

2025 General Plan/LCP, County Code, and Zoning Map Amendments

Code Section/GP	Current General Plan/County Code	Amendment to General Plan/LCP, County Code Section, or Zoning Map
General Plan, Chapter 2, Built Environment Element, page 2-86, (Local Coastal Program bubble)	<p>Local Coastal Program</p> <p>Santa Cruz County’s Local Coastal Program includes:</p> <p>1. A “Land Use Plan” that consists of selected General Plan policies, land use maps and tables that are marked “(LCP).”</p> <p>2. A “Local Coastal Implementation Program” that consists of chapters in Santa Cruz County Code Titles 7, 12, 13, 15, 16, 17 and 18.</p> <p>The LCP scope is described in County Code Chapter 13.03</p>	<p>Local Coastal Program</p> <p>Santa Cruz County’s Local Coastal Program includes:</p> <p>1. A “Land Use Plan” that consists of selected General Plan policies, land use maps and tables that are marked “(LCP).”</p> <p>2. A “Local Coastal Implementation Program” that consists of chapters in Santa Cruz County Code Titles 7, 12, 13, 15, 16, 17 and 18.</p> <p>The LCP scope is described in County Code Chapter 13.03<u>18.60</u></p>
Various General Plan chapters	<p>Current General Plan chapters (see below) have old references to the 2013 Climate Action Strategy (CAS).</p> <p>Chapter 1: Introduction</p> <p>Chapter 2: Built Environment Element</p> <p>Chapter 3: Access + Mobility Element</p> <p>Chapter 5: Agriculture, Natural Resources + Conservation Element</p>	<p>Update all General Plan chapters, as applicable, to reference “latest Climate Action and Adaptation Plan (CAAP)” in place of the 2013 Climate Action Strategy (CAS).</p> <p><u>*See Staff Report and General Plan Amendments Exhibit for specific wording and location of changes.</u></p>
Rezone of APN: 070-281-01	<p>Current Zoning: Light Industrial (M-1)</p> <p>Current General Plan Designation: Mountain Residential (R-MT)</p>	<p><u>Proposed Zoning:</u> Residential Agriculture (RA)</p> <p><u>Proposed General Plan Designation:</u> Mountain Residential (R-MT)</p>
12.10.245 2022 California	12.10.245 2022 California Energy Code adopted.	12.10.245 2022 California Energy Code adopted.

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Energy Code adopted.	<p>The 2022 California Energy Code, also known as Part 6 of Title 24 of the California Code of Regulations, is hereby adopted subject to the following amendments:</p> <p>(A) Definitions Amendment. Subchapter 1, “All Occupancies – General Provisions,” Section 100.1(b) of the California Energy Code is amended to including the following definition:</p> <p>ALL-ELECTRIC BUILDING OR ALL-ELECTRIC DESIGN is a building or building design that uses a permanent supply of electricity as the only source of energy for space conditioning (including heating and cooling), water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no natural gas or propane plumbing installed at the building.</p> <p>(B) All-Electric Amendment. Subchapter 2 “All Occupancies – Mandatory Requirements for the Manufacture, Construction and Installation Of Systems, Equipment And Building Components” is amended to add a new Section 110.13 “All-Electric Buildings.” Section 110.13 “All-Electric Buildings” shall read as follows:</p> <p>SECTION 110.13 ALL-ELECTRIC BUILDINGS. Building permit applications submitted on or after January 1, 2023 for all newly constructed residential developments, including residential mixed-use projects (residential components), multi-family, single-family and ADUs located within the Urban Services Line shall be designed, constructed, and equipped as All-Electric Buildings.</p>	<p>The 2022 California Energy Code, also known as Part 6 of Title 24 of the California Code of Regulations, is hereby adopted subject to the following amendments:</p> <p>(A) Definitions Amendment. Subchapter 1, “All Occupancies – General Provisions,” Section 100.1(b) of the California Energy Code is amended to including the following definition:</p> <p>ALL-ELECTRIC BUILDING OR ALL-ELECTRIC DESIGN is a building or building design that uses a permanent supply of electricity as the only source of energy for space conditioning (including heating and cooling), water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no natural gas or propane plumbing installed at the building.</p> <p>(B) All-Electric Amendment. Subchapter 2 “All Occupancies – Mandatory Requirements for the Manufacture, Construction and Installation Of Systems, Equipment And Building Components” is amended to add a new Section 110.13 “All-Electric Buildings.” Section 110.13 “All-Electric Buildings” shall read as follows:</p> <p>SECTION 110.13 ALL-ELECTRIC BUILDINGS. Building permit applications submitted on or after January 1, 2023 for all newly constructed residential developments, including residential mixed-use projects (residential components), multi-family, single-family and ADUs located within the Urban Services Line may<u>shall</u> be designed, constructed, and equipped as All-Electric Buildings.</p>
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13.10.322 (B) Uses in residential districts	(B) Use Permits. A discretionary approval for an allowed use is known as a “use permit.” Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Residential Uses Chart. The processing procedures and findings for use permits are detailed in Chapter 18.10 SCCC, Discretionary Permit Approval Procedures.								(B) Use Permits. A discretionary approval for an allowed use is known as a “use permit.” Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Residential Uses Chart. The processing procedures and findings for use permits are detailed in SCCC Chapter 18.10 SCCC , Discretionary Permit Approval Procedures.																							
Table 13.10.322-1: Residential Uses Chart	<table><tr><td>Agriculture, small scale commercial</td><td>PA</td><td>CUP^A</td><td>CUP^A</td><td>N A</td><td>N A</td><td>N A</td><td>On-site retail such as Christmas tree farms allowed on RA with MUP. 13.10.327</td></tr></table>								Agriculture, small scale commercial	PA	CUP ^A	CUP ^A	N A	N A	N A	On-site retail such as Christmas tree farms allowed on RA with MUP. 13.10.327	<table><tr><td>Agriculture, small scale commercial</td><td>PA</td><td>CUP^A</td><td>CUP^A</td><td>N A</td><td>N A</td><td>N A</td><td>On-site retail such as Christmas tree farms allowed on RA with MUP CUP. 13.10.327 13.10.324(E)</td></tr></table>								Agriculture, small scale commercial	PA	CUP ^A	CUP ^A	N A	N A	N A	On-site retail such as Christmas tree farms allowed on RA with MUP CUP . 13.10.327 13.10.324(E)
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13.10.447 (A) Exceptions	13.10.447 Exceptions. An applicant may request a Level V exception to the requirements of SCCC 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 SCCC 13.10.444, the findings found in SCCC 18.10.230(A), and at least one of the following additional findings:								13.10.447 Exceptions. An applicant may request an Level V exception to the requirements of SCCC 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 SCCC 13.10.444, the findings found in SCCC 18.10.230(A), and at least one of the following additional findings:																							

