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

March 24, 2005

Agenda Date: April 12, 2005

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: Public Hearing to Consider Addition of Incentives for Historic Preservation to the Residential Site and Structural Dimensions Chart

Members of the Board:

Last September, your Board approved amendments to County Code to enact a number of incentives for historic preservation, which were forwarded to the Coastal Commission for review and certification. Among other things, the incentives would allow the Floor Area Ratio to increase from the standard 0.5:1 to 0.6:1 on a site where there is a designated historic resource and would allow lot coverage to increase to 125 times the standard lot coverage for the zone district on a site where there is a designated historic resource.

Coastal Commission staff has notified the Planning Department that, as submitted to the Coastal Commission, the two incentives mentioned above would not be applicable in the coastal zone. The reason for this is that these two incentives are found only in Section 16.42.090, which is not a coastal implementing ordinance and not subject to review by the Coastal Commission. The easiest way to ensure that those two incentives do apply in the coastal zone is to include them in Section 13.10.323(b), residential site standards, which is a coastal implementing ordinance. Specifically, we are proposing to insert the two incentives as footnotes to the residential site and structural dimensions chart (see Attachment 2). In February the Planning Commission held a public hearing on the needed changes and approved a recommendation to your Board to approve the proposed amendments and certify the environmental exemption. There was no public testimony at the hearing.

The proposed ordinance changes are exempt from review under the California Environmental Quality Act (CEQA) because they are considered to be actions by a regulatory agency for the protection of the environment. Designated historic resources are considered part of the environment under CEQA.

Conclusion and Recommendation

The Floor Area Ratio and Lot Coverage incentives for historic preservation were previously approved by your Board as amendments to County Code Section 16.42.090, but were inadvertently omitted from County Code Section 13.10.323(b). For those incentives to be effective in the coastal zone, your Board needs to add them to Section 13.10.323(b).

Therefore, it is RECOMMENDED that your Board take the following actions:

1. Conduct a public hearing on the proposed amendments to Sections 13.10.323(b) and 16.42.090;

2. Adopt the attached resolution (Attachment 1) and the attached Ordinance (Attachment 2) approving the proposed amendments to Sections 13.10.323(b) and 16.42.090;

3. Certify the CEQA Notice of Exemption: and

4. Direct the Planning Department to forward the amendments to the Coastal Commission for review and certification.

Sincerely,

Tom Burns
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO
County Administrative Officer

Attachments

1. Resolution
2. Ordinance
3. CEQA Categorical Exemption
4. Planning Commission Resolution
5. Planning Commission Minutes

BEFORE THE BOARD OR SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0163

RESOLUTION NO. _____

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

BOARD OF SUPERVISORS RESOLUTION REGARDING PROPOSED AMENDMENTS TO SECTION 13.10.323(b) OF THE COUNTY CODE TO ALLOW GREATER FLOOR AREA RATIO AND LOT COVERAGE FOR DESIGNATED HISTORIC RESOURCES.

WHEREAS, the Board of Supervisors, in 1977, in order to protect significant historic resources in the County adopted an Historic Preservation Ordinance; and

WHEREAS, since the inception of the Historic Preservation Ordinance there have been only very limited incentives offered by the County to encourage property owners to seek historic designation of eligible properties; and

WHEREAS, the Board of Supervisors has previously approved a number of incentives, including those regarding increased Floor Area Ratio and Lot Coverage; and

WHEREAS, as submitted to the Coastal Commission, the increased Floor Area Ratio and Lot Coverage incentives would not be applicable in the coastal zone; and

WHEREAS, it is the desire of the County to have the increased Floor Area Ratio and Lot Coverage incentives apply in the coastal zone; and

WHEREAS, the proposed changes to Volume II of the County Code have been found to be categorically exempt from further review under the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves the amendments to Section 13.10.323(b) of Volume II of the County Code, attached as Exhibit A, to encourage property owners to seek historic designation for eligible properties, and the Categorical Exemption, incorporated herein by reference, and authorizes submittal of the amendments to the California Coastal Commission as a part of the current round of Local Coastal Program amendments.

