

Sustainability Policy + Regulatory Update

PLANNING COMMISSION PUBLIC HEARING

SANTA CRUZ COUNTY COMMUNITY DEVELOPMENT + INFRASTRUCTURE DEPT AUGUST 24, 2022



Agenda



01 Background, Goals + Outreach

04 Design Guidelines + Map Amendments

02 General Plan Amendments

05 Environmental Impact Report

03 County Code Amendments

06 Recommended Action

01 Background + Goals

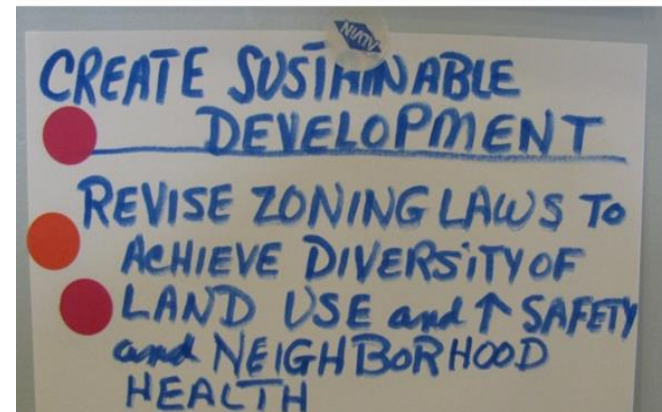


What is the Sustainability Update?

- Components
 - General Plan/Local Coastal Program Amendments
 - County Code Amendments
 - New County Design Guidelines
 - Land Use Map/Zoning Maps Amendments
- Goals
 - Vision for Sustainable Urban Communities
 - Code modernization
 - Accommodate Growth
 - Regional consistency



- Website: <https://www.sccoplanning.com/sustainabilityupdate>
- Email: SustainabilityUpdate@santacruzcounty.us
- Outreach
 - Community Meetings
 - Commission Study Sessions
 - Survey
 - Public Comment Portal
 - Social media
 - Email blasts
 - Newspaper Ads



General Plan/Local Coastal Program Amendments

- Chapter 1: Introduction
- Chapter 2: Land Use → Built Environment
- Chapter 3: Circulation → Access + Mobility
- Chapter 5: Conservation + Open Space → Agriculture, Resources + Conservation
- Chapter 7: Parks, Recreation, Public Facilities
- Glossary and Appendices



Changes to Chapter 2: Built Environment Element

- Residential Urban High Flex
 - Ground floor commercial allowed
 - No change proposed to density range (22-45 units/gross acre)
 - Related code updates: open space and FAR
- Commercial designations and zone districts
 - FAR increase from 1.0 → 1.5 + podium/garage exemption
- Coastal considerations
 - Priority Uses, City of Watsonville MOU



Changes to Chapter 3: Access + Mobility Element

- Transportation Demand Management
 - [Appendix I: TDM Strategies](#)
- Coordination with Santa Cruz County Regional Transportation Commission (SCCRTC)
- Accessibility Policies



Changes to Chapter 5: Agriculture, Natural Resources + Conservation Element

- Water and sewer service to CA parcels
- Public facility uses on CA parcels
- Drainage and wastewater
- Visual resources



County Code Amendments

- Amend Building, Zoning, Design, Procedures chapters
- Add Circulation + Parking chapter
- New regulations to align with General Plan/LCP
- Modernize code
 - New permit framework
 - Remove obsolete standards
 - Consolidate procedures



03 County Code Amendments



Changes to Agricultural Code Sections & Community Events

- Agricultural standards
 - Max Development Area caps for Ag Support Uses
- Animal keeping
- Community events and commercial weddings
 - Noticing change

Changes to Transportation Code Sections (SCCC 13.16)

- Clarification
 - TDM requirements
 - Exhibit J – Parking Ratios
 - Multifamily vs Single Family
 - Bicycle parking
 - Existing Parking Exceptions
- Changes
 - TDM large employer threshold
 - Parking reduction for specific TDM measures
 - Van parking
 - Guest parking in LODA, SALSDA, DASDA



Changes to Building Standards

- Design Review
 - Shading study added back into Design Review
- Commercial standards
 - FAR increase from 1.0 → 1.5
- Residential Flex (RF) Standards
 - Commercial ground floor use allowed
 - FAR increase from 1.1 → 1.5 > 30 units/acre
 - Open Space increase from 10% → 15%

