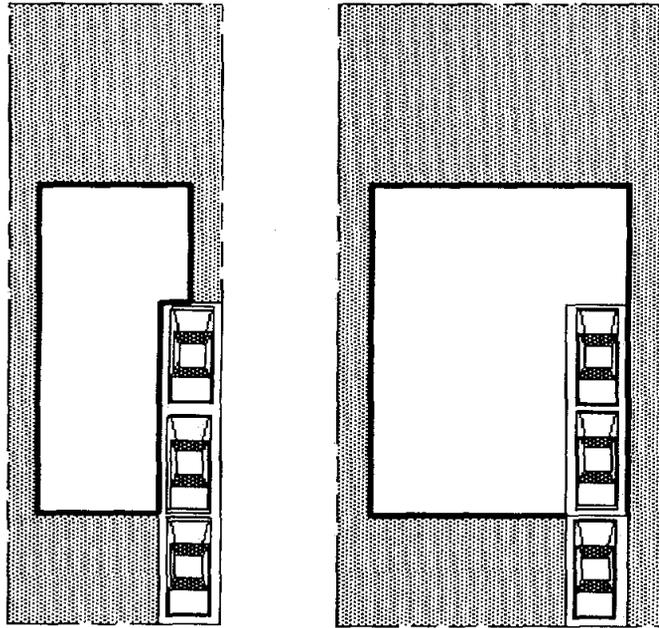
**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

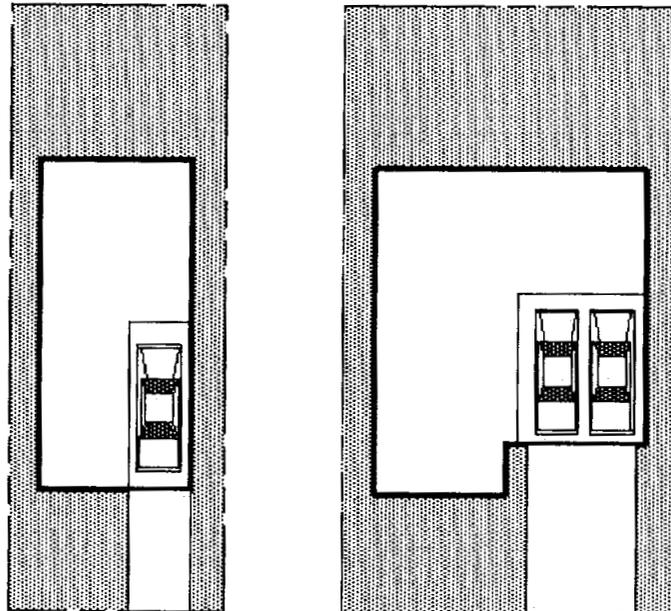
3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

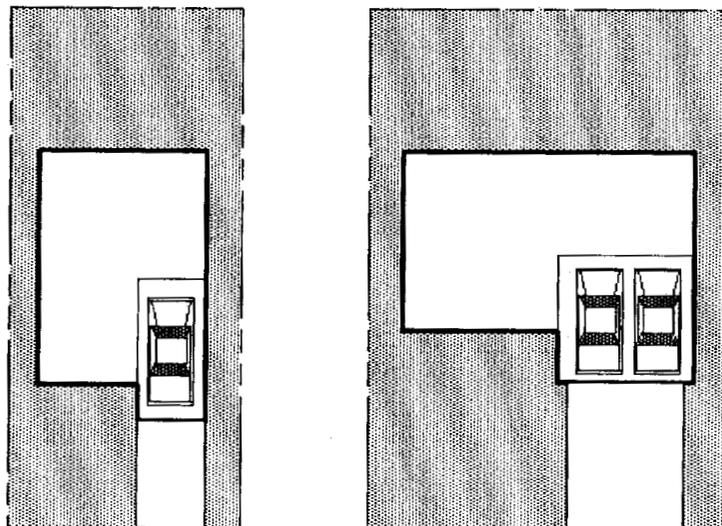


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or

2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION IV

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning, Public Works, Redevelopment, County Counsel, POSCS

ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
--	-----	---

SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

The purposes of the Pleasure Point Community Design “PP” Combining District are to:

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design “PP” Combining District.

The Pleasure Point Community Design “PP” Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design “PP” Combining District

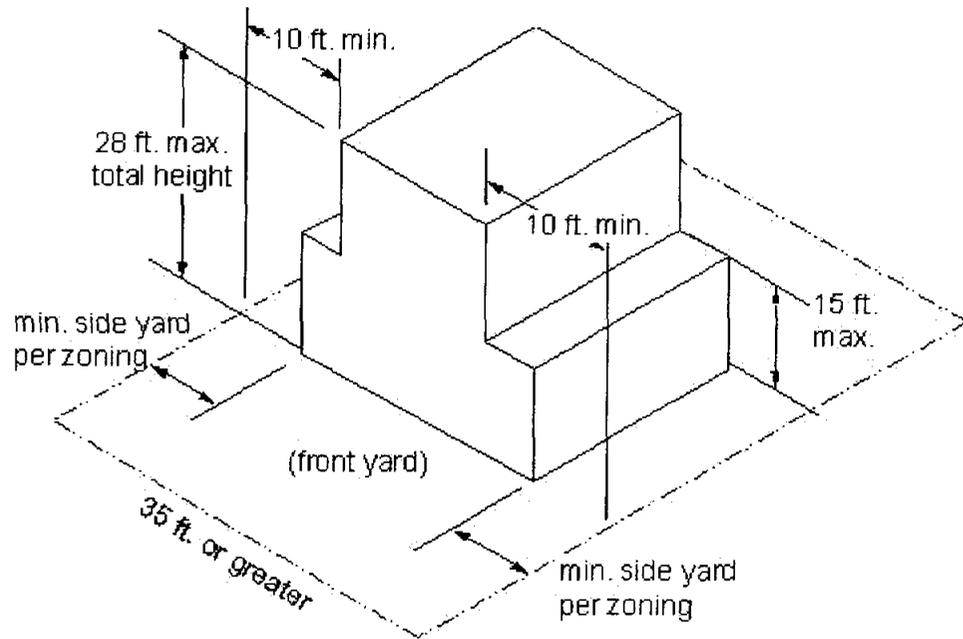
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design “PP” Combining District. Where there are difference between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

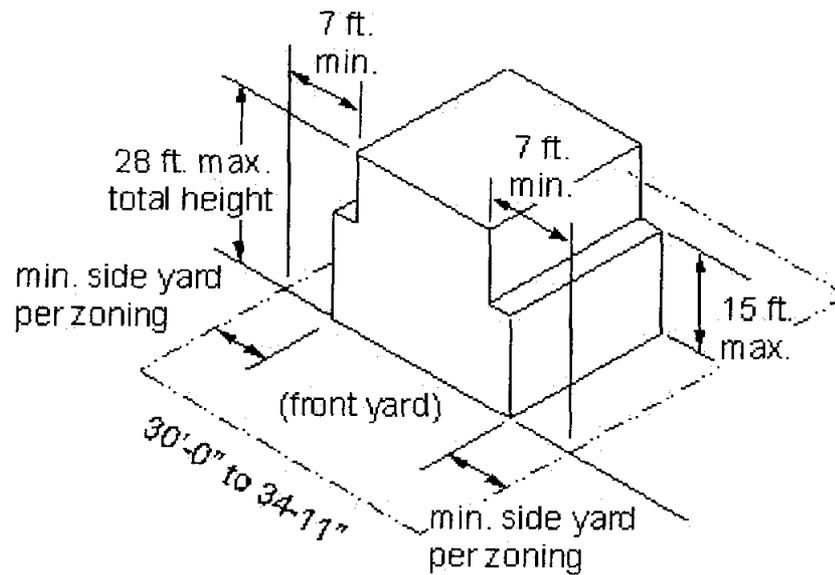
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



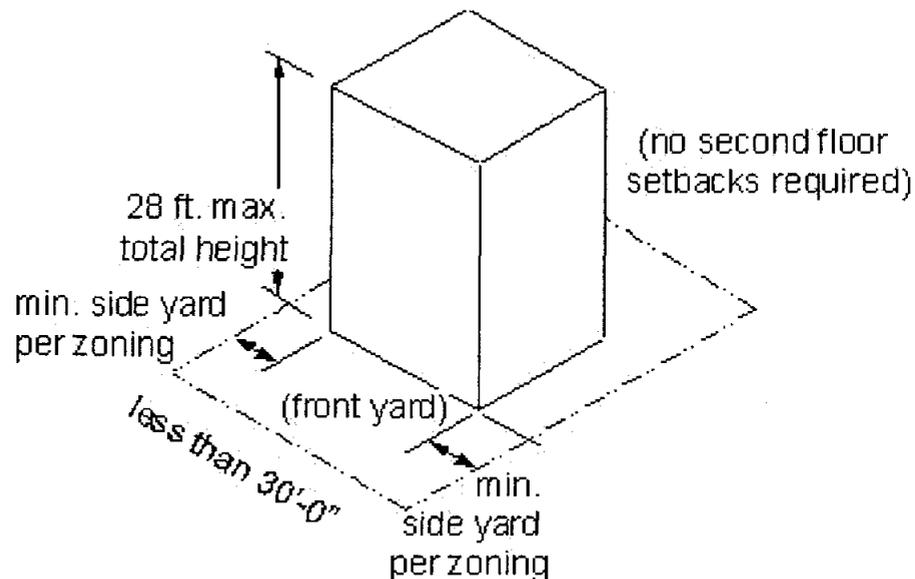
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. **Front Porches:** For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

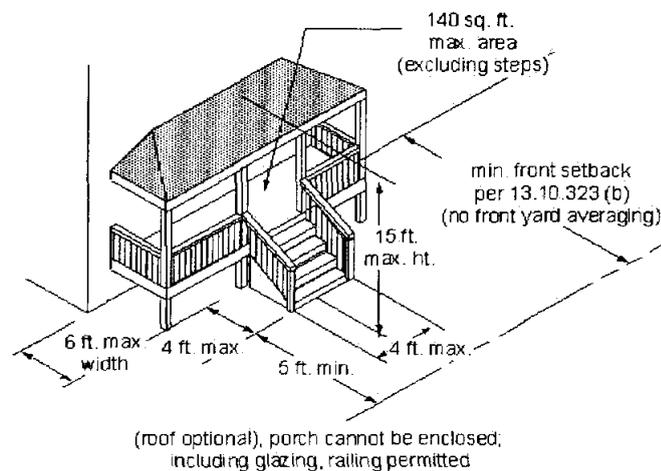
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

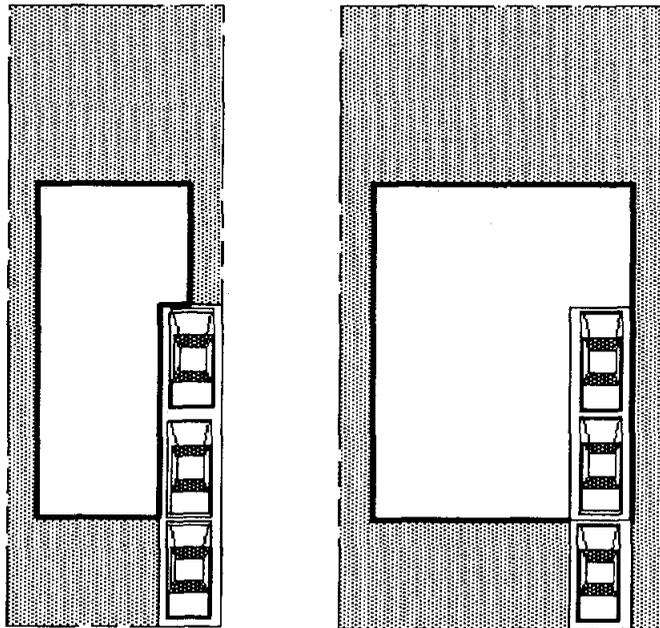
**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

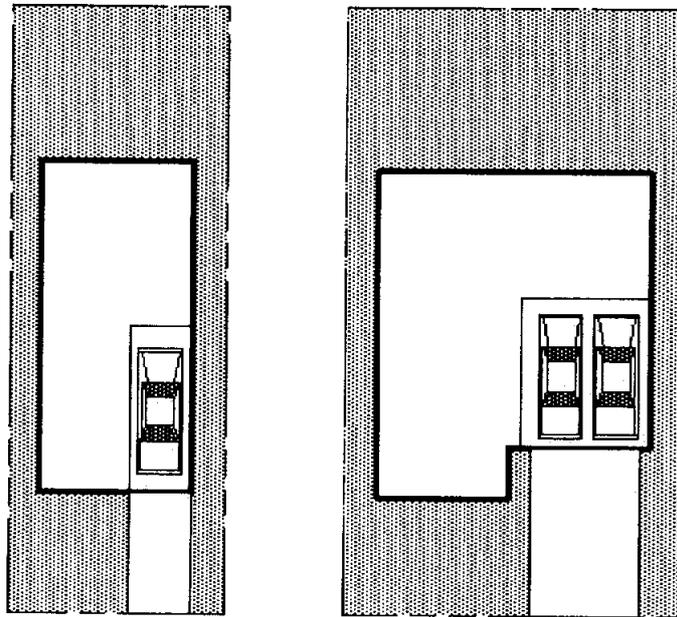
3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

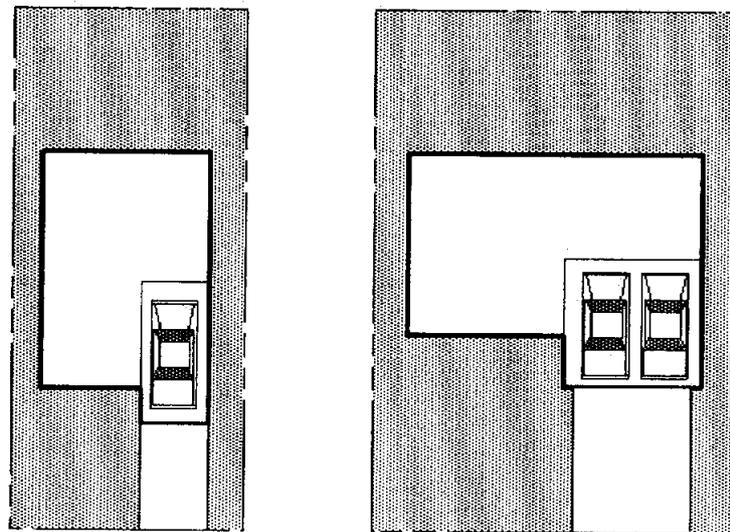


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or

2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION IV

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning, Public Works, Redevelopment, County Counsel, POSCS

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE BY
ADDING THE "PP" PLEASURE POINT COMMUNITY DESIGN COMBINING DISTRICT
TO RESIDENTIAL PARCELS IN THE PLEASURE POINT NEIGHBORHOOD**

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the recommendations of the Pleasure Point Community Plan regarding the residential parcels in the Pleasure Point neighborhood as described in Section III, and finds that the zoning designated herein is consistent with all elements of the County General Plan.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning of certain parcels listed in Section III will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the Pleasure Point area is changing to such a degree that the public interest will be better served by a combining zone overlay instituting different residential design standards in the Pleasure Point neighborhood; and
4. The proposed zoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted.

SECTION III

The County Zoning Plan is hereby amended to add the "PP" Pleasure Point Community Design Combining District to all R-1, RM and PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west, as depicted on the map attached as Exhibit A-2A.