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

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

_____
Chairperson

ATTACHMENT 1

ATTEST: _____
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

_____
County Counsel

cc: County Counsel
Planning Department

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 13.10.323(b) and 16.42.090 OF THE COUNTY CODE TO ALLOW GREATER FLOOR AREA RATIO AND LOT COVERAGE FOR DESIGNATED HISTORIC RESOURCES

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 County Code Sections 13.10.323(b) and 16.42.090 to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding site standards for designated historic resources relative to floor area ratio and lot coverage listed below in Section 111; finds that the proposed amendment herein is consistent with all elements of the Santa Cruz County General Plan and the Local Coastal Program; and finds and certifies that the proposed action is categorically exempt from review under the California Environmental Quality Act pursuant to Sections 501, 1805, and 1808 of the County's CEQA Guidelines and Sections 15061, 15305, and 15308 of the State CEQA Guidelines.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the amendment as described in Section 111, and adopts the Planning Commission's findings in support thereof without modification as set forth below:

1. The County's Historic Preservation Ordinance was adopted in 1977 in order to protect significant historic resources in the County.

2. Only very limited incentives have been available to property owners to seek designation of their property as an historic resource.

3. Amendments to Sections 13.10.323(b) and 16.42.090 will provide small scale, reasonable incentives for the protection of designated historic resources.

4. The amendments were previously approved in Ordinance 4771 as applying to Section 16.42.090, but to be applicable in the coastal zone they must be added to Section 13.10.323(b).

SECTION III

Section 13.10.323(b) of County Code, Volume II, is hereby amended to read as follows (proposed new language is shown highlighted):

13.10.323(b) Site and Structural Dimensions.

(b) Site and Structural Dimensions. The following single family and multi-family charts show site area per dwelling unit, setbacks, maximum allowable lot coverages, building height limits, allowable floor area to lot area ratios, maximum number of stories, minimum site widths and minimum site frontages for residential zone districts. These standards shall apply within all residential "R" zone districts, except as noted elsewhere in this Section and uses inconsistent therewith shall be prohibited absent a variance approval.

R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS

SITE AND STRUCTURAL DIMENSIONS CHART

ZONE DISTRICT AND MINIMUM NET SITE AREA PER DWELLING UNIT	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE***	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO****	MAXIMUM NUMBER STORIES	MINIMUM SITE WIDTH (FEET)	MINIMUM SITE FRONTAGE
		FRONT	SIDE	REAR						
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels , 60 feet wide (except for corner lots)		5 & 5							
	Second Units within USL	*	*	*	*	17	*	1-story	*	*
	Second Units outside USL	*	*	*	*	28	*	2	*	*
RB 4 = 4,000 sq*	General Requirements	10	0&5	10	40%	25; on beach side: 17	50%	2; on beach side: 1	40	40
	Corner lots	10	0&10	10	40%	See above	50%	See above	40	40
	Lots on beach side of street	10	0&5	0	40%	See above	50%	See above	40	40
	Semi-detached dwellings and dwellings adjacent to pedestrian rights-of-way	15	0&5	15						
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	General Requirements	15	5&5	15	40%	28	50%	2**	35	35
	Corner lots--existing parcels	15	5&10	15	40%	28	50%	2**	35	35
	--creating new parcels		5&15							
	Parcels >5,000 sq. ft.	20	5&8	15	30%	28	50%	2**	35	35
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	50%	2**	50	50
	Corner lots--existing parcels	20		15	30%	28	50%	2**	50	50

	--creating new parcels									
	Parcels 4 to <5,000 sq. ft.	20	5&8	15	30%	28	50%	2**	50	50
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft	General Requirements	20	5&8	15	30%	28	50%	2**	60	60
	Corner lots--existing parcels	20	5&10	15	30%	28	50%	2**	60	60
	--creating new parcels		5&20							
	Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	50%	2**		
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10&10	15	30%	28	50%	2**	60	60
	Creating new corner lots	20	10&20	15	30%	28	50%	2**	60	60
R-1-16 to R-1-<1 acre 16,000 sq. ft. to <1 acre	General Requirements	30	15&15	15	20%	28	N/A	2**	90	60
RR, RA and R-1-1 > 1 acre	General Requirements--1 to <5 acres	40	20&20	20	10%	28	N/A	2**	150	60
	General Requirements--5 acres or more	40	20&20	20	10%	28	N/A	2**	150	100

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

* All site standards for the applicable zone district must be met.