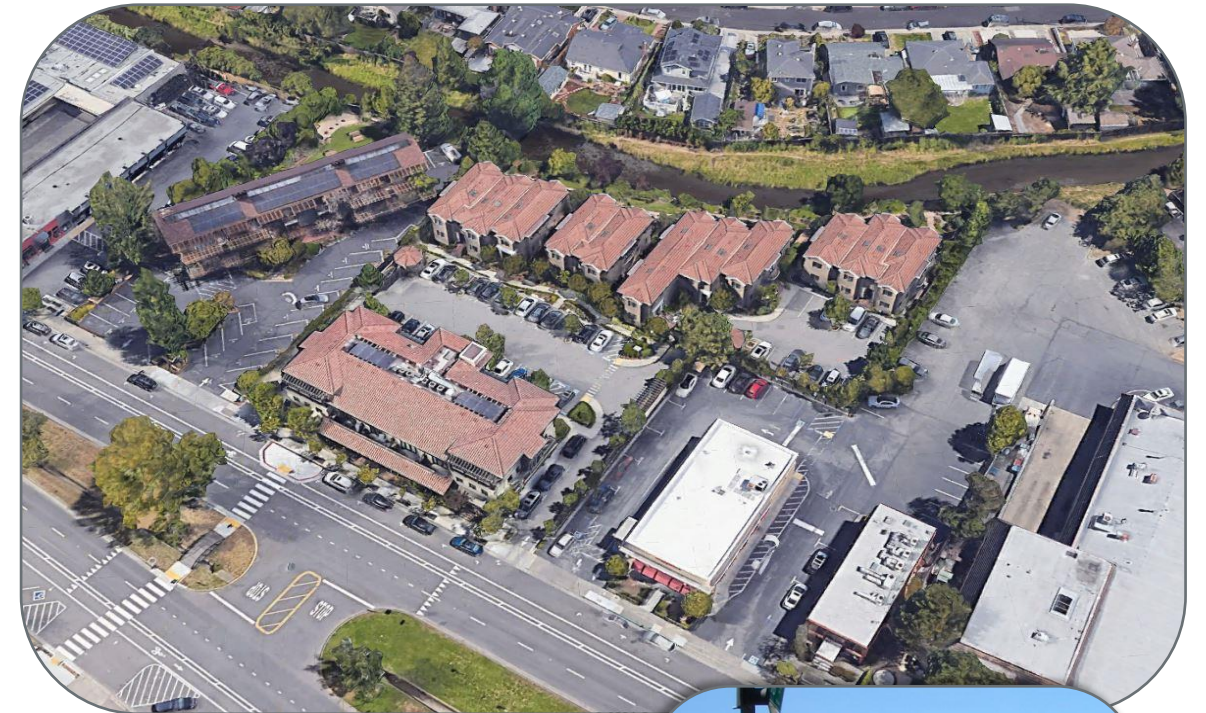


03 County Code Amendments



Planning Commission Project Review

- Legislative actions
- Appeals
- List of project types that PC would review
 - Certain agricultural, infrastructure and commercial uses
 - Certain cannabis projects (no change proposed)
 - Permanent Room Housing (PRH)
 - Subdivisions > 5 sites
 - Hospitals, medical clinics, medical mixed-use projects
 - Senior Rental Housing, mixed use commercial/residential (>5 or 10 units?)



Design Guidelines

- Illustrate best practices for implementing County Code regulations for building and streetscape design
- Specific guidelines for certain land uses and certain geographic areas