SECTION V

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2009, by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



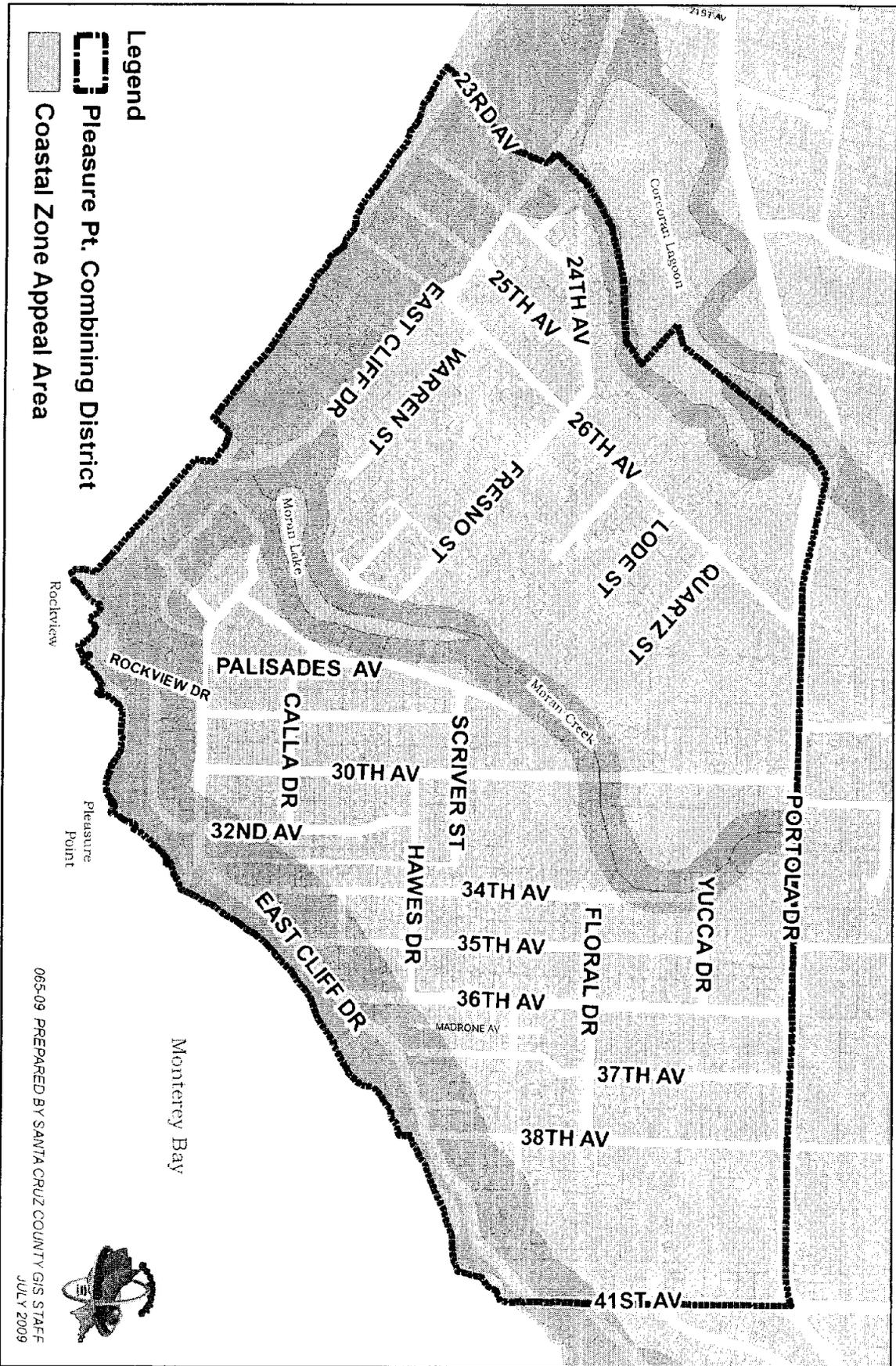
County Counsel

EXHIBITS:

A-3A: Map of Pleasure Point Community Design "PP" Combining District Overlay Zone

Copies to: Planning
Public Works
Redevelopment Agency
Parks, Open Space and Cultural Services
County Counsel

**Exhibit A-3A
Extent of Proposed Pleasure Point Community Design "PP" Combining Zone District**



065-09 PREPARED BY SANTA CRUZ COUNTY GIS STAFF
JULY 2009



ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
--	-----	---

SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

The purposes of the Pleasure Point Community Design “PP” Combining District are to:

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design "PP" Combining District.

The Pleasure Point Community Design "PP" Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design "PP" Combining District

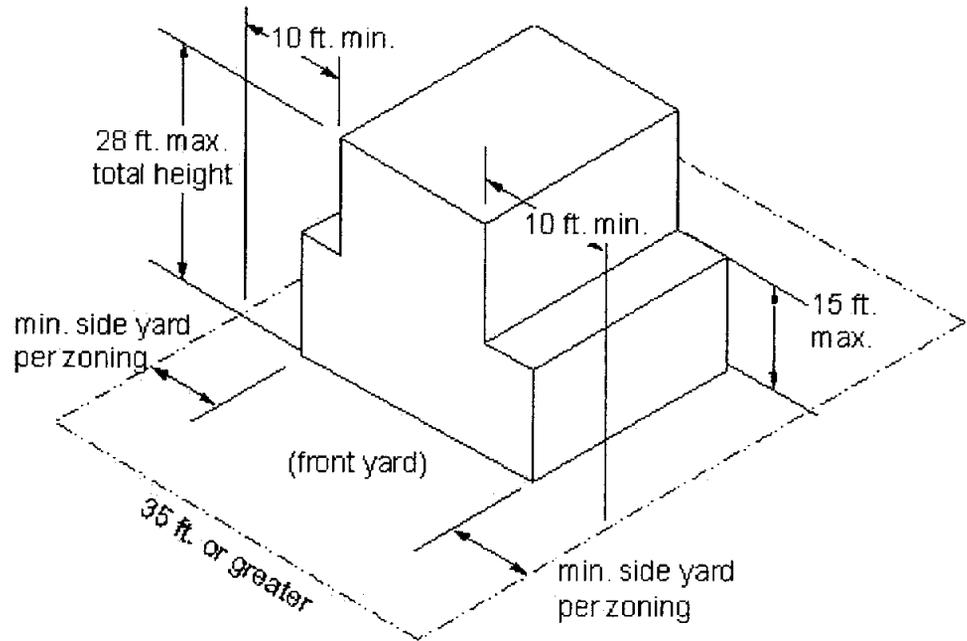
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design "PP" Combining District. Where there are difference between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

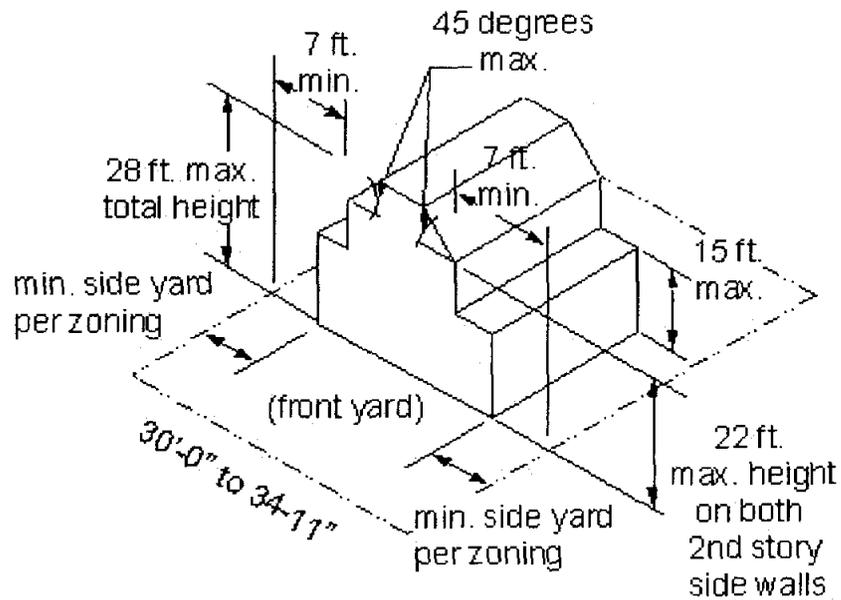
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



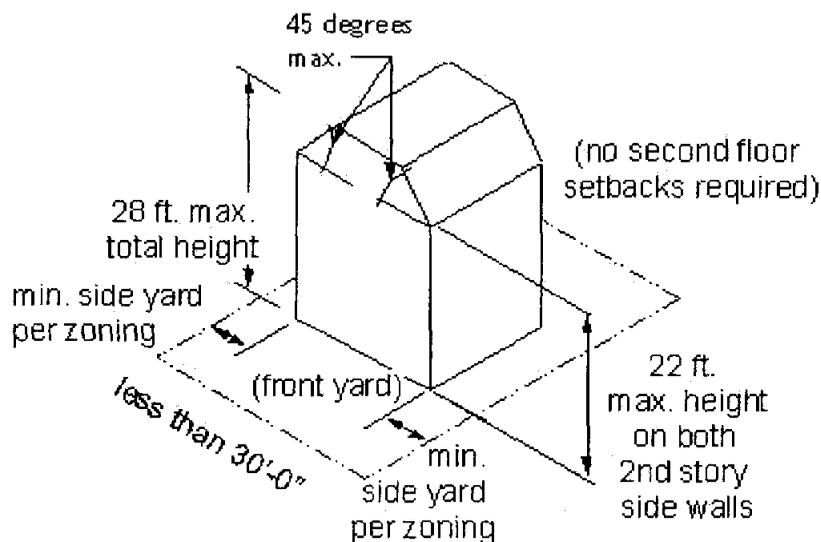
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. In addition, side walls shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required; however, the outer side wall shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A roof slope not exceeding 45 degrees (1:1 rise over run ratio) is allowed between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

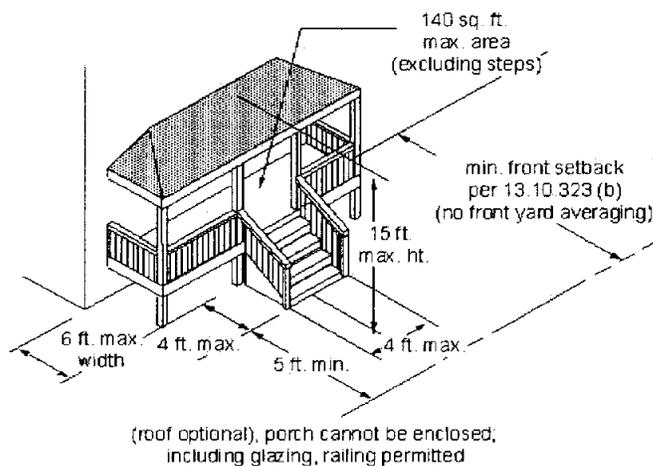
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

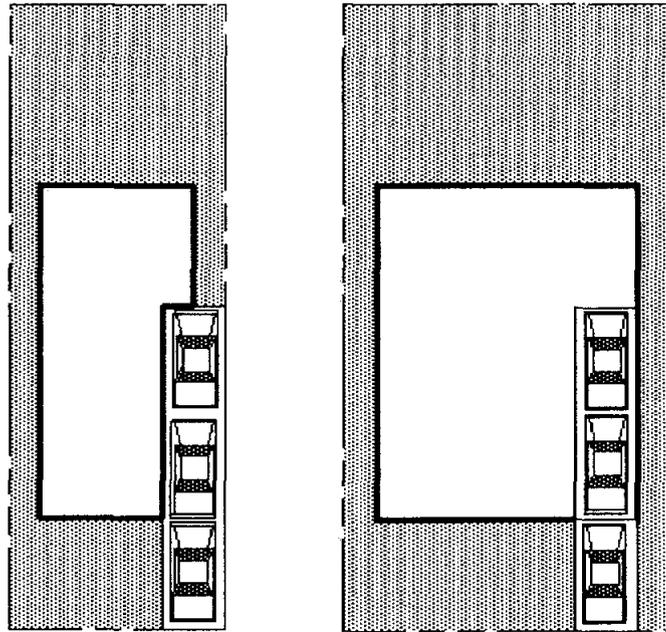
**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

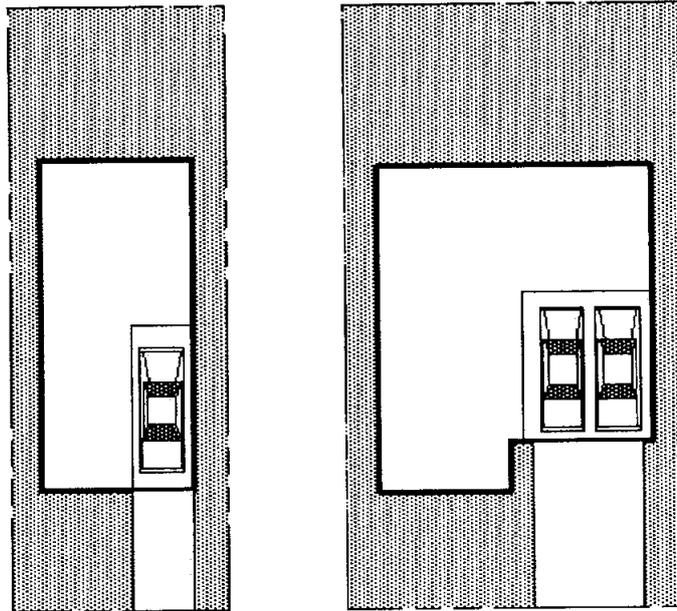
3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

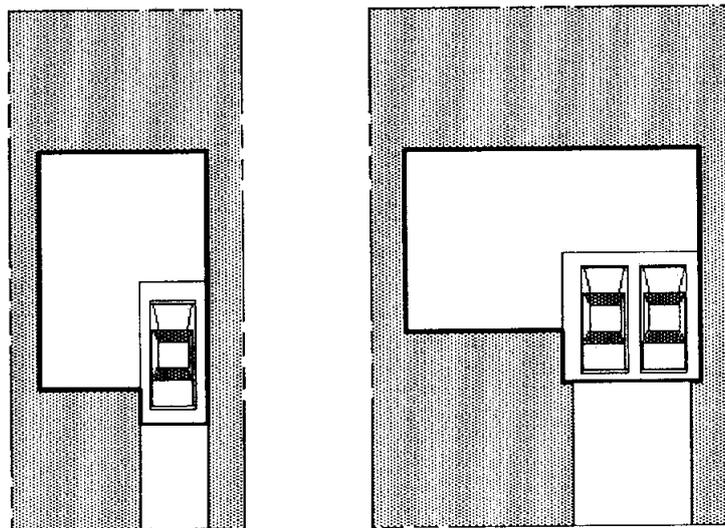


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or

2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION IV

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

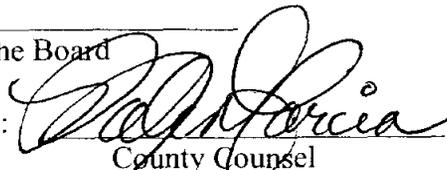
- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Copies to: Planning, Public Works, Redevelopment, County Counsel, POSCS

ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBDIVISION (d) OF SECTION 13.10.170 AND SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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

SECTION I

Subdivision (d) of Section 13.10.170 of the Santa Cruz County Code (General Plan Consistency – Zoning Implementation Table) is hereby amended, to add the following text to the “Other Designation or Condition:” section of the Zoning Implementation Table:

Special residential design standards for the Pleasure Point neighborhood	PP-	Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point neighborhood
--	-----	---

SECTION II

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION III

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. “PP” Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design “PP” Combining District.

The purposes of the Pleasure Point Community Design “PP” Combining District are to:

(a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

(b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

(c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design “PP” Combining District.

The Pleasure Point Community Design “PP” Combining District shall apply to all R-1 and RM zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design “PP” Combining District

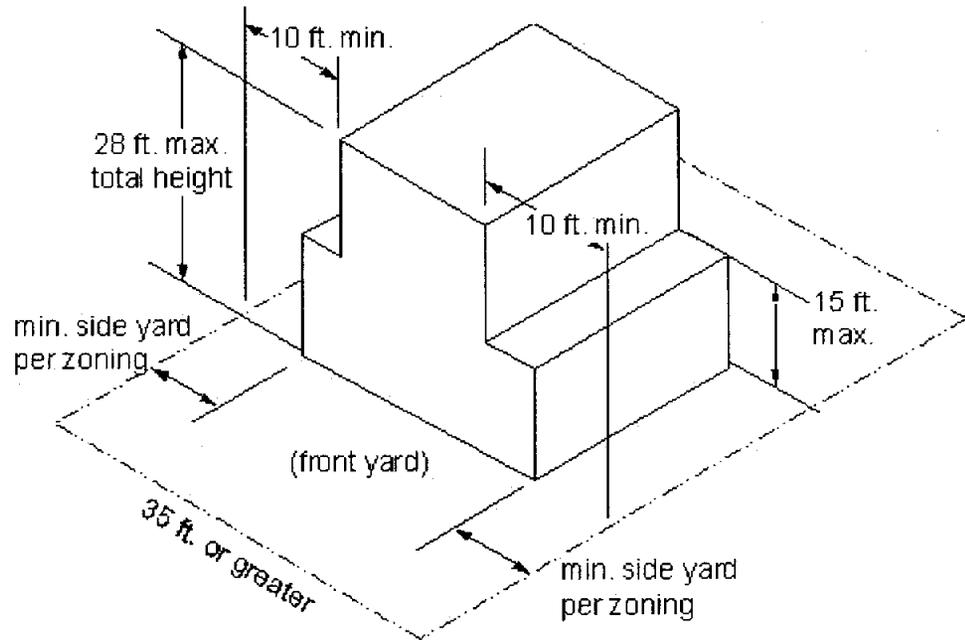
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design “PP” Combining District. Where there are difference between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.