** Number of stories limited outside the Urban Services Line by the General Plan.

**** For parcels where there is a designated historic resource, the maximum parcel coverage shall be 1.25 times that of the applicable zone district.**

***** For parcels where there is a designated historic resource, the Floor Area Ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1.**

RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS										
SITE AND STRUCTURAL DIMENSIONS CHART										
ZONE DISTRICT AND MINIMUM GROSS SITE AREA PER DWELLING UNIT	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE**	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO***	MAXIMUM NUMBER STORIES	MINIMUM SITE WIDTH (FEET)	MINIMUM SITE FRONTAGE
		FRONT	SIDE	REAR						
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels , 60 feet wide (except for corner lots)		5 & 5							

	Second Units within USL	*	*	*	*	17	*	1-story	*	*
	Second Units outside USL	*	*	*	•	28	*	2	*	*
RM-1.5 to RM-4.9 0 to <5,000 sq. ft.	General Requirements for all parcels within these zone districts	15	5&5	15	40%	28	0.5:1	Per Use Permit or 2	35	35
	Corner lots -- existing parcels	15	5&10	15	40%	28	0.5:1		35	35
	-- creating new parcels	15	5&15	15	40%	28	0.5:1		35	35
	Parcels > 5,000 sq. ft.	20	5&8	15	30%	28	0.5:1		35	35
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General Requirements and for parcels > 6,000 sq. ft.	20	5&8	15	30%	28	0.5:1	Per Use Permit or 2	50	50
	Corner lots -- existing parcels	20	5&10	15	30%	28	0.5:1		50	50
	-- creating new parcels	20	5&10	15	30%	28	0.5:1		50	50
	Parcels > 4,000 to <5,000 sq. ft.	20	5	15	30%	28	0.5:1		50	50
RM-6 to RM-9.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	0.5:1	Per Use Permit or 2	60	60
	Corner lots -- existing parcels	20	5&10	15	30%	28	0.5:1		60	60
	-- creating new parcels	20	5&20	15	30%	28	0.5:1		60	60

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

* All site standards for the applicable zone district must be met.

**** For parcels where there is a designated historic resource, the maximum parcel coverage shall be 1.25 times that of the applicable zone district.**

***** For parcels where there is a designated historic resource, the Floor Area Ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1.**

SECTION IV

Section 16.42.090 of the County Code, Volume 11, is hereby amended to read as follows (proposed new language is shown highlighted):

16.42.090 Incentives for Historic Preservation

(a) State Historic Building Code. The State Historic Building Code, Title 24, of the California Administrative Code, shall be applicable to the issuance of Building Permits for changes to the interior and/or exterior of structures designated as historic resources. If proposed improvements to a structure not previously designated as an historical resource would make the structure eligible to be designated as an historical resource, and if the owner submits an application for such designation by the County, then the Historic Resources Commission may authorize the application of the Historic Building Code to the issuance of Building Permits for the proposed improvements.

(b) Parking. The parking requirements of Section 13.10.550 et seq., may be modified in connection with an application involving an historic resource, subject to approval at Level III based upon the findings required by Section 13.10.551(c).

(c) Non-conforming structures. The ordinary maintenance and repair, structural enlargement, extension, reconstruction or alteration of a non-conforming historic resource shall be allowed according to Section 13.10.265(d).

(d) Floor Area Ratio. For development on properties where an historic resource exists, the Floor Area Ratio shall be 0.6:1 (see Section 13.10.323(b).

(e) Lot Coverage. For development on properties where an historic resource exists, maximum lot coverage shall be 1.25 times the standard lot coverage for the particular zone district (see Section 13.10.323(b).

SECTION V

This ordinance shall take effect upon final certification by the California Coastal Commission.

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

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

_____
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

EXHIBIT A

0 173

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning
County Counsel

27

0171

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 13.10.323(b) and 16.42.090 OF THE COUNTY CODE TO ALLOW GREATER FLOOR AREA RATIO AND LOT COVERAGE FOR DESIGNATED HISTORIC RESOURCES

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 County Code Sections 13.10.323(b) and 16.42.090 to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding site standards for designated historic resources relative to floor area ratio and lot coverage listed below in Section III; finds that the proposed amendment herein is consistent with all elements of the Santa Cruz County General Plan and the Local Coastal Program; and finds and certifies that the proposed action is categorically exempt from review under the California Environmental Quality Act pursuant to Sections 501, 1805, and 1808 of the County's CEQA Guidelines and Sections 15061, 15305, and 15308 of the State CEQA Guidelines.