Changes to Design Guidelines

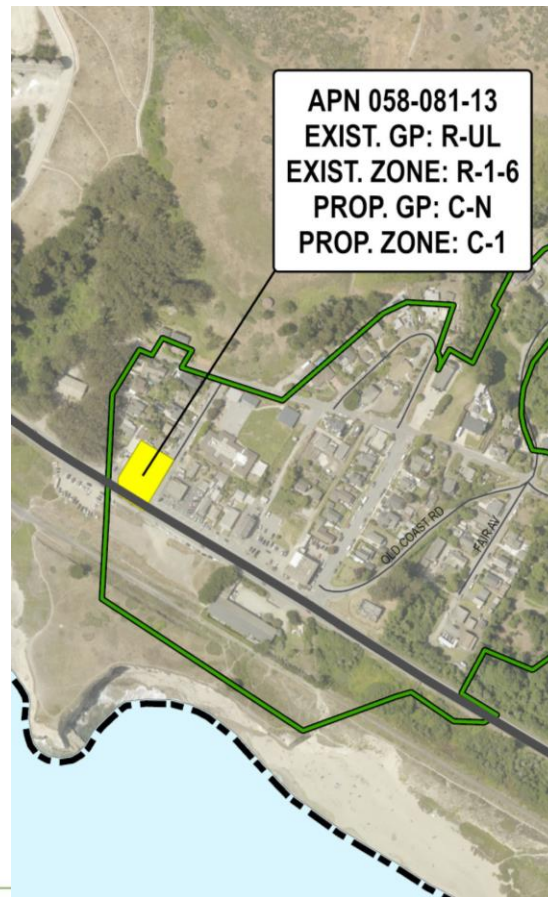
- Clarity on the relationship between guidelines and regulations
- Pleasure Point Guidelines (Appendix B)