1. Second Story Setbacks. For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

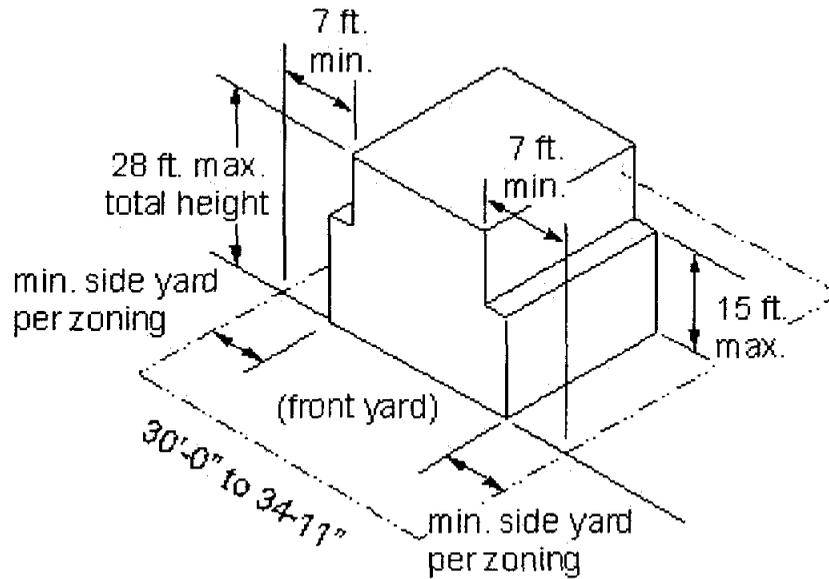
(A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



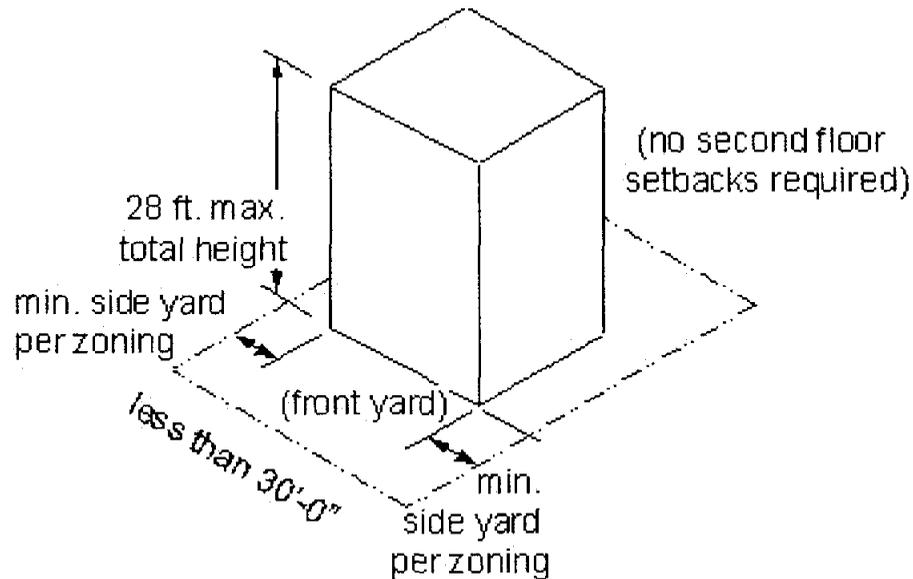
(B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



(C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall graphically demonstrate that new construction fits entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



(D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.

(E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

(F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area

(G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

(b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

(A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);

(B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;

(C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.

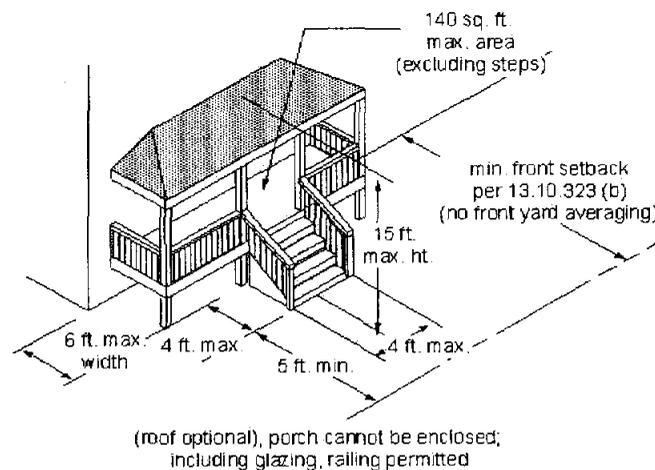
(D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).

(E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

(F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).

(G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is not reasonably practicable.

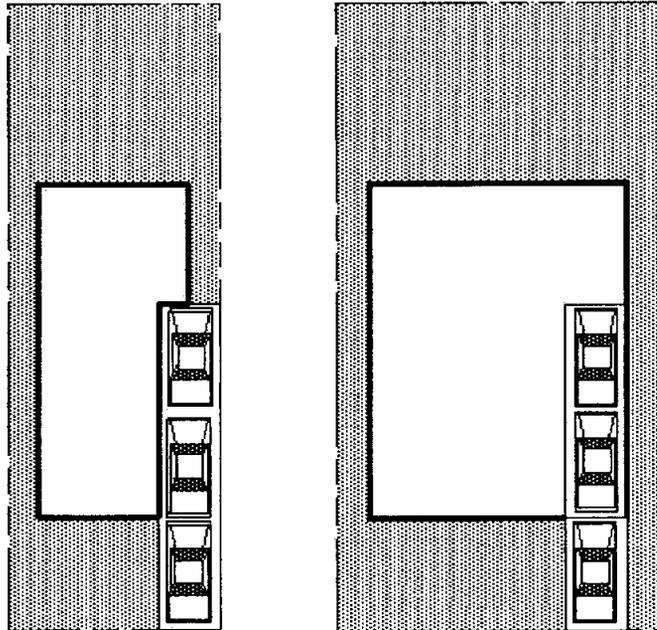
**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

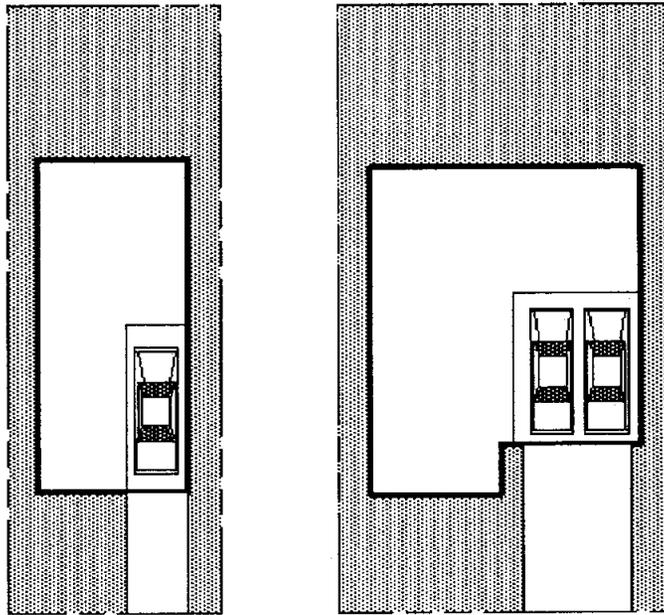
3. Reduce Amount of Front Yard Area Devoted to Parking: On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

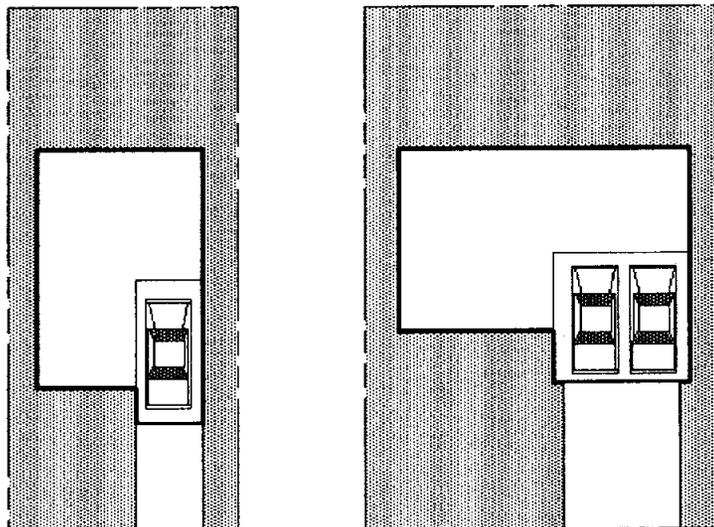


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

(a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or

2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or

3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.

(b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION IV

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

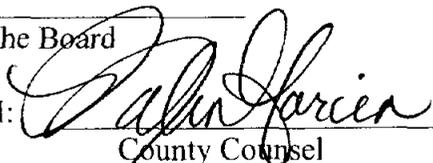
- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Copies to: Planning, Public Works, Redevelopment, County Counsel, POSCS

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING

On the Date of August 19, 2008

REGULAR AGENDA Item No. 29

Public hearing held to consider the Pleasure Point Community Plan;

closed public hearing;

Upon the motion of Supervisor Beautz, duly Seconded by Supervisor Stone, the Board, by unanimous vote, (1) considered public comments;

(2) approved the Pleasure Point Community Plan, including the errata, as a planning document (an exempt project under the California Environmental Quality Act) and authorized the filing of the CEQA Notice of Exemption;

(3) directed the Planning Department to develop appropriate County Code amendments and rezonings to implement Implementation Proposals of the Pleasure Point Community Plan, conduct related CEQA review, and forward them to the Planning Commission for their consideration and recommendation to the Board;

(4) directed the Department of Public Works, the Department of Parks and Recreation, and the Redevelopment Agency to take appropriate actions to implement those Implementation Proposals for which they are listed as the responsible department/agency in the Chapter 5 of the Plan, and as discussed in the staff report dated August 19, 2008;

(5) with an additional direction the Planning Department evaluate other possible solutions for small lots, including the five-foot, second story setbacks, and the four-foot facade setback

cc:

CAO

Planning

Redevelopment

Department of Public Works

Department of Parks and Recreation

California Coastal Commission

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING
On the Date of August 19, 2008

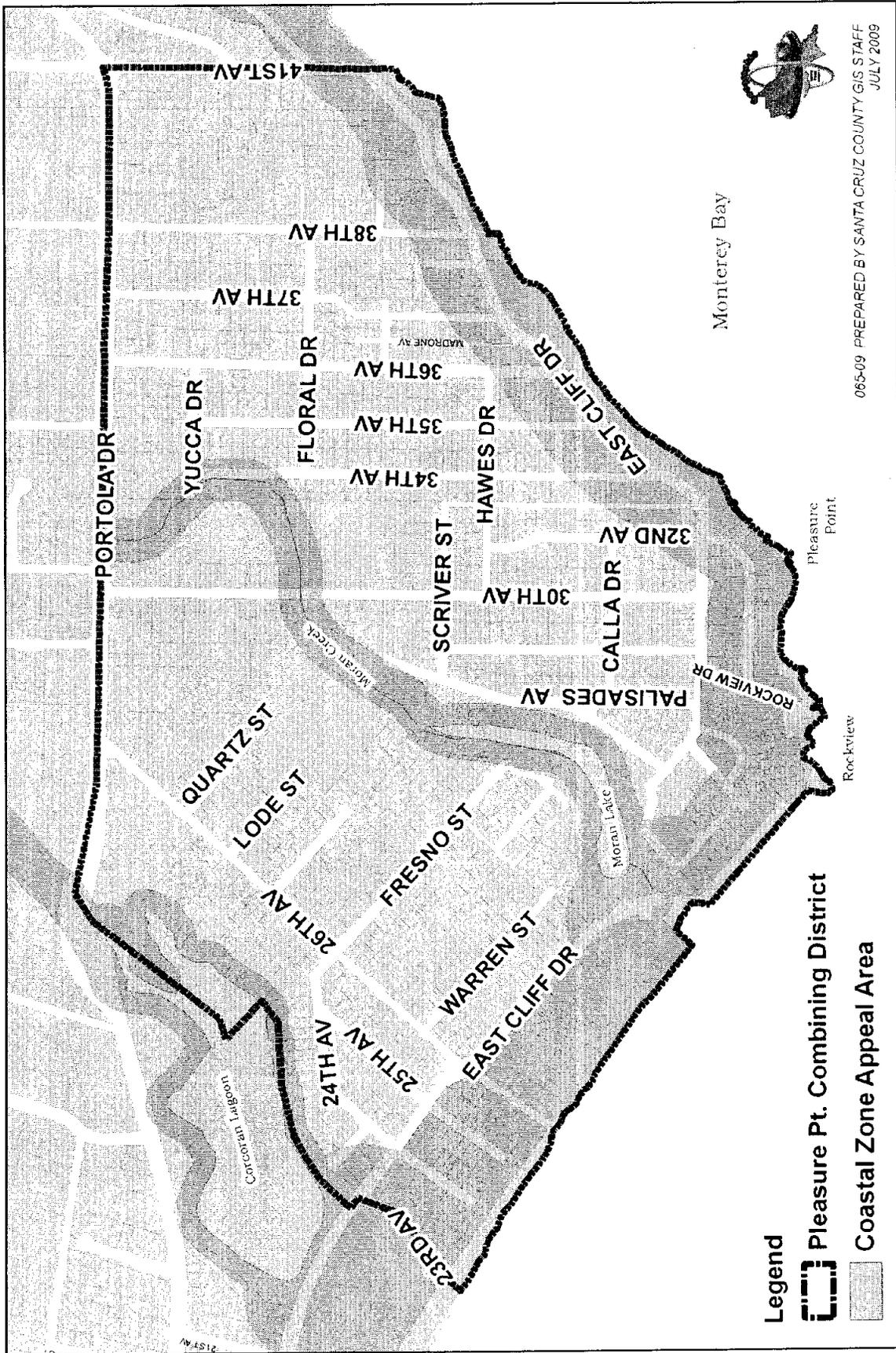
State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

by _____, Deputy Clerk ON August 25, 2008

EXHIBIT n

Extent of Proposed Pleasure Point Community Design ("PP") Combining Zone District