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	<p>(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</p> <p>(2) The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or</p> <p>(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 SCCC 13.10.344.</p>	<p>(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</p> <p>(2) The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or</p> <p>(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 SCCC 13.10.344<u>13.10.444</u>.</p>
13.10.525 Regulations for fences and retaining walls within required yards.	<p>13.10.525 Regulations for fences and retaining walls within required yards.</p> <p>Table 13.10.525-1: Fence Location and Height</p> <p>1. See subsection (D) of this section for exceptions to maximum fence and retaining walls, including over-height fence certification requirements (see subsection (E)).</p>	<p>13.10.525 Regulations for fences, <u>walls</u> and retaining walls within required yards.</p> <p>Table 13.10.525-1: Fence/<u>Wall</u> Location and Height</p> <p>1. See subsection (D) of this section for exceptions to maximum fence, <u>wall</u> and retaining walls, including over-height fence/<u>wall</u> certification requirements (see subsection (E)).</p>
13.10.525 (D)(5)(a) Regulations for fences and retaining walls within	<p>(a) Permanent Fencing. In agricultural zone districts, fencing for agricultural purposes may have heights up to six feet in all yards; provided, that such fencing is: (i) six feet or less in height; and (ii) made of wire that is spaced a minimum of one inch apart, supported with wood or metal posts, or made of wooden members which are spaced a minimum of eight inches apart. Fencing meeting these criteria</p>	<p>(a) Permanent Fencing. In agricultural zone districts, fencing for agricultural purposes may have heights up to six feet in all yards; provided, that such fencing is: (i) six feet or less in height; and (ii) made of wire that is spaced a minimum of one inch apart, supported with wood or metal posts, or made of wooden members which are spaced a minimum of eight inches apart. Fencing meeting these</p>

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<p>required yards.</p>	<p>shall be exempt from requiring a discretionary permit unless such fencing is located on property adjacent to Highway 1, in which case a minor site development permit is required. Agricultural fencing located within a corner sight clearance triangle shall be a maximum of three feet in height. Hedgerows or other living fences are allowed in agricultural zone districts and are not subject to fencing regulations. Vegetative screening of fences is encouraged where feasible.</p> <p style="text-align: center;">Agricultural fencing exceeding six feet in height requires an over-height fence certification pursuant to subsection (E) of this section, and is limited to a maximum height of eight feet. Agricultural fencing exceeding eight feet requires an administrative site development permit, pursuant to Chapter 18.10 SCCC.</p>	<p>criteria shall be exempt from requiring a discretionary permit unless such fencing is located on property adjacent to Highway 1, in which case a minor site development permit is required. Agricultural fencing located within a corner sight clearance triangle shall be a maximum of three feet in height. Hedgerows or other living fences are allowed in agricultural zone districts and are not subject to fencing regulations. Vegetative screening of fences is encouraged where feasible.</p> <p style="text-align: center;">Agricultural fencing exceeding six feet in height requires an over-height fence certification pursuant to subsection (E) of this section, and is limited to a maximum height of eight feet. Agricultural fencing exceeding eight feet requires an administrative site development permit, pursuant to SCCCChapter 18.10SCCC.</p>
<p>13.10.616 (B)(1) Temporary Permits, Uses and Structures</p>	<p>(1) Temporary permits shall be processed in accordance with procedures in Chapter 18.10 SCCC for minor use permits unless a coastal development permit is required per Chapter 13.20 SCCC. In the instance where a temporary use involves amplified music, a temporary permit shall be processed in accordance with procedures in Chapter 18.10 SCCC for noticed administrative permits, which may be elevated to a