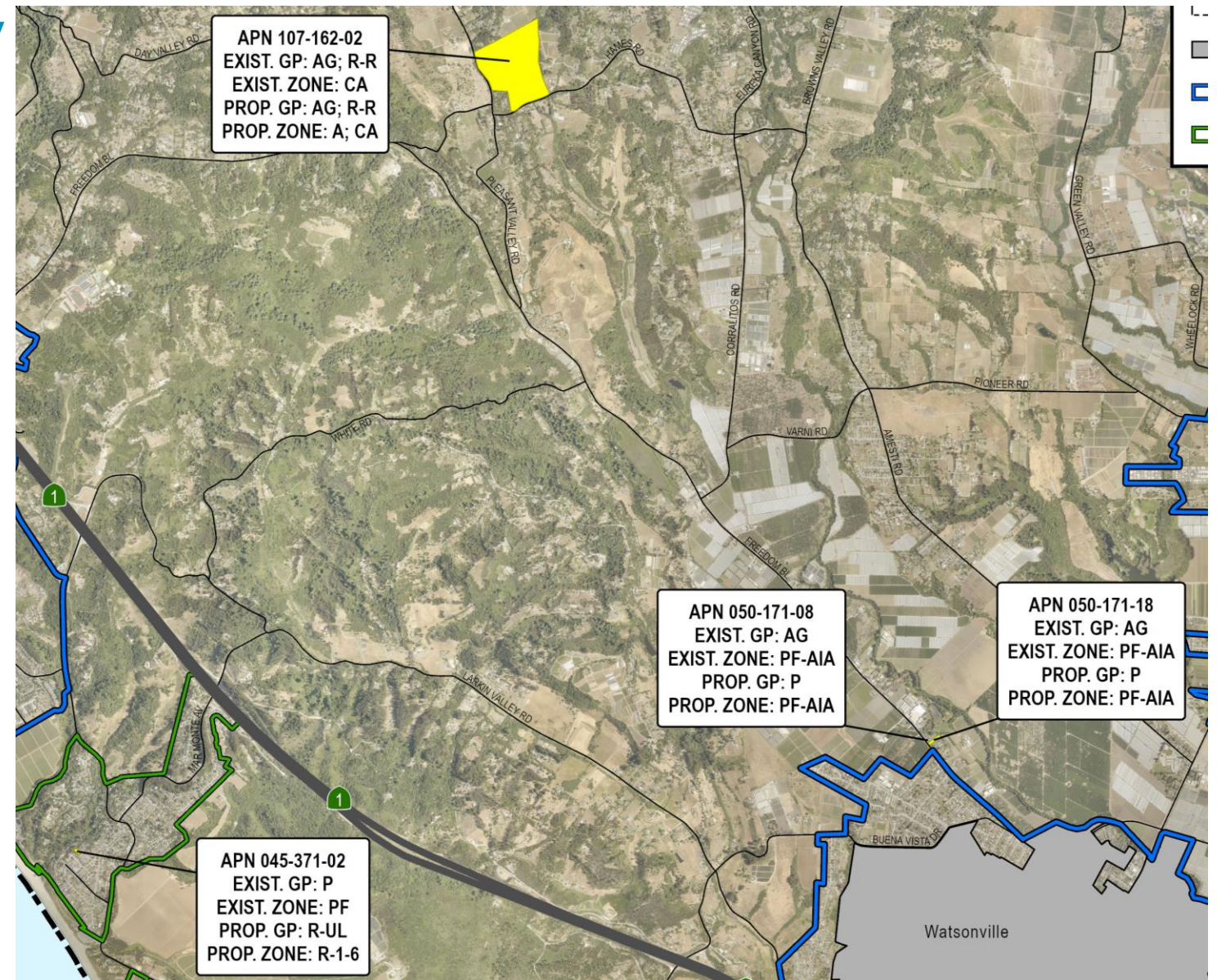
04 Land Use/Zoning Map Changes



North County