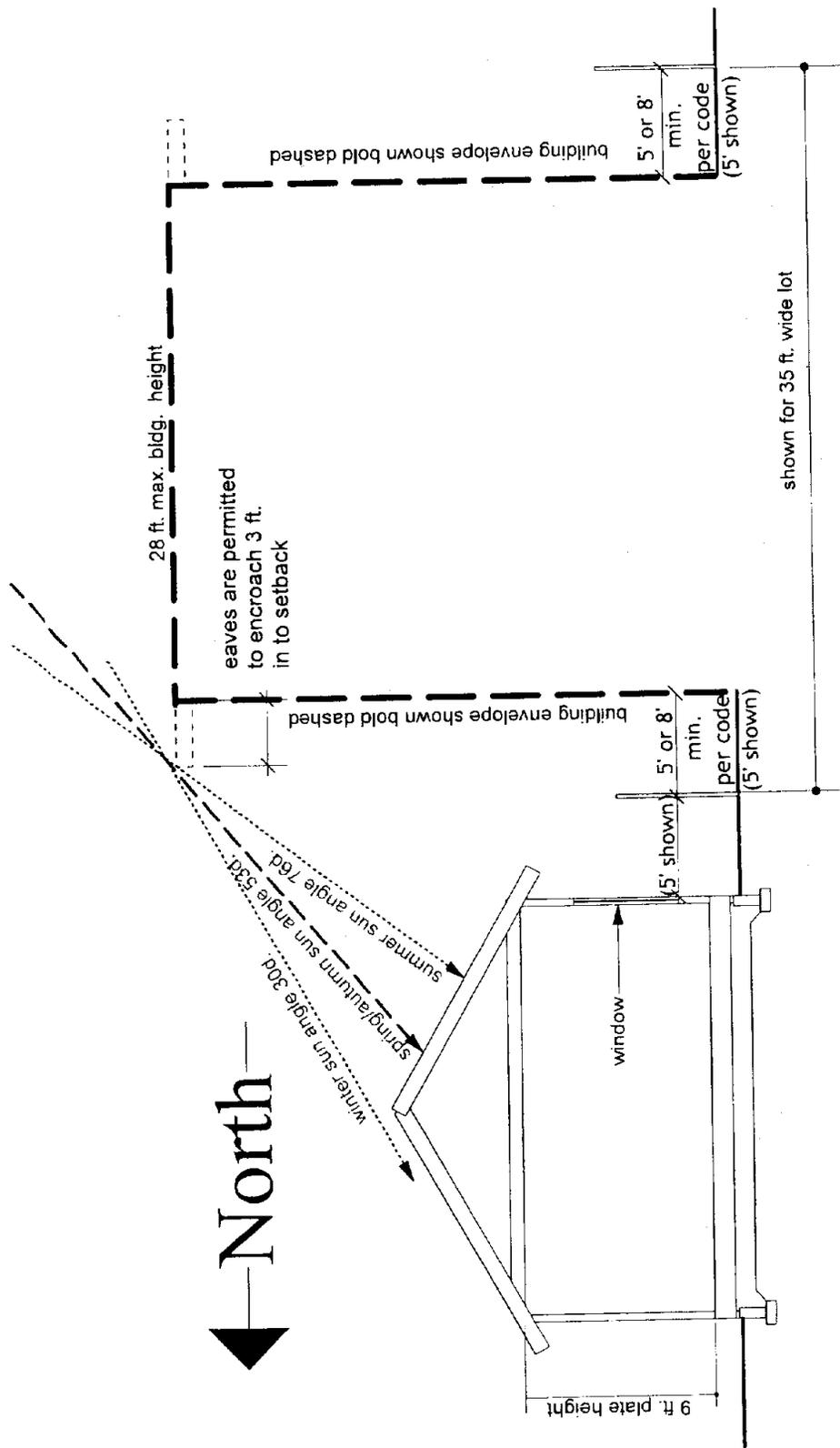


- Legend**
-  Pleasure Pt. Combining District
 -  Coastal Zone Appeal Area

EXHIBIT E

065-09 PREPARED BY SANTA CRUZ COUNTY GIS STAFF
JULY 2009

Allowed Under Current Zoning: all typical lots

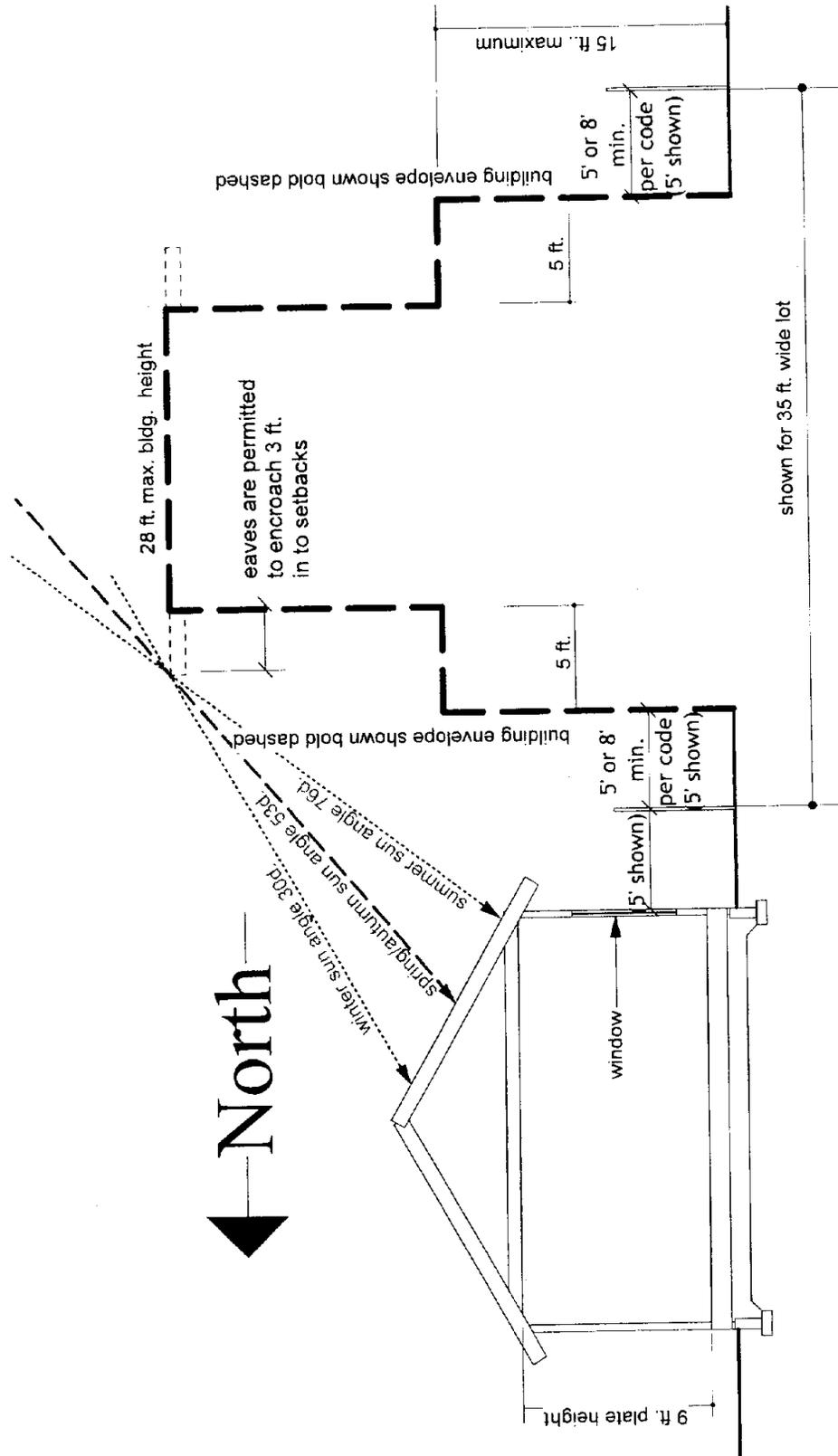


existing residence

new residence / addition

Shadowing Effect on Neighboring House at 12 noon
(East-West Lot Axis)
1/8" = 1'-0"

Alternatives 1&2: Lots 35 ft. and wider



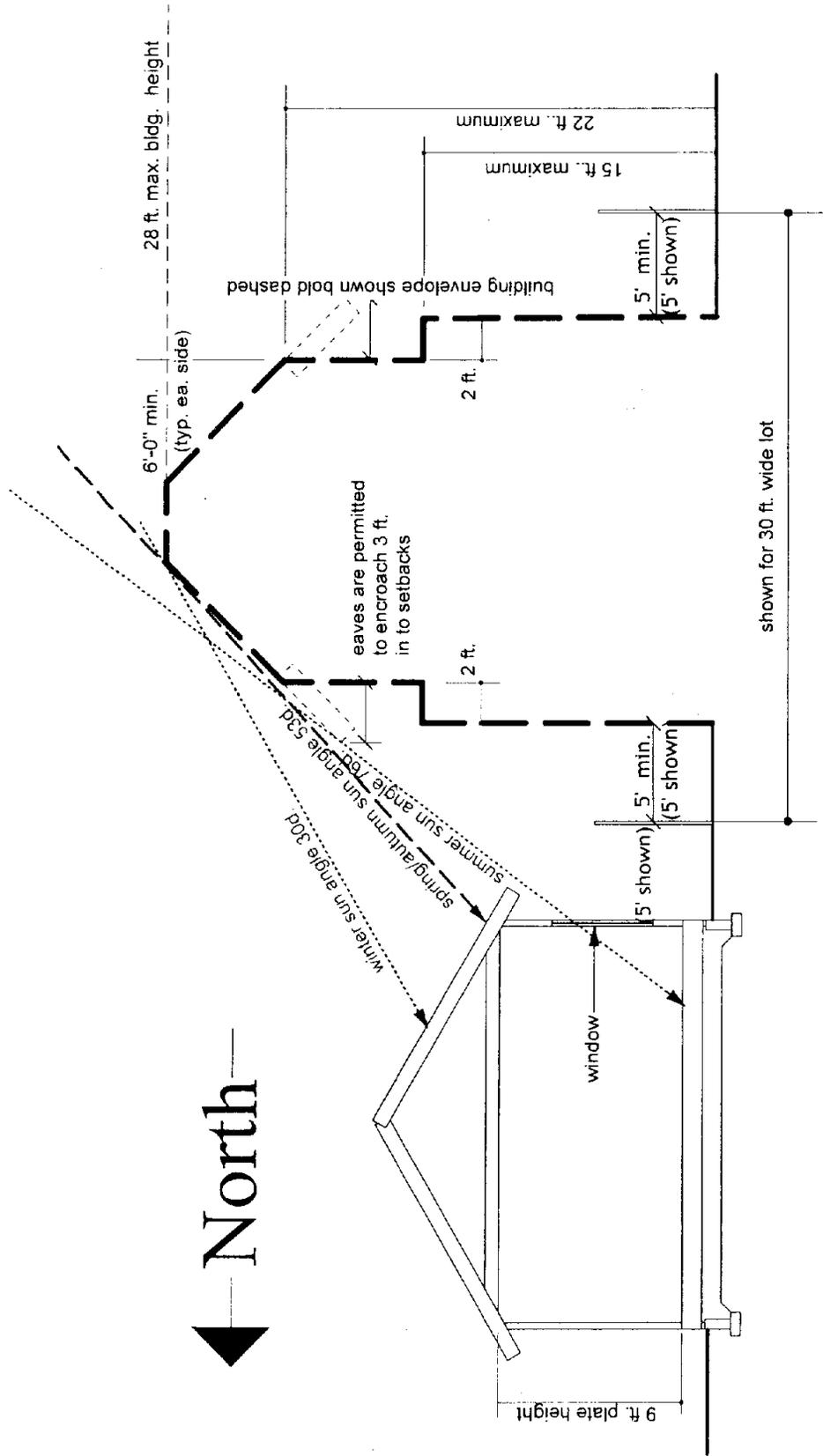
existing residence

new residence / addition

Shadowing Effect on Neighboring House at 12 noon (East-West Lot Axis)

1/8" = 1'-0"

Alternative 1: Lots 30 ft. - 34-11" wide



existing residence

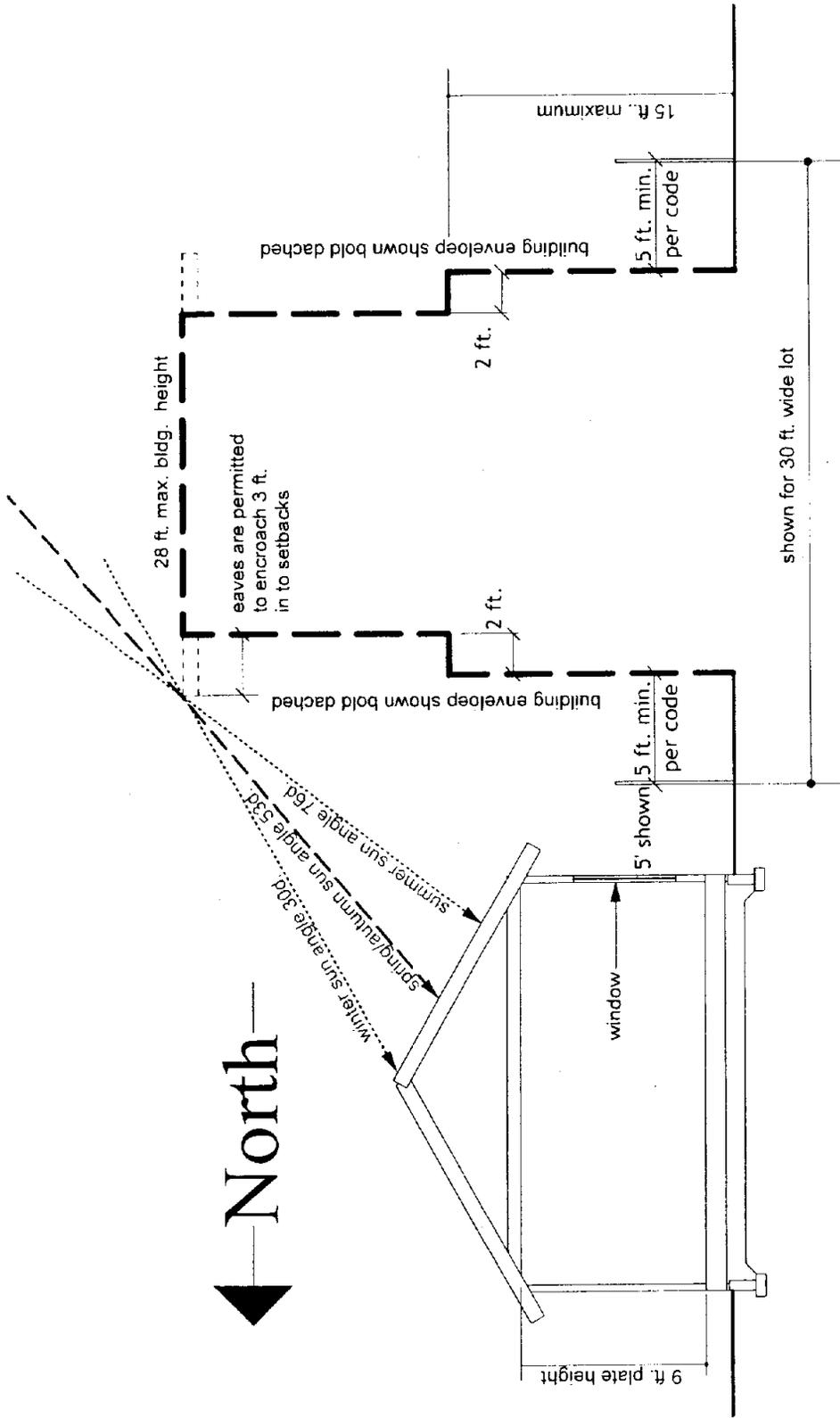
new residence / addition

Shadowing Effect on Neighboring House at 12 noon

(East - West Lot Axis)

$$1/8" = 1'-0"$$

Alternative 2: Lots 30 ft. - 34'-11" wide



existing residence

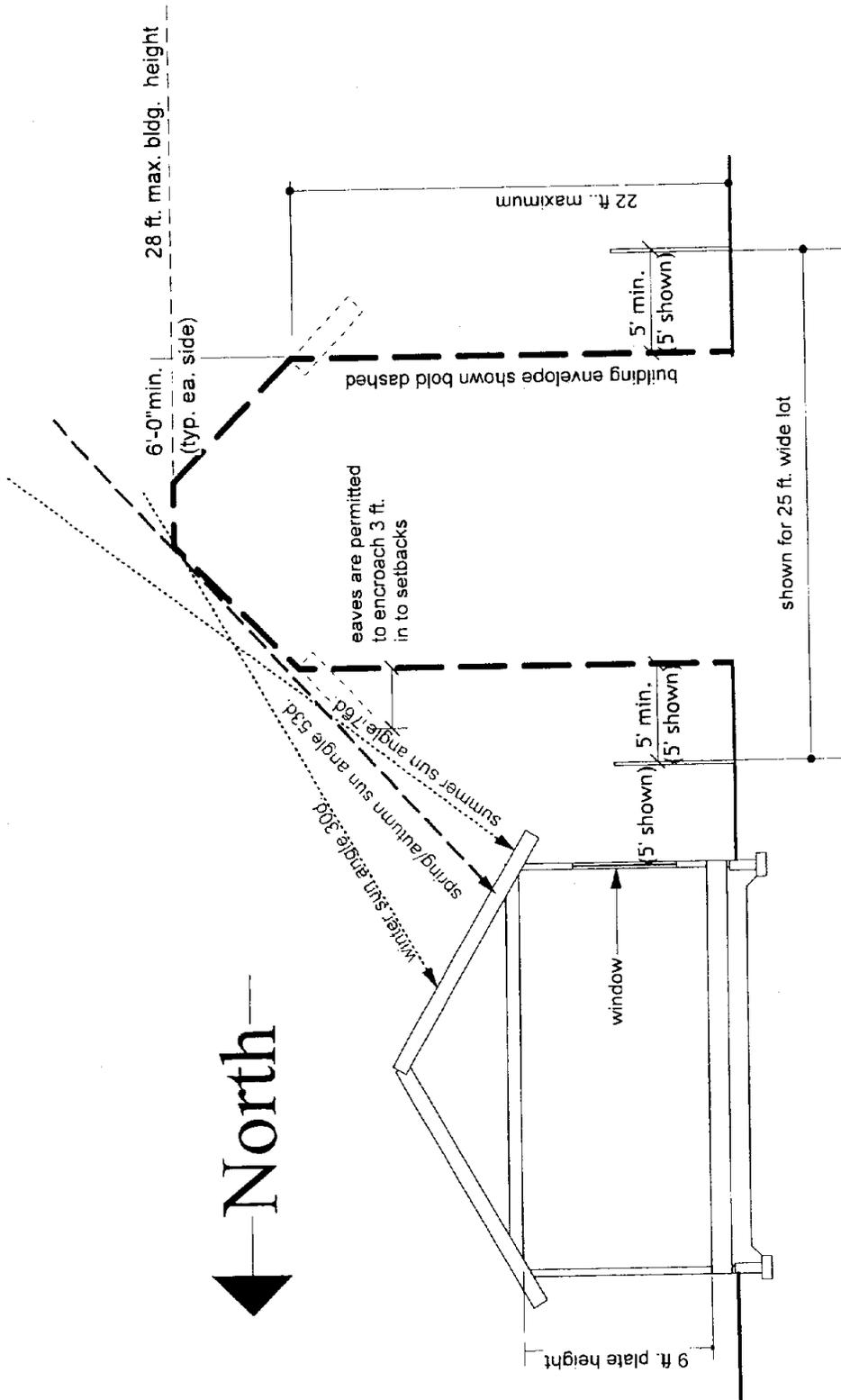
new residence / addition

Shadowing Effect on Neighboring House at 12 noon

(East-West Lot Axis)