SECTION II

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

1. The County's Historic Preservation Ordinance was adopted in 1977 in order to protect significant historic resources in the County.

2. Only very limited incentives have been available to property owners to seek designation of their property as an historic resource.

3. Amendments to Sections 13.10.323(b) and 16.42.090 will provide small scale, reasonable incentives for the protection of designated historic resources.

4. The amendments were previously approved in Ordinance 4771 as applying to Section 16.42.090, but to be applicable in the coastal zone they must be added to Section 13.10.323(b).

ATTACHMENT 2

0172

SECTION III

Section 13.10.323(b) of County Code, Volume II, is hereby amended to read as follows:

13.10.323(b) Site and Structural Dimensions.

(b) Site and Structural Dimensions. The following single family and multi-family charts show site area per dwelling unit, setbacks, maximum allowable lot coverages, building height limits, allowable floor area to lot area ratios, maximum number of stories, minimum site widths and minimum site frontages for residential zone districts. These standards shall apply within all residential "R" zone districts, except as noted elsewhere in this Section and uses inconsistent therewith shall be prohibited absent a variance approval.

R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS

SITE AND STRUCTURAL DIMENSIONS CHART

ZONE DISTRICT AND MINIMUM NET SITE AREA PER DWELLING UNIT	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE***	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO****	MAXIMUM NUMBER STORIES	MINIMUM SITE WIDTH (FEET)	MINIMUM SITE FRONTAGE
		FRONT	SIDE	REAR						
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels , 60 feet wide (except for corner lots)		5 & 5							
	Second Units within USL	*	*	*	*	17	*	1-story	*	*
	Second Units outside USL	*	*	*	*	28	*	2	*	*
RB or = 4,000 sq. ft	General Requirements	10	0&5	10	40%	25; on beach side: 17	50%	2; on beach side: 1	40	40
	Corner lots	10	0&10	10	40%	See above	50%	See above	40	40
	Lots on beach side of street	10	0&5	0	40%	See above	50%	See above	40	40
	Semi-detached dwellings and dwellings adjacent to pedestrian rights-of-way	≤	0&5	15						
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	General Requirements	15	5&5	15	40%	28	50%	2**	≥5	35
	Corner lots--existing parcels	15	5&10	15	40%	28	50%	2**	≥5	35
	--creating new parcels		5&15							
	Parcels >5,000 sq. ft.	20	5&8	15	30%	28	50%	2**	35	3[illegible]
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	50%	2**	50	50
	Corner lots--existing parcels	20		15	30%	28	50%	2**	50	50

27

	--creating new parcels									
	Parcels 4 to <5,000 sq. ft.	20	5&8	15	30%	28	50%	2**	50	50
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft	General Requirements	20	5&8	15	30%	28	50%	2**	60	60
	Corner lots--existing parcels	20	5&10	15	30%	28	50%	2**	60	60
	--creating new parcels		5&20							
	Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	50%	2**		
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10&10	15	30%	28	50%	2**	60	60
	Creating new corner lots	20	10&20	15	30%	28	50%	2**	60	60
R-1-16 to R-1-<1 acre 16,000 sq. ft. to <1 acre	General Requirements	30	15&15	15	20%	28	N/A	2**	90	60
RR, RA and R-1-1 > 1 acre	General Requirements--1 to <5 acres	40	20&20	20	10%	28	N/A	2**	100	60
	General Requirements--5 acres or more	40	20&20	20	10%	28	N/A	2**	150	100

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

* All site standards for the applicable zone district must be met.

** Number of stories is limited outside the Urban Services Line by the General Plan.

*** For parcels where there is a designated historic resource, the maximum parcel coverage shall be 1.25 times that of the applicable zone district.

**** For parcels where there is a designated historic resource, the Floor Area Ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1.

RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS										
SITE AND STRUCTURAL DIMENSIONS CHART										
ZONE DISTRICT AND MINIMUM GROSS SITE AREA PER DWELLING UNIT	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE**	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO***	MAXIMUM NUMBER STORIES	MINIMUM SITE WIDTH (FEET)	MINIMUM SITE FRONTAGE
		FRONT	SIDE	REAR						
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels , 60 feet wide (except for corner lots)		5 & 5							

	Second Units within USL	*	*	*	*	17	*	1-story	*	*
	Second Units outside USL	*	*	*	*	28	*	2	*	*
RM-1.5 to RM-4.9 0 to <5,000 sq. ft.	General Requirements for all parcels within these zone districts	15	5&5	15	40%	28	0.5:1	Per Use Permit or 2	35	35
	Corner lots -- existing parcels	15	5&10	15	40%	28	0.5:1		35	35
	-- creating new parcels	15	5&15	15	40%	28	0.5:1		35	35
	Parcels > 5,000 sq. ft.	20	5&8	15	30%	28	0.5:1		35	35
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General Requirements and for parcels > 6,000 sq. ft.	20	5&8	15	30%	28	0.5:1	Per Use Permit or 2	50	50
	Corner lots -- existing parcels	20	5&10	15	30%	28	0.5:1		50	50
	-- creating new parcels	20	5&10	15	30%	28	0.5:1		50	50
	Parcels > 4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	0.5:1		50	50
RM-6 to RM-9.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	0.5:1	Per Use Permit or 2	60	60
	Corner lots -- existing parcels	20	5&10	15	30%	28	0.5:1		60	60
	-- creating new parcels	20	5&20	15	30%	28	0.5:1		60	60

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

* All site standards for the applicable zone district must be met.

** For parcels where there is a designated historic resource, the maximum parcel coverage shall be 1.25 times that of the applicable zone district.

*** For parcels where there is a designated historic resource, the Floor Area Ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1.

ATTACHMENT 2
0174
22

SECTION IV

Section 16.42.090 of the County Code, Volume 11, is hereby amended to read as follows:

16.42.090 Incentives for Historic Preservation

(a) State Historic Building Code. The State Historic Building Code, Title 24, of the California Administrative Code, shall be applicable to the issuance of Building Permits for changes to the interior and/or exterior of structures designated as historic resources. If proposed improvements to a structure not previously designated as an historical resource would make the structure eligible to be designated as an historical resource, and if the owner submits an application for such designation by the County, then the Historic Resources Commission may authorize the application of the Historic Building Code to the issuance of Building Permits for the proposed improvements.

(b) Parking. The parking requirements of Section 13.10.550 et seq., may be modified in connection with an application involving an historic resource, subject to approval at Level III based upon the findings required by Section 13.10.551(c).

(c) Non-conforming structures. The ordinary maintenance and repair, structural enlargement, extension, reconstruction or alteration of a non-conforming historic resource shall be allowed according to Section 13.10.265(d).

(d) Floor Area Ratio. For development on properties where an historic resource exists, the Floor Area Ratio shall be 0.6:1 (see Section 13.10.323(b).

(e) Lot Coverage. For development on properties where an historic resource exists, maximum lot coverage shall be 1.25 times the standard lot coverage for the particular zone district (see Section 13.10.323(b).

SECTION V

This ordinance shall take effect upon final certification by the California Coastal Commission,

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

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

_____
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

0176

APPROVED **AS** TO FORM: _____
County Counsel

Copies to: Planning
County Counsel

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

0177

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - **15329** of CEQA for the reason(s) which have been checked on this document.

APPLICATION NO.: **N/A**
ASSESSOR PARCEL NO.: **N/A**
PROJECT LOCATION: **County-wide**

PROJECT DESCRIPTION: Amendments to Sections 13.10.323(b) and 16.42.090 of the County Code to allow greater floor area ratio and lot coverage for designated historic resources.

APPLICANT: **County of Santa Cruz**

A. _____ The proposed activity is not a project under State CEQA Guidelines, Section 15378(a) and County CEQA Guidelines, Section 1928 and 501(b)(1).

B. _____ ~~Ministerial Project~~ involving only the **use** of fixed standards or objective measurements without personal judgment.

C. _____ ~~Statutory Exemption~~ other than a Ministerial Project.
Specify type:_____

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

D. Categorical Exemption

___ 1. Existing Facility
___ 2. Replacement or Reconstruction
___ 3. New Construction of Small Structure
___ 4. Minor Alterations to Land
___ 5. Alterations in Land Use Limitations
6. Information Collection
XX 7. Actions by Regulatory Agencies for Protection of the Environment
___ 8. Actions by Regulatory Agencies for Protection of Nat. Resources
___ 9. Inspection
___ 10. Loans
___ 11. Accessory Structures
___ 12. Surplus Govt. Property Sales
13. Acquisition of Land for Wild-Life Conservation Purposes
14. Minor Additions to Schools
15. Minor Land Divisions
16. Transfer of Ownership of Land to Create Parks
___ 17. Open Space Contracts or Easements
___ 18. Designation of Wilderness Areas
___ 19. Annexation of Existing Facilities/ Lots for Exempt Facilities
___ 20. Changes in Organization of Local Agencies
___ 21. Enforcement Actions by Regulatory Agencies
___ 22. Educational Programs
___ 23. Normal Operations of Facilities for Public Gatherings
___ 24. Regulation of Working Conditions
___ 25. Transfers of Ownership of Interests in Land to Preserve Open Space
___ 26. Acquisition of Housing for Housing Assistance Programs
27. Leasing New Facilities
28. Small Hydroelectric Projects at Existing Facilities
___ 29. Cogeneration Projects at Existing Facilities

E. _____ Lead Agency Other Than County: _____

STAFF PLANNER: Steven Quinney DATE: 03-01-05

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA 0178

RESOLUTION NO. 02-05

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

PLANNING COMMISSION RESOLUTION REGARDING PROPOSED AMENDMENTS TO SECTIONS 13.10.323(b) AND 16.42.090 OF THE COUNTY CODE TO ALLOW GREATER FLOOR AREA RATIO AND LOT COVERAGE FOR DESIGNATED HISTORIC RESOURCES.

WHEREAS, the Board of Supervisors, in 1977, in order to protect significant historic resources in the County adopted an Historic Preservation Ordinance; and

WHEREAS, since the inception of the Historic Preservation Ordinance there have been only very limited incentives offered by the County to encourage property owners to seek historic designation of eligible properties; and

WHEREAS, the Planning and Board of Supervisors have previously approved a number of incentives, including those regarding increased Floor Area Ratio and Lot Coverage; and

WHEREAS, as submitted to the Coastal Commission, the increased Floor Area Ratio and Lot Coverage incentives would not be applicable in the coastal zone; and

WHEREAS, it is the desire of the County to have the increased Floor Area Ratio and Lot Coverage incentives apply in the coastal zone; and

WHEREAS, the proposed changes to Volume II of the County Code have been found to be categorically exempt from further review under the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to Sections 13.10.323(b) and 16.42.090 of Volume II of the County Code to encourage property owners to seek historic designation for eligible properties, and the Categorical Exemption, incorporated herein by reference, be approved by the Board of Supervisors.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, the 23rd day of February, 2005 by the following vote:

AYES: COMMISSIONERS Bremner, Durkee, Holbert, Osmer, Shepherd
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Rob Bremner, Chairperson

0179

ATTEST: _____
Cathy Graves, Secretary

APPROVED AS TO FORM:

_____
COUNTY COUNSEL

cc: County Counsel
Planning Department

motion and Durkee seconded. Voice vote carried 5-0, with ayes from Bremner, Durkee, Holbert, Osmer, and Shepherd.

12. PUBLIC HEARING TO CONSIDER AMENDMENTS TO COUNTY CODE FOR DESIGNATED HISTORIC RESOURCES.

Public hearing to consider draft amendments to Sections 13.10.323(b) and 16.42.090 of the County Code to allow greater floor area ratio and lot coverage for designated historic resources. The proposed amendment to Section 13.10.232(b) is an amendment to the Local Coastal Program.

APPLICANT: COUNTY OF SANTA CRUZ
SUPERVISORIAL DIST: COUNTY-WIDE
PROJECT PLANNER: STEVEN GUINEY, 454-3172

Approved staff recommendation. Bremner made the motion and Osmer seconded. Voice vote carried 5-0, with ayes from Bremner, Durkee, Holbert, Osmer, and Shepherd