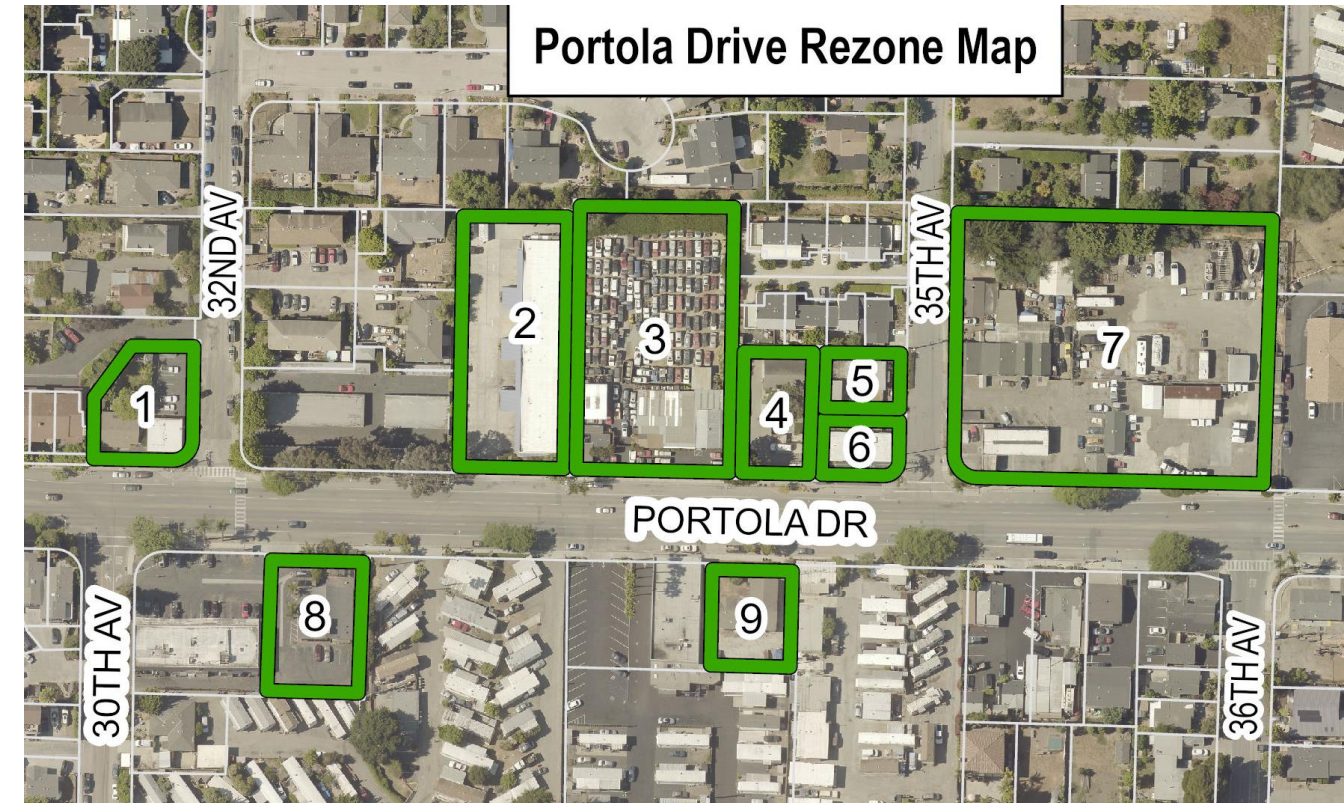
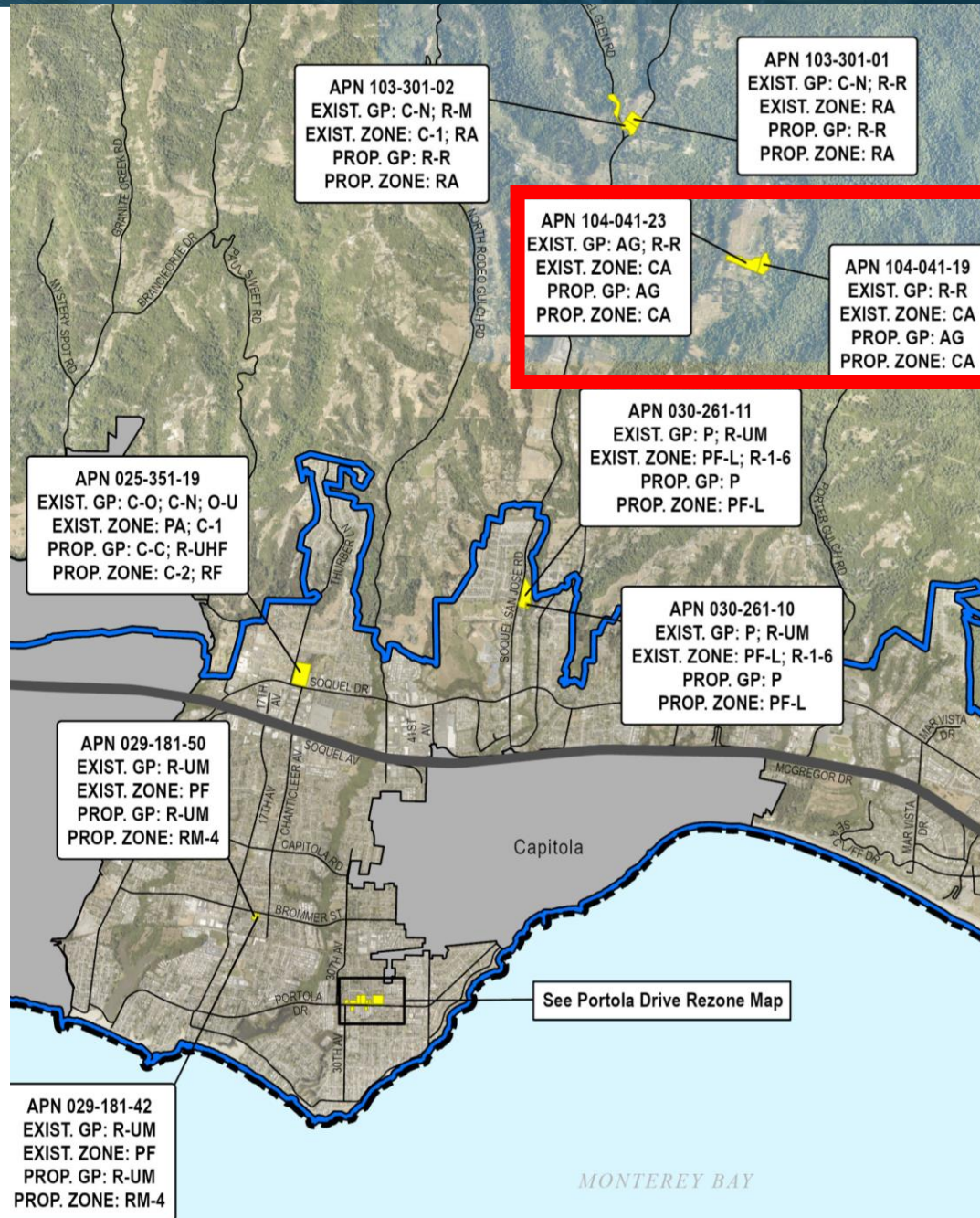
South County