1/8" = 1'-0"

Alternative 1: Lots less than 30 ft. wide



Shadowing Effect on Neighboring House at 12 noon
(East-West Lot Axis)

1/8" = 1'-0"

EXHIBIT F

Alternative 2: Lots less than 30 ft. wide

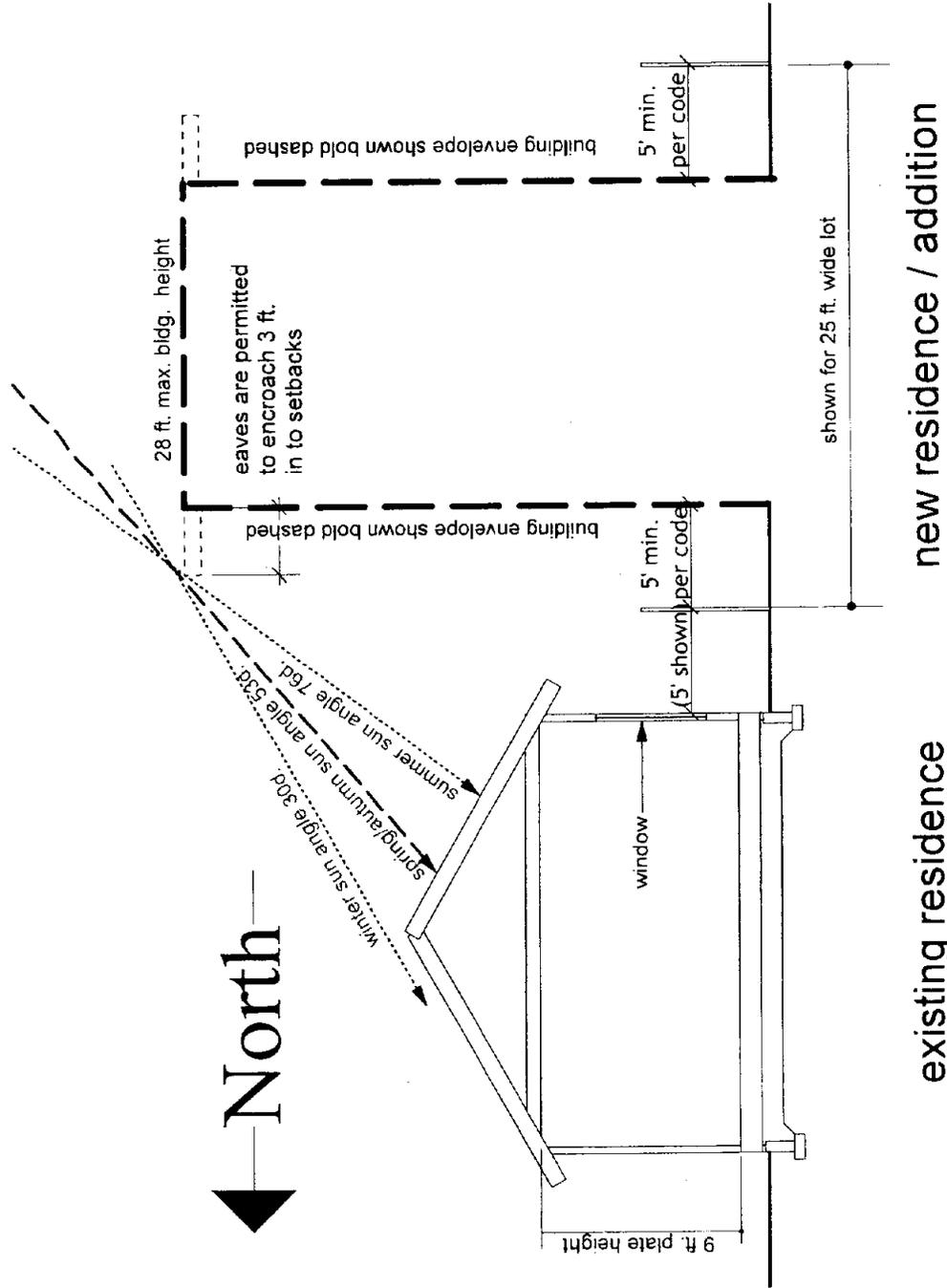


EXHIBIT F

Shadowing Effect on Neighboring House at 12 noon (East-West Lot Axis)

1/8" = 1'-0"



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz Planning Dept.

APPLICATION NO.: Pleasure Point Neighborhood Combining Zone District

APN: N/A

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

Negative Declaration
(Your project will not have a significant impact on the environment.)

Mitigations will be attached to the Negative Declaration.

No mitigations will be attached.

Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: November 12, 2009

Frank Barron, staff planner

Phone: (831) 454-2530

Date: October 13, 2009

EXHIBIT G



Environmental Review Initial Study

Application Number: N/A

Date: August 11, 2009

Staff Planner: Frank Barron, Policy Section

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN: N/A

OWNER: N/A

SUPERVISORAL DISTRICT: 1st

LOCATION: Pleasure Point Neighborhood

SUMMARY PROJECT DESCRIPTION: This project consists of the creation of a new Pleasure Point ("PP") Combining Zone overlay district in the Pleasure Point neighborhood, within which special residential development standards would apply. The Combining Zone district would also be created through County Code amendments and would implement the recommendations of the Pleasure Point Community Plan (Plan), a document that was accepted by the Santa Cruz County Board of Supervisors in August 2008. In addition to the new regulations recommended by the Plan, the existing residential development standards that currently apply in Pleasure Point and throughout the County would remain in effect. In response to neighborhood concerns raised at three public workshops, the Plan recommended, and the proposed Ordinance would implement, several measures to reduce the overall bulk and mass of the second stories of new/remodeled residences to reduce visual and shading impacts on their neighbors, and a number of measures to enhance appearance of the public/private interface of new/remodeled houses as viewed from the street. These measures will become standards in the proposed new Pleasure Point Combining Zone District (see Attachment 3 for map). Two alternate versions of the Ordinance are presented and evaluated here, each implementing slightly different proposed bulk/mass standards (see Attachments 1 and 2).

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

- | | |
|--|---|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Energy & Natural Resources | <input type="checkbox"/> Public Services & Utilities |
| <input checked="" type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Land Use, Population & Housing |

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Development Permit	<input checked="" type="checkbox"/> Other: County Code/LCP Amendment
<input type="checkbox"/> Coastal Development Permit	

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: Calif. Coastal Commission

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Matthew Johnston

10/9/09
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: N/A (Entire Pleasure Point Neighborhood)

Existing Land Use: N/A (Entire Pleasure Point Neighborhood)

Vegetation: N/A (Entire Pleasure Point Neighborhood)

Slope in area affected by project: N/A (Entire Pleasure Point Neighborhood)

Nearby Watercourse: Moran Creek, Moran Lagoon, Corcoran Lagoon, Pacific Ocean

Distance To: Variable

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A

Water Supply Watershed: N/A

Groundwater Recharge: Portions of 8 parcels

Timber or Mineral: N/A

Agricultural Resource: N/A

Biologically Sensitive Habitat: Some Mapped

Fire Hazard: N/A

Floodplain: N/A

Erosion: N/A

Landslide: N/A

Liquefaction: N/A

Fault Zone: N/A

Scenic Corridor: Possibly

Historic: N/A

Archaeology: N/A

Noise Constraint: N/A

Electric Power Lines: N/A

Solar Access: Possibly

Solar Orientation: Possibly

Hazardous Materials: N/A

SERVICES

Fire Protection: Central Fire District

School District: Live Oak School Dist.

Sewage Disposal: Santa Cruz Sanitation District

Drainage District: Zone 5

Project Access: East Cliff Dr., Portola Dr., 41st Ave.

Water Supply: Santa Cruz City Water & Soquel Water Dist.

PLANNING POLICIES

Zone District: Various

General Plan: Various

Urban Services Line: Inside

Coastal Zone: Inside

Special Designation: N/A

Outside

Outside

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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PROJECT SETTING AND BACKGROUND: The proposed project encompasses the Pleasure Point neighborhood, an approximately 320-acre area bounded by 41st Avenue on the east, Portola Drive on the north, the eastern shore of Corcoran Lagoon on the west and Monterey Bay on the south. Pleasure Point is a unique, mostly residential community that is part of a larger unincorporated area of Santa Cruz County known as Live Oak. There are approximately 1,150 residentially zoned parcels in Pleasure Point that would be subject to the proposed new regulations.

Perched atop a coastal terrace bluff overlooking a portion of Monterey Bay, Pleasure Point is bounded by a coastal lagoon to the west, and two commercial corridors to the north and east. Pleasure Point has developed into a unique and eclectic enclave of irregular lots, modest homes, lush landscaping and a network of neighborhood streets. However, Pleasure Point's coveted beachfront location and increasing housing demand throughout the region have resulted in a recent trend characterized by older, smaller, generally one-story houses (e.g., beach bungalows) on small lots being torn down and replaced by new, larger and bulkier two-story houses that maximize allowed floor area and sometimes are out of scale with their neighbors. The Pleasure Point Community Planning Process was initiated to address this problem and other neighborhood issues. The Pleasure Point Community Plan, accepted by the County Board of Supervisors in August 2008, was the culmination of this process.

Pleasure Point is situated between the cities of Santa Cruz and Capitola, and it lies entirely within the California Coastal Zone administered by the California Coastal Commission. Within the Coastal Zone is the "Coastal Appealable Area" encompassing the parcels that lie within 300-feet of the coastline or near coastal waterways, in which Coastal Development Permits are required (involving design review and "discretionary" approval by County Planning), the approval of which requires a public hearing and may be appealed by members of the public. In the remainder of the area (i.e., outside the Coastal Appealable Area), a simple, non-appealable building permit ("ministerial" approval) is generally all that is required (i.e., no public hearing) to build a house or an addition if the application meets all the local zoning requirements. For simplicity, these two areas will be referred to as the "Discretionary Approval" and "Building Permit-Only" (or "ministerial") areas throughout this document.

In the fall of 2006, the County of Santa Cruz, with planning consultants, MIG, Inc., began a community planning process to study and address current development concerns in the Pleasure Point area. Through an extensive public participation process, the planning team explored multiple issues in private residential development and public realm improvements currently facing the community. One specific area of concern for the community was the relatively larger size of new construction and remodels of Pleasure Point's residential buildings. At the heart of this topic of concern as well as the overall project was a community dialogue about a collective definition about "Pleasure Point character" and what elements of Pleasure Point community design should be incorporated in the future development and redevelopment of the area.

The Pleasure Point Community Plan (Plan) was the result of this analysis and dialogue and it provided the County with recommended tools to:

- Respect and retain the eclectic and historic character of Pleasure Point

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- Guide future development of the neighborhood, and
- Improve the public realm, including the streetscape environment and circulation.

The Plan articulated the vision, goals and assets of the community and identified a set of actions that can be implemented to help preserve Pleasure Point's assets and adhere to the community's goals. This Plan also provided the County, developers, architects and property owners with a clear set of building, site, landscaping, and circulation standards and guidelines that will help attain the community vision that came out of the public participation process.

DETAILED PROJECT DESCRIPTION: This project consists of proposed County Code amendments to institute a new Pleasure Point Combining Zone District overlay in the Pleasure Point neighborhood (see Attachment 3 for map) that would implement the recommendations of the Pleasure Point Community Plan (available online at www.sccoplanning.com). Unless modified by the new regulations recommended by the Plan, the existing residential development standards that currently apply in Pleasure Point and throughout the County would remain in effect. The Plan recommends several measures to reduce the overall bulk and mass of the second stories of new/remodeled residences to reduce visual and shading impacts on neighbors, and a number of measures to enhance appearance of the public/private interface of new/remodeled houses as viewed from the street. Specific issues that were identified by Pleasure Point community members and that are addressed by the proposed required standards include: (1) overly massive and bulky houses being built on small lots, creating out of scale buildings that may excessively shade neighboring parcels, (2) a need to retain and enhance community appearance and neighbor interaction through encouraging front porches, and (3) reducing the visual impact of automobile-oriented features on facades and in front yards, such as large prominent garages and wide, space consuming on-site parking areas. Two alternate versions of the Ordinance are presented and evaluated here, each implementing slightly different proposed bulk/mass (i.e., second story setback) standards (see Attachments 1 and 2). Alternative 1 (Attachment 1) would provide for slightly less shading of parcels adjacent to new residential development than would Alternative 2 (Attachment 2). The only difference between the two alternatives is that under Alternative 1 the building envelope includes a 45 degree slope that would serve to limit the height of flat roofs to 22-feet (instead of 28-feet under Alternative 2). This difference can most clearly be seen by comparing Figures 1, 2 and 3 of each alternative (i.e., Attachments 1 and 2).

The specific standards being proposed to apply to all new residential development (except for mobile homes and mixed use development in commercial zone districts) in the proposed new Pleasure Point Combining Zone District are as follows:

A. PROPOSED STANDARDS TO REDUCE BUILDING MASS & BULK

These standards are proposed to help reduce the perceived mass/bulk in residential buildings to achieve a scale and character that is more compatible with the Pleasure Point neighborhood. These proposed measures would apply to new residential construction and home additions.

Standard A1: Second Story Setbacks Required – For new two-story residential structures or second story additions, reduce the perceived mass and bulk and reduce shadowing of

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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neighboring parcels by setting back second stories at least 10-feet from the sideyard property line. Residential buildings on typical lots must fit within the dimensions of the building volume envelope limit diagram illustrated in proposed new County Code Subsection 13.10.446(a)(1)(A) (see Attachments 1 and 2), with certain exceptions for narrow lots as described in proposed new Subsections 13.10.446(a)(1)(B) and 13.10.446(a)(1)(C). Walkways/decks would be allowed on the setback portion of roof of the first story, so long as the top of the hand railing does not exceed 15-feet in height from grade (under proposed new Subsection 13.10.446[a][1][D]).

As noted above, two alternate versions of the Ordinance are presented and evaluated here, each implementing slightly different proposed bulk/mass (i.e., second story setback) standards (see Attachments 1 and 2) in Pleasure Point. Alternative 1 (Attachment 1) would provide for slightly less shading of parcels adjacent to new residential development than would Alternative 2 (Attachment 2). Alternative 1, in addition to requiring second floor setbacks on lots 30-feet or greater in width, would require that the outer (side) portion of any second story wall be limited in height to 22-feet, instead of the currently allowed 28-feet, thereby decreasing the amount of shade cast onto neighboring houses/yards, especially during winter months (the roof peak would still be allowed to go up to 28-feet but only in the middle of the structure – see pp. 4 and 5 of Attachment 1). Alternative 2 would still require second floor setbacks on lots 30-feet and greater in width, but would retain the current 28-foot height limit for the outer (side) portions second story walls (see pp. 4 and 5 of Attachment 2).

Standard A2: Increased Allowed Lot Coverage for Small Lots – To reduce the perceived mass and bulk of houses, and to reduce shadowing of second stories on neighboring parcels, a greater percentage of lot coverage would be allowed on smaller lots under proposed new County Code Subsection 13.10.446(a)(2)(see Attachments 1 and 2). On lots less than 3,500 square feet in size, the lot coverage limit would be 45% instead of the standard 40%. This relaxation of the lot coverage limit is intended to encourage smaller second floors, or eliminate the need for second floors entirely, on smaller parcels in Pleasure Point.

B. PROPOSED STANDARDS FOR PUBLIC/PRIVATE INTERFACE

Community life can be affected by various built and open space components including size, width and location of garage doors and driveways, and landscaping within the front yards. The following four standards are proposed to improve the public/private interface in residential developments to encourage community interaction, and walkable and bike-friendly edge conditions along the private residential lots in the Pleasure Point neighborhood.

Standard B1: Encourage More Front Porches – To provide an incentive to building front porches on new houses in the Pleasure Point neighborhood, and on existing houses that do not exceed Floor Area Ratio (FAR) or lot coverage standards, incentives to building front porches are proposed, based on the following criteria (see proposed new County Code Subsection 13.10.446[b][1] in Attachment 1).

- Front porches may extend up to 6-feet into the front yard setback;

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- Up to 140 square feet of front porch area shall not be included in lot coverage or FAR calculations;
- Height of any front porch roof subject to these incentives must not exceed 15-feet.
- A stairway to the front porch may extend up to 4 additional feet into the front yard setback (i.e., for a total of 10-feet) if the stairs are no more than 4-feet wide.
- Any front porch subject to these incentives must remain unenclosed (i.e., including glass).

Standard B2: Limit garages to a maximum of 2-car widths wide, and occupying no more than 50% of facade width – To reduce domination of house facades by garage doors, for all new or expanded garages, combined garage door-width are proposed to be limited to a maximum of 2 car-widths wide, and to occupying no more than 50% of the building facade width. Three or more car-width garages would not be allowed if located at the front of the house. Single one car-width garage doors would be allowed regardless of parcel width (see proposed new County Code Subsection 13.10.446[b][2] in Attachment 1).

Standard B3: Allow Three-Car Tandem Parking – To reduce the amount of front yard area devoted to parking, it is proposed that on-site 3-car tandem parking be allowed by-right, with one car behind the other, three in a row, either within a garage or in the frontyard setback, as illustrated in Attachment 1 (see proposed new County Code Subsection 13.10.446[b][3]).

Standard B4: Keep Garages Flush With or Behind Facade – To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, it is proposed that garages be kept flush with, or preferably behind, the rest of the house/building facade, as illustrated in Attachment 1 (see proposed new County Code Subsection 13.10.446[b][4]).

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

_____ **X** _____

The project potentially affects over 1,100 parcels in the Pleasure Point neighborhood but would not, in and of itself, result in any change in the seismic risk to residents or structures. Any new development that would result from the proposed policy change will be subject to County Code Chapter 16.10 (Geologic Hazards Ordinance) and would require geologic/geotechnical investigations to minimize potential adverse impacts if it could potentially result in a geologically-related hazard. The proposed project does not constitute a significant additional seismic or landslide risk to County residents or structures.

- B. Seismic ground shaking?

_____ **X** _____

See A.1.A.

- C. Seismic-related ground failure, including liquefaction?

_____ **X** _____

See A.1.A.

- D. Landslides?

_____ **X** _____

See A.1.A.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

_____ **X** _____

See A.1.A.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Develop land with a slope exceeding 30%? _____ X _____

Any new development that would result from the proposed policy changes will be subject to County Code Chapters 16.10 (Geologic Hazards Ordinance) and 16.20 (Erosion Control Ordinance) and would generally be prohibited from occurring on slopes exceeding 30%.

4. Result in soil erosion or the substantial loss of topsoil? _____ X _____

Any new development that would result from the proposed policy changes will be subject to County Code Chapter 16.20 (Erosion Control Ordinance), which would prevent excessive loss of soil.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to property? _____ X _____

The proposed project would not change the County's regulations regarding expansive soils, and thus would result in only minimal, if any, additional risks from construction on such soils. Any development resulting from this policy change would be subject to preparation of applicable soils and geologic reports and meeting any identified mitigations.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems? _____ X _____

The proposed project could not result in the installation of any additional septic systems.

7. Result in coastal cliff erosion? _____ X _____

Any new development that would result from the proposed policy change will be subject to County Code Chapters 16.10 (Geologic Hazards Ordinance), 16.20 (Erosion Control Ordinance), and 13.20 (Coastal Zone Regulations) and would generally be prohibited from resulting in coastal cliff erosion.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

- | | | | | | |
|----|--|-------|-------|---|-------|
| 1. | Place development within a 100-year flood hazard area? | _____ | _____ | X | _____ |
|----|--|-------|-------|---|-------|

The proposed project would not result in any change in the flooding or inundation risk to residents or structures. Any new development that would result from the proposed policy changes will be subject to County Code Chapter 16.10 (Geologic Hazards Ordinance). The proposed project does not constitute a significant additional flooding/inundation risk to County residents or structures.

- | | | | | | |
|----|---|-------|-------|---|-------|
| 2. | Place development within the floodway resulting in impedance or redirection of flood flows? | _____ | _____ | X | _____ |
|----|---|-------|-------|---|-------|

See B-1.

- | | | | | | |
|----|--------------------------------------|-------|-------|---|-------|
| 3. | Be inundated by a seiche or tsunami? | _____ | _____ | X | _____ |
|----|--------------------------------------|-------|-------|---|-------|

See B-1.

- | | | | | | |
|----|---|-------|-------|---|-------|
| 4. | Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? | _____ | _____ | X | _____ |
|----|---|-------|-------|---|-------|

The proposed project would not affect the County's regulations regarding groundwater recharge areas or result in significant additional groundwater use, and thus would not result in additional impacts on groundwater resources. The project potentially affects approximately 1,150 parcels in the Pleasure Point neighborhood, eight of which are partially covered by a County designated Primary Ground Recharge (PGWR) area along/beneath Corcoran Lagoon. However, the portions of these eight parcels that contain PGWR area are already prohibited from being developed because they are part of the Corcoran Lagoon wetland. The proposed policy changes would not result in any change in groundwater supplies or recharge.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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previous County practices which encouraged runoff to be conveyed to driveways, then on to streets/gutters and into the storm sewer system, resulting in increased peak runoff flows and downstream erosion problems.

2. Proposed New Runoff Restrictions: The County will be implementing even tighter Countywide restrictions stormwater runoff as part of the upcoming National Pollutant Discharge Elimination System (NPDES) Phase II stormwater regulations. These national and statewide standards, which will even more tightly restrict how much runoff is allowed to come off newly and re-developed sites, are scheduled to go into effect in 2010. The NPDES Phase II requirements will ensure that, even with the proposed greater lot coverage allowances and incentives for new front porches, the amount of additional directly connected impervious surfaces and additional runoff will be kept to a negligible level.

3. Closeness to Beach: The Pleasure Point area is right on the coast, close to the end point of any natural drainage channels, so that any additional runoff would not have downstream effects as would be the case in a more inland location.

The first provision that would potentially increase the amount of impervious surface in Pleasure Point is a proposal that would allow a slightly greater percentage of lot coverage on very small lots (i.e., less than 3,500 square feet) On such lots, 45% lot coverage would be allowed instead of the current 40%. However, there are relatively few such lots that could possibly achieve a 45% lot coverage due to setback requirements. Staff estimates that, due to the front, back and side-yard setback constraints, only approximately 45 lots in the study area (i.e., those between 3,000 and 3,500 square feet in size) could reasonably expect to achieve greater than the current maximum 40% lot coverage. Due to this low number of eligible small lots in the project area (less than 4% of the total number of lots), and due to the fact that only a small percentage of such lots would likely be developed/redeveloped to take advantage of this provision, staff estimates there would not be a substantial or significant increase in impervious surfaces due to this proposed provision. Moreover, as noted above, the proposed project would not affect the County's regulations regarding drainage or erosion control. All future development would be subject to these regulations (including review by County Public Works and/or Environmental Planning staff, as applicable), which serve to restrict runoff to pre-project levels, or restrict runoff increase to negligible levels. Thus staff expects that this proposed provision would not result in significant additional drainage/runoff or erosion-related water quality impacts.

The second provision that would potentially increase the amount of impervious surfaces is the proposed incentive to build front porches. The proposed amendments would allow the first 140 square feet of front porches, with an additional 16 square feet for stairs (for 156 square feet total), to not count in the lot coverage and FAR calculations. This constitutes a strong incentive to build front porches that doesn't exist now. When such porches are built, they will result in an increase of the impervious area of houses up to 156 square feet beyond what is allowed under current regulations, potentially resulting in a cumulative increase in impervious surface area as more porches are built under this provision. Because it is not known how many houses would take advantage of this incentive over time, the potential additional area that would be made impervious due to this incentive is difficult to calculate. However, as noted above, the proposed

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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project would not affect the County's regulations regarding drainage or erosion control. All future development would be subject to these regulations (including review by County Public Works and/or Environmental Planning staff, as applicable), which serve to restrict runoff to pre-project levels, or restrict runoff increase to negligible levels. Thus staff expects that this proposed provision also would not result in significant additional drainage/runoff or erosion-related water quality impacts.

Nevertheless, despite staff's estimation that neither of these provisions would result in a significant increase in runoff amounts or in a degradation of water quality, the following measures are being proposed to slow the transport of storm waters and spread the flood peak in the storm drain system, reducing any possible impact to negligible levels. These measures, included in proposed Subsections 13.10.446(a)(2)(A) and 13.10.446(b)(1)(G), would require that:

1. On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40% (as allowed by proposed Subsection 13.10.446[a][2]), all roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible; and
2. For any front porches constructed pursuant to the front porch incentive described in proposed Subsection 13.10.446(b), all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

Planning and Public Works staff believe that these two measures will ensure that the storm drain system in the Pleasure Point area is not overwhelmed due to increased impervious areas and that through the filtration achieved by routing roof runoff through vegetated areas there is no chance for water quality impairment from the proposed County Code amendment.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?

_____ X _____

See B.8.

10. Otherwise substantially degrade water supply or quality?

_____ X _____

See B.7 & B.8.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

_____ X _____

Any new development resulting from the proposed policy changes would be subject to the County's Sensitive Habitat Ordinance, the Riparian Corridor Protection Ordinance, the Erosion Control Ordinance, and Significant Tree Removal regulations, as applicable, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts, including Monarch butterflies or their habitat.

2. Have an adverse effect on a sensitive biotic community (riparian corridor, wetland, native grassland, special forests, intertidal zone, etc.)?

_____ X _____

See C.1.

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

_____ X _____

See C.1.

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

See C.1.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

_____ X _____

See C.1.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

_____ X _____

See C.1.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

_____ X _____

See C.1. There are no Habitat Conservation Plans that currently affect the project area.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?

_____ X _____

There are no areas designated as "Timber Resources" within the project area. Moreover, the proposed project would not affect the County's regulations regarding timber resources.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?

_____ X _____

There are no agricultural uses in the project area.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

_____ X _____

The proposed amendments would not result in development that would require significant additional use of fuel, water or energy.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____ X _____

The proposed amendments would not result in development that would require significant additional use, extraction or depletion of natural resources.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

_____ X _____

The proposed project would consist of regulations and incentives that would serve to enhance the appearance of the Pleasure Point neighborhood.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____ X _____

See E.1. The proposed project would not result in any blockage of views of Monterey Bay or any other visual resource.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

_____ X _____

See E.1 and E.2.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

_____ X _____

The proposed amendments would not result in any additional sources of light or glare that would not already be allowed under current building standards in the project area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Destroy, cover, or modify any unique geologic or physical feature? _____ X _____

See E.1.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? _____ X _____

The proposed project would not affect the County's regulations regarding historical resources and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to such resources.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5? _____ X _____

The proposed project would not affect the County's regulations regarding archeological resources and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to such resources.

3. Disturb any human remains, including those interred outside of formal cemeteries? _____ X _____

The proposed project would not affect the County's regulations regarding archeological resources, the project including human burial sites, and all future development would be subject to these regulations, and thus the project would result in only minimal, if any, additional impacts to such resources.

4. Directly or indirectly destroy a unique paleontological resource or site? _____ X _____

The proposed project would not affect the County's regulations regarding paleontological resources and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to such resources.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____ **X** _____

The proposed project would not result in the creation of any additional significant hazard to the public or the environment as a result of the transport, storage, use, or disposal of hazardous materials.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

_____ **X** _____

See G.1. The proposed project would not, in and of itself, result in development on sites included in the County's list of hazardous materials sites.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

_____ **X** _____

The proposed project would not result in development located within 2 miles of any airport.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

_____ **X** _____

The proposed project would not affect the County's regulations regarding electro-magnetic fields (EMFs), and all future development would be subject to these regulations, thus the project would result in no additional related impacts.

5. Create a potential fire hazard?

_____ **X** _____

See G.1. The proposed project would not affect the County or State's regulations regarding fire safety, and all future development would be subject to these regulations, thus the project would

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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result in only minimal, if any, additional related impacts.

- | | | | | |
|---|-------|-------|-------|----------------------|
| 6. Release bio-engineered organisms or chemicals into the air outside of project buildings? | _____ | _____ | _____ | _____ X _____ |
|---|-------|-------|-------|----------------------|

The proposed project would not result in the release of bio-engineered organisms or chemicals into the air.

H. Transportation/Traffic

Does the project have the potential to:

- | | | | | |
|---|-------|-------|-------|----------------------|
| 1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | _____ | _____ | _____ | _____ X _____ |
|---|-------|-------|-------|----------------------|

The proposed project consists of residential design standards that would not result in significant traffic-related impacts.

- | | | | | |
|---|-------|-------|-------|----------------------|
| 2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | _____ | _____ | _____ | _____ X _____ |
|---|-------|-------|-------|----------------------|

The proposed project consists of residential design standards, including standards that potentially impact on-site parking (e.g., allowing 3-car tandem parking). However, these standards would not reduce the amount of on-site parking that is required. Therefore, the proposed project would not result in significant parking-related impacts.

- | | | | | |
|---|-------|-------|-------|----------------------|
| 3. Increase hazards to motorists, bicyclists, or pedestrians? | _____ | _____ | _____ | _____ X _____ |
|---|-------|-------|-------|----------------------|

The proposed project would not result in additional hazards to motorists, bicyclists, or pedestrians.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

_____ X _____

The proposed project would not result in Level of Service (LOS) reduction.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

The proposed project would not result in the creation of any additional significant noise generation experienced by the public.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

_____ X _____

See I.1. The proposed project would not result in an increase in noise levels above the threshold limits specified by the General Plan.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

See I.1. The proposed project would not result in the creation of any additional significant noise generation experienced by the public.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

- | | | | | |
|--|-------|-------|----------------------|-------|
| 1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | _____ | _____ | _____ X _____ | _____ |
|--|-------|-------|----------------------|-------|

The proposed project would not result in any significant air quality impacts and would not be inconsistent with the Monterey Bay Regional Air Pollution Control Plan.

- | | | | | |
|---|-------|-------|----------------------|-------|
| 2. Conflict with or obstruct implementation of an adopted air quality plan? | _____ | _____ | _____ X _____ | _____ |
|---|-------|-------|----------------------|-------|

See J.1.

- | | | | | |
|--|-------|-------|----------------------|-------|
| 3. Expose sensitive receptors to substantial pollutant concentrations? | _____ | _____ | _____ X _____ | _____ |
|--|-------|-------|----------------------|-------|

See J.1.

- | | | | | |
|---|-------|-------|----------------------|-------|
| 4. Create objectionable odors affecting a substantial number of people? | _____ | _____ | _____ X _____ | _____ |
|---|-------|-------|----------------------|-------|

See J.1.

K. Public Services and Utilities

Does the project have the potential to:

- | | | | | |
|---|-------|-------|----------------------|-------|
| 1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | _____ | _____ | _____ X _____ | _____ |

The proposed project would not result in any additional need for new or physically altered public facilities for fire protection.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board? _____ X _____

The proposed project would not result in any wastewater treatment standard violation.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection? _____ X _____

The proposed project would not result in any additional water supply constraints.

6. Result in inadequate access for fire protection? _____ X _____

The proposed project would not result in inadequate access for fire protection.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse? _____ X _____

The proposed project would not result in an additional cumulative reduction of landfill capacity or the ability to dispose of refuse properly.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management? _____ X _____

The proposed project would not result in a breach of regulations related to solid waste management.

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect? _____ X _____

The proposed project would not conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

_____	_____	_____X_____	_____
-------	-------	-------------	-------

See L.1.

3. Physically divide an established community?

_____	_____	_____X_____	_____
-------	-------	-------------	-------

The proposed project would not physically divide any community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____	_____	_____X_____	_____
-------	-------	-------------	-------

The proposed project would not have a potentially significant growth inducing effect, either directly or indirectly.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____	_____	_____X_____	_____
-------	-------	-------------	-------

The proposed project would not have the potential to displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes X No _____

California Coastal Commission certification of the proposed County Code amendment is required since this would constitute and Local Coastal Program amendment.

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes _____ No X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____ No X

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	_____	<u>X</u>
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	_____	_____	<u>X</u>
Geotechnical (Soils) Report	_____	_____	<u>X</u>
Riparian Pre-Site	_____	_____	<u>X</u>
Septic Lot Check	_____	_____	<u>X</u>
Other:	_____	_____	<u>X</u>
	_____	_____	
	_____	_____	

Attachments:

1. Proposed County Code Amendments – Alternative 1
2. Proposed County Code Amendments – Alternative 2
3. Map of Proposed Pleasure Point Combining Zone District

ORDINANCE NO. _____

AN ORDINANCE AMENDING COUNTY CODE SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447, ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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

SECTION I

Section 13.10.400 of the Santa Cruz County Code (Combining Zone Districts) is hereby amended, to add the following text to the list of Combining Zone Districts:

Section	Designation	Summary of Limitations Imposed
13.10.444	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in Section 13.10.323(b).

SECTION II

The Santa Cruz County Code is hereby amended by adding Sections 13.10.444, 13.10.445, 13.10.446 and 13.10.447, under a new Article IV-A, to read as follows:

ARTICLE IV-A. "PP" Pleasure Point Community Design Combining District

13.10.444 Purposes of the Pleasure Point Community Design "PP" Combining District.

The purposes of the Pleasure Point Community Design "PP" Combining District are to:

- (a) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;
- (b) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and
- (c) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

13.10.445 Designation of the Pleasure Point Community Design "PP" Combining District.

The Pleasure Point Community Design "PP" Combining District shall apply to all R-1 and R-M zoned parcels and residential development on PR zoned parcels in the Pleasure Point neighborhood, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west.

13.10.446 Residential Development Standards in the Pleasure Point Community Design "PP" Combining District

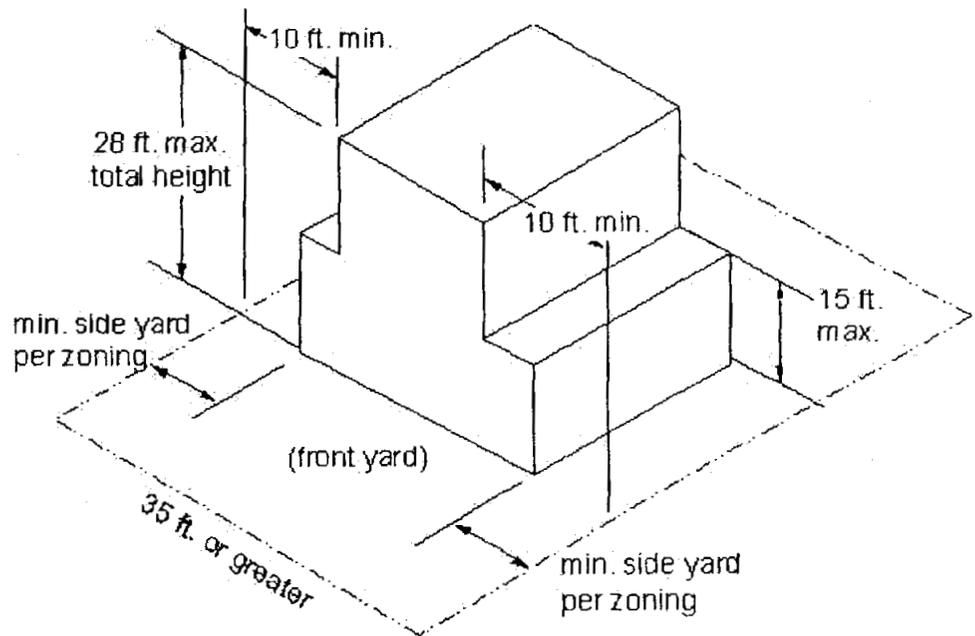
In addition to the residential site standards found in Section 13.10.323(b), the following standards and incentives apply to residential development in the Pleasure Point Community Design "PP" Combining District. Where there are inconsistencies between this Section and Section 13.10.323(b), the provisions of this Section shall apply:

(a) **Standards and Incentives Regarding Residential Building Mass and Height, and Access to Sun and Light.**

1. **Second Story Setbacks.** For new two-story residential structures or second story additions, or any new single-story structure or addition that exceeds 15-feet in height, the second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back from the side yard property line as follows:

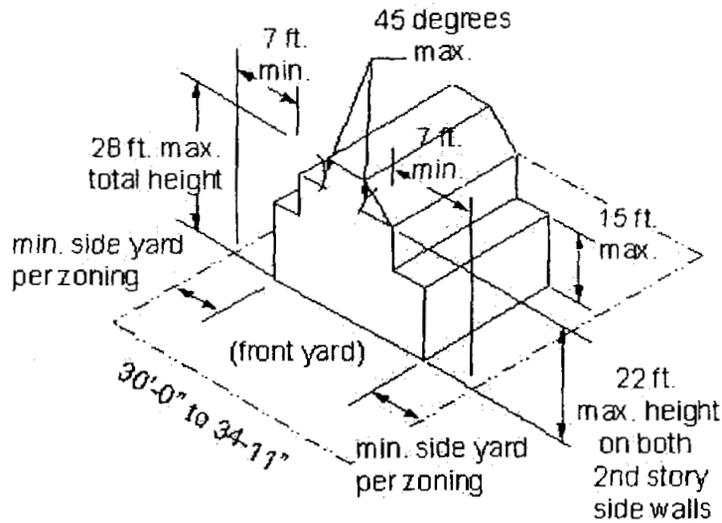
- (A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



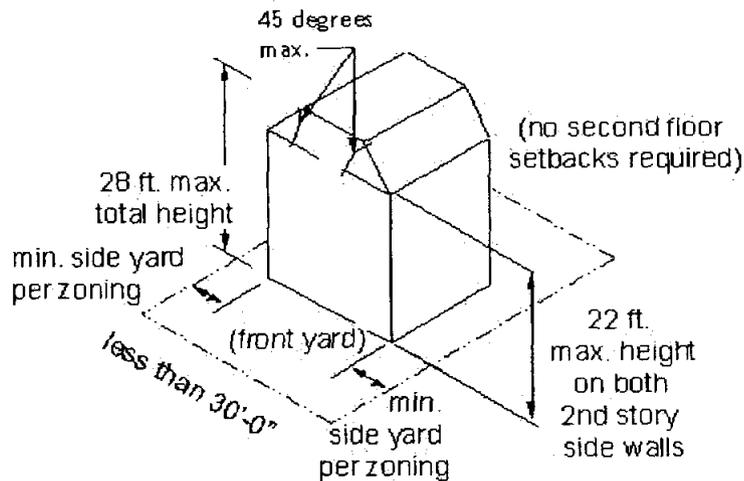
- (B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. In addition, side walls shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A maximum roof slope of 45 degrees (1:1 rise over run ratio) is required between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



- (C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required; however, the outer side wall shall not exceed 22-feet in height (as measured from finished grade). The peak roof height limit is 28-feet at the center of the structure. A maximum roof slope of 45 degrees (1:1 rise over run ratio) is required between the 22-foot outer portion of the roof and the 28-foot peak roof height. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**

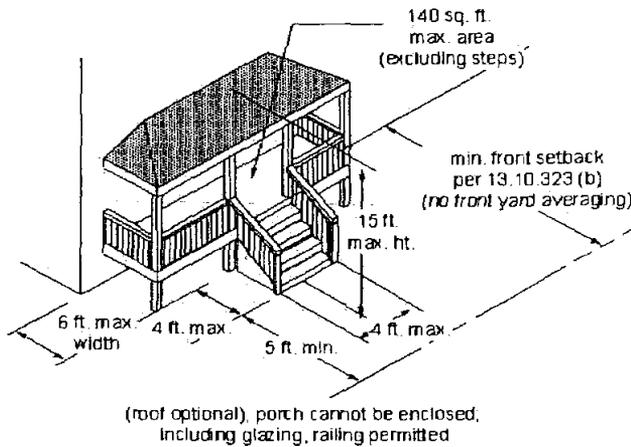


- (D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.
- (E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.

- (F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area
 - (G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.
2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.
- (A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.
- (b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.
1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:
- (A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);
 - (B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;
 - (C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.
 - (D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).
 - (E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).

- (F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).
- (G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

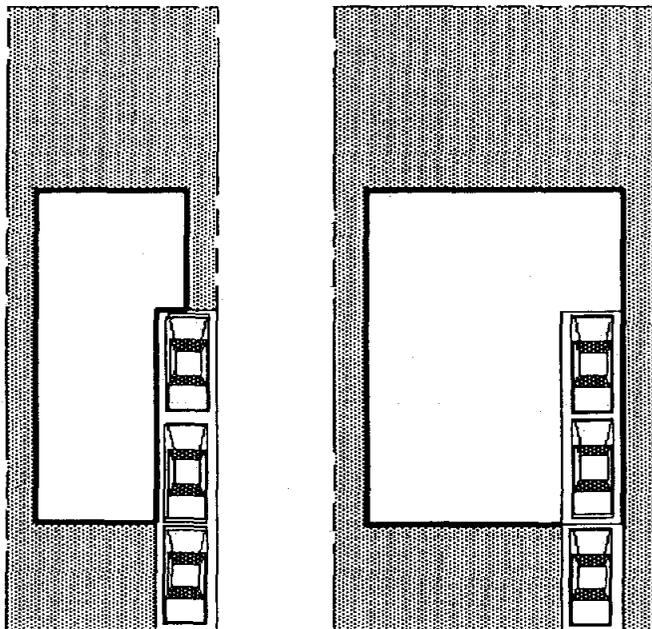
**Section 13.10.446 – Figure 4
Front Porch Incentive Standards**



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-foot wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.

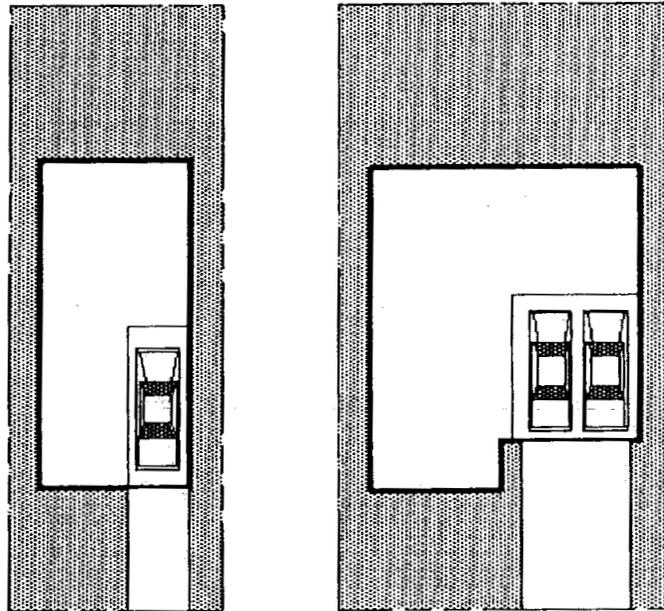
3. Reduce Amount of Front Yard Area Devoted to Parking:
On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

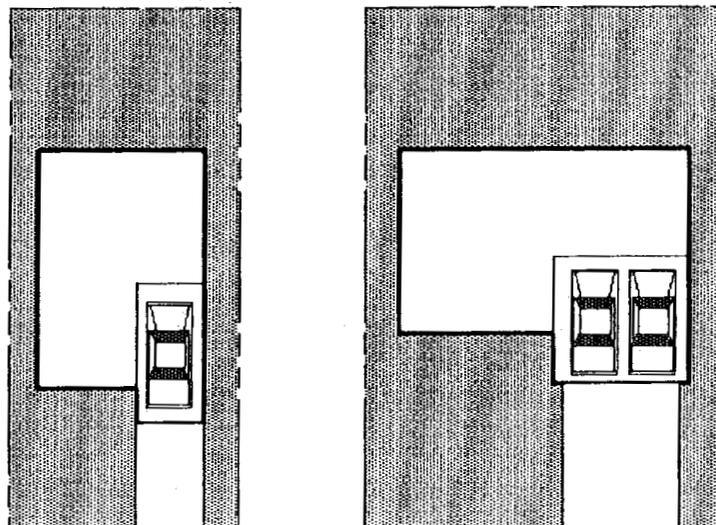


4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

- (a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:
 - 1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or
 - 2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or
 - 3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.
- (b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION III

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning Department, Public Works, County Counsel

ORDINANCE NO. _____

AN ORDINANCE AMENDING COUNTY CODE SECTION 13.10.400, AND ADDING COUNTY CODE SECTIONS 13.10.444, 13.10.445, 13.10.446 AND 13.10.447; ESTABLISHING A PLEASURE POINT COMMUNITY DESIGN COMBINING ZONE DISTRICT TO THE SANTA CRUZ COUNTY CODE

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13.10.446 Residential Development Standards in the Pleasure Point Community Design "PP" Combining District

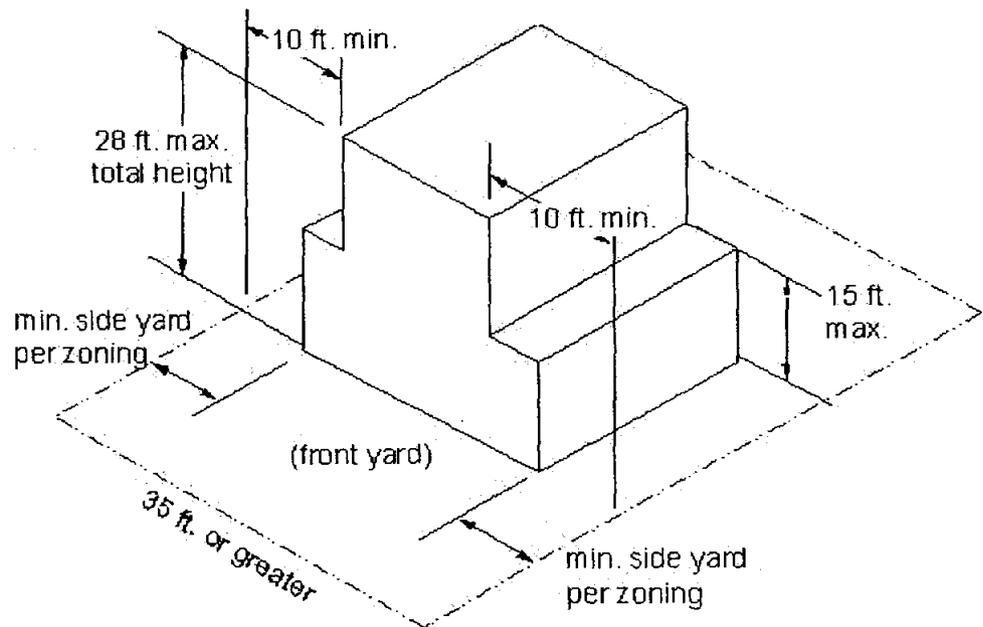
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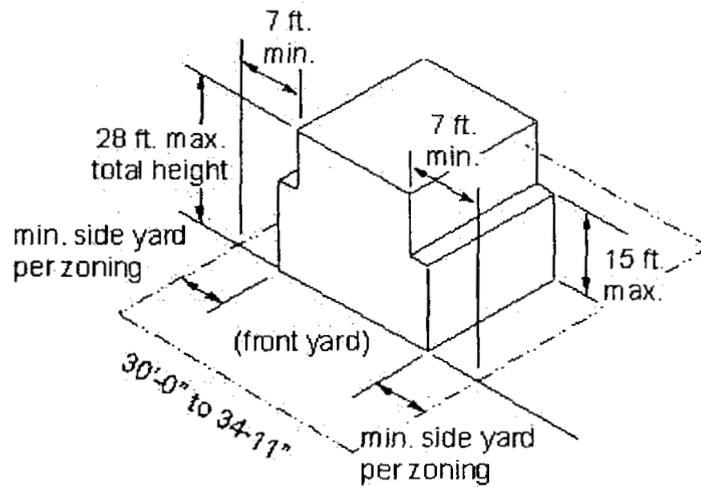
- (A) Lot Width of 35-Feet or Greater: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 10-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 1 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 1 of Section 13.10.446.

**Section 13.10.446 – Figure 1
Building Envelope Limits for
Lots 35-feet or Greater in Width**



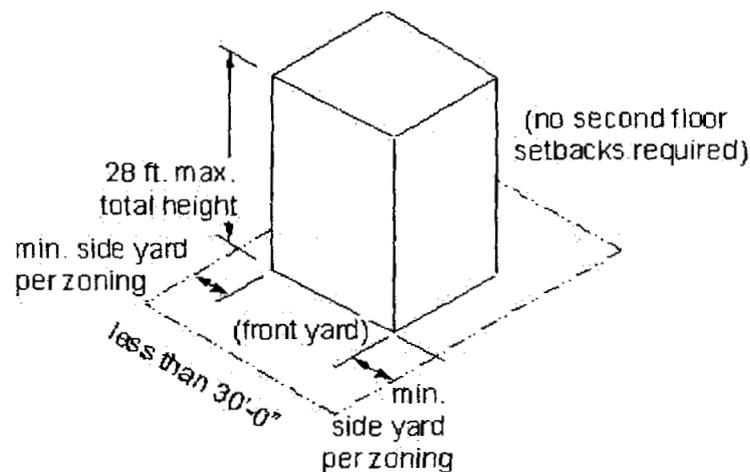
- (B) Lot Widths of 30-Feet or Greater, But Less Than 35-Feet: Second story exterior side walls, or the portion of the single-story exterior side wall exceeding 15-feet in height, shall be set back at least 7-feet from the side yard property line. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 2 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 2 of Section 13.10.446.

**Section 13.10.446 – Figure 2
Building Envelope Limits for
Lots 30'-0" to 34'-11" in Width**



- (C) Lot Widths Less Than 30-Feet: Second floor setbacks are not required. Residential buildings on such lots shall comply with the minimum and maximum dimensions of the Building Volume Envelope Limit diagram illustrated in Figure 3 of Section 13.10.446. Plans shall clearly indicate new construction fitting entirely within the Building Volume Envelope as shown in Figure 3 of Section 13.10.446.

**Section 13.10.446 – Figure 3
Building Envelope Limits for
Lots Less Than 30-Feet in Width**



- (D) First Floor Wall Height Limitation for Lot Widths of 30-Feet or Greater: The height of the first story walls shall be limited to 15-feet as measured from finished grade, as illustrated in Figures 1 and 2 of Section 13.10.446.
- (E) Decks/Walkways Allowed in Second Floor Setback: Decks or walkways are permitted in the second floor setback area on top of the first floor roof so long as the top of the hand railing does not exceed 15-feet in height from finished grade.
- (F) Eaves and Chimneys Allowed in Second Floor Setback: Eaves and chimneys may extend up to 3-feet into the required second floor setback area.
- (G) Attached Townhouse or Condominium Units: Attached townhouse or condominium units that do

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2. Increased Allowed Lot Coverage for Small Lots. On lots less than 3,500 net square feet in size, the maximum lot coverage shall be 45%.

(A) On lots less than 3,500 net square feet in size, where the maximum lot coverage exceeds 40%, roof drainage downspouts shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

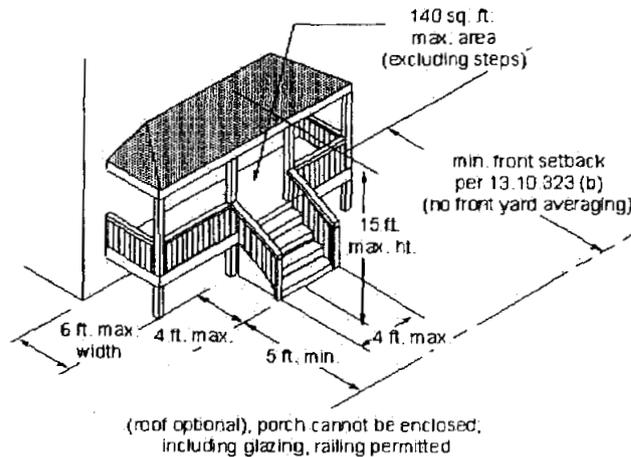
- (b) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.

1. Front Porches: For front porches on new houses, and on existing houses that do not exceed FAR or lot coverage standards, the following criteria shall apply, as illustrated in Figure 4 of Section 13.10.446:

- (A) Front porches may extend up to 6-feet into the required front yard setback as established by Section 13.10.323(b);
- (B) Up to 140 square feet of front porch area shall be excluded in lot coverage or FAR calculations;
- (C) The height of any front porch roof subject to this subsection shall not exceed 15-feet from finished grade.
- (D) A stairway to the front porch may extend up to 4 additional feet into the required front yard setback (i.e., for a total of 10-feet with porch and stairs combined) if the stairs are no more than 4-feet wide. To minimize reduction of line-of-sight visibility, stair railings must be non-opaque (i.e., partially see-through).
- (E) Any front porch subject to these incentives shall remain unenclosed (i.e., including glass).
- (F) If a proposed front porch does not meet the standards in Section 13.10.446(b) 1(A) through 1(E), as illustrated in Figure 4 of Section 13.10.446, it will be subject to the site regulations found in Section 13.10.323(b).
- (G) For any front porches constructed pursuant to this provision, all roof drainage downspouts from said

porch shall be directed to vegetated areas or other non-erosive permeable surfaces, unless the applicant can demonstrate that such an action is infeasible.

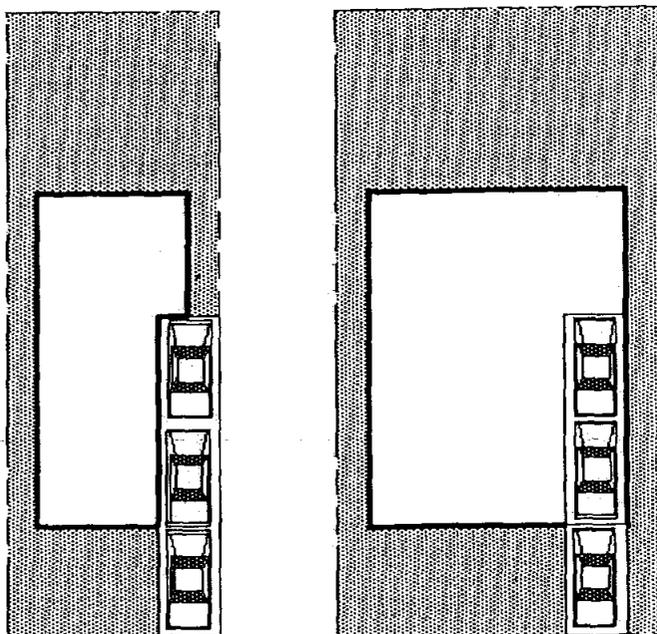
Section 13.10.446 – Figure 4 Front Porch Incentive Standards



2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-foot wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-foot wide) are allowed regardless of building facade width.

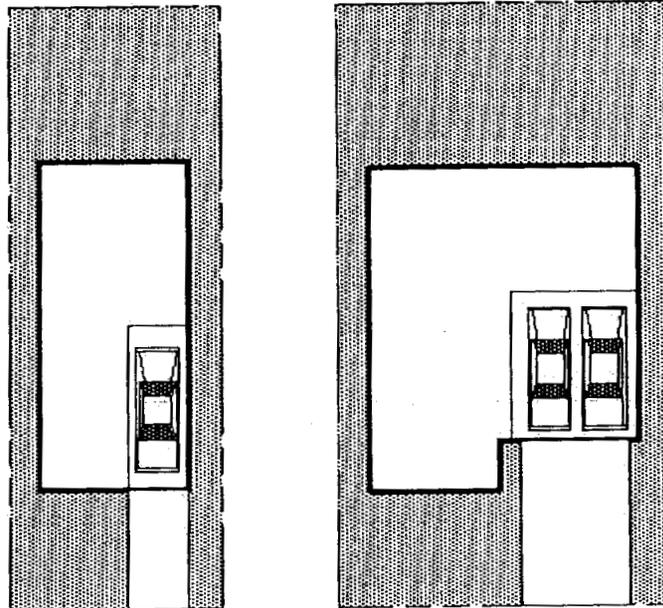
3. Reduce Amount of Front Yard Area Devoted to Parking:
On-site three-car tandem parking shall be allowed by-right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 5 of Section 13.10.446.

**Section 13.10.446 – Figure 5
Three Car Tandem Parking Allowed**

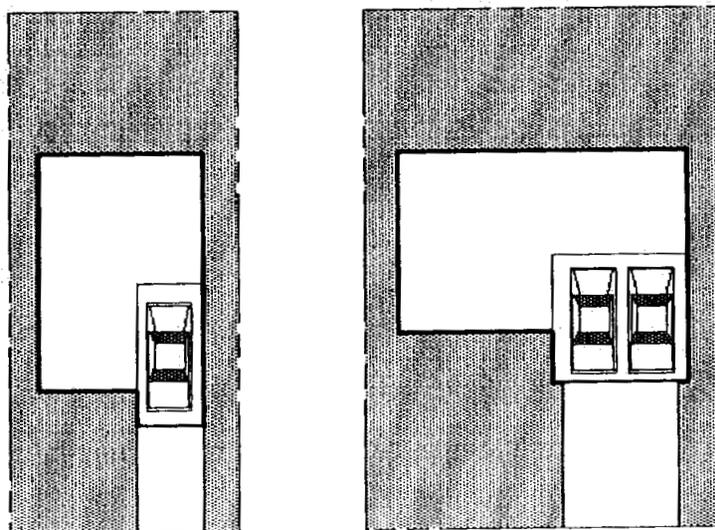


4. Garages Shall Not Protrude Beyond the Rest of the Facade:
To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446.

**Section 13.10.446 – Figure 6
Allowed Configurations**



**Section 13.10.446 – Figure 7
Prohibited Configurations**



13.10.447 Exceptions

An applicant may request a Level 5 Exception to the requirements of Section 13.10.446 for applicable residential projects, subject to approval by the Zoning Administrator following a public hearing, pursuant to the following:

- (a) Exceptions to the Pleasure Point Residential Development Standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, the findings found in Section 18.10.230(a), and at least one of the following additional findings:
 1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the Development Standards; or
 2. The Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design, or
 3. The granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District Purposes, found in Section 13.10.344.
- (b) Any decision on an Exception shall not establish a precedent for future applications.

SECTION III

This Ordinance shall take effect on the 31st day following adoption, or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2009, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

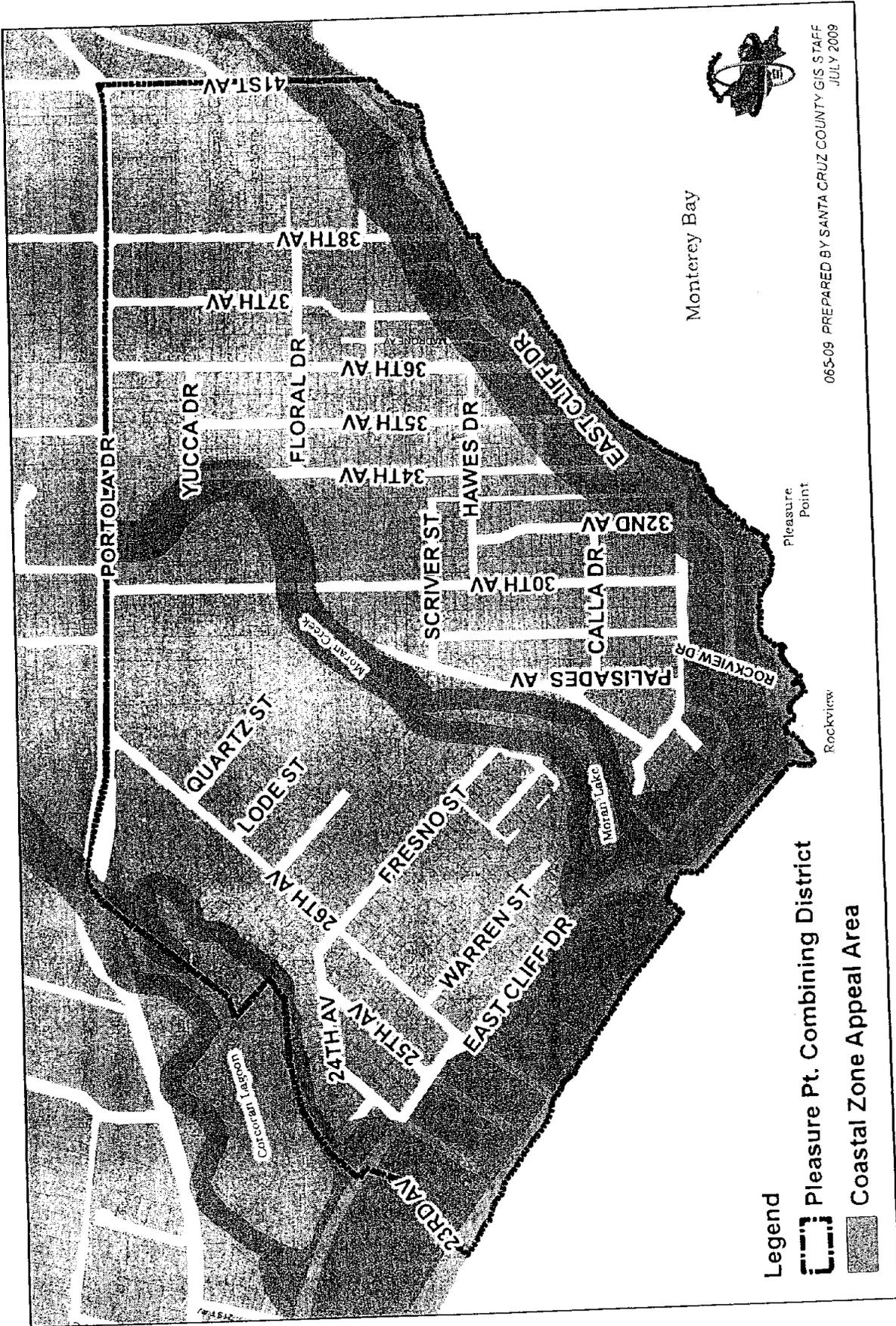
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning Department, Public Works, County Counsel

Extent of Proposed Pleasure Point Combining Zone District



Monterey Bay

Legend

-  Pleasure Pt. Combining District
-  Coastal Zone Appeal Area

Pleasure Point

Rockview



065-09 PREPARED BY SANTA CRUZ COUNTY GIS STAFF
JULY 2009



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

PLEASURE POINT NEIGHBORHOOD COMBINING ZONE DISTRICT

This project consists of the creation of a new Pleasure Point ("PP") Combining Zone overlay district in the Pleasure Point neighborhood, within which special residential development standards would apply. The Combining Zone district would also be created through County Code amendments and would implement the recommendations of the Pleasure Point Community Plan (Plan), a document that was accepted by the Santa Cruz County Board of Supervisors in August 2008. In addition to the new regulations recommended by the Plan, the existing residential development standards that currently apply in Pleasure Point and throughout the County would remain in effect. In response to neighborhood concerns raised at three public workshops, the Plan recommended, and the proposed Ordinance would implement, several measures to reduce the overall bulk and mass of the second stories of new/remodeled residences to reduce visual and shading impacts on their neighbors, and a number of measures to enhance appearance of the public/private interface of new/remodeled houses as viewed from the street. These measures will become standards in the proposed new Pleasure Point Combining Zone District. Two alternate versions of the Ordinance are presented and evaluated here, each implementing slightly different proposed bulk/mass standards.

ZONE DISTRICT: VARIOUS

OWNER/APPLICANT: COUNTY OF SANTA CRUZ

STAFF PLANNER: FRANK BARRON, phone 454-2530

Email: pln782@co.santa-cruz.ca.us

ACTION: Negative Declaration (No Mitigations)

REVIEW PERIOD ENDS: November 12, 2009

The Planning Commission will consider this project at a public hearing. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project, attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:

None
 Are Attached

Review Period Ends: November 12, 2009

Date Approved By Environmental Coordinator: Nov. 17, 2009

Claudia Slater
CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.
(Date)

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: _____

EXHIBIT H