04 Project Topic Area: Land Use/Zoning Changes



Mid-County



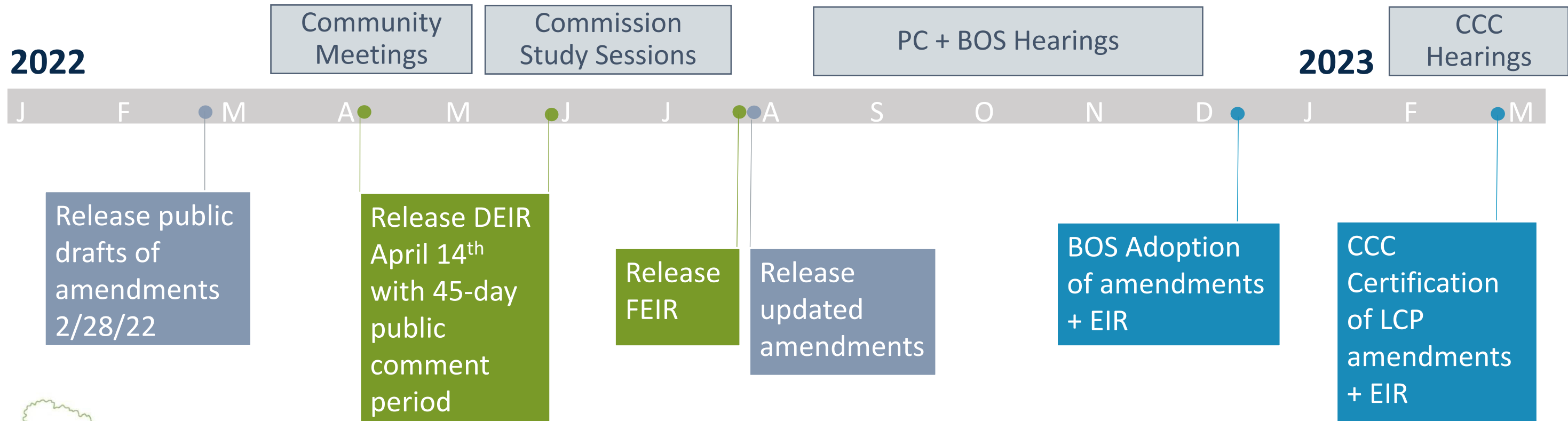


- Draft EIR (April 14th) → Public Comment → Final EIR (August 12th)
- Significant Impacts
 - Agricultural, Forestry, Minerals
 - Biological Resources
 - Cultural and Tribal Cultural Resources
 - Transportation
 - Utilities and Service Systems
- Mitigation Measures
 - AGR-1 – Special Findings for public/quasi-public facilities
 - BIO-2B – Mitigation plan for habitat replacement
 - CUL-1 – Evaluation for undocumented historic resources
 - CUL-2 – Historic Resource Documentation
 - TRA-1 – VMT Mitigation Bank Program
 - TRA-2 – Evaluation of additional parking-reduction strategies



- Public Comments
 - Population forecasts + regional housing needs
 - Fisheries, habitat + natural resource protection
 - Vehicle Miles Traveled/Transportation Demand Management
 - Utilities/public facilities on agricultural lands
 - Coastal priority uses
 - Development west of Watsonville
- Hazardous materials/sites
- Tree protection + light spillover
- Traffic impacts
- Water quality + water resources
- EIR availability
- Water projects + groundwater data
- Paleontological impacts

06 Project Schedule



EIR: Environmental Impact Report - DEIR: Draft EIR - FEIR: Final EIR
PC: Planning Commission - BOS: Board of Supervisors - CCC: California Coastal Commission



- 1) **Conduct a public hearing** to review proposed amendments to the General Plan/Local Coastal Program (LCP), the Santa Cruz County Code (SCCC), new County Design Guidelines, and proposed land use designation map and zoning map amendments related to the Sustainability Update.
- 2) **Continue the public hearing** to September 14, 2022 as necessary to address any final changes.
- 3) **Adopt the attached resolution (Exhibit A)** recommending that the Board of Supervisors:
 - a) **Certify the California Environmental Quality Act (CEQA) Environmental Impact Report** for the Sustainability Update based on the CEQA Findings of Fact and Statement of Overriding Considerations attached to the resolution;
 - b) **Adopt the proposed amendments**, including amendments to the General Plan/LCP, SCCC, General Plan Land Use Designation Maps, and Zoning Map, as well as the Mitigation Monitoring and Reporting Plan attached to the resolution;
 - c) **Adopt new County of Santa Cruz Design Guidelines**; and
 - d) **Direct staff to submit amendments to the General Plan/LCP** and coastal-implementing code amendments to the California Coastal Commission for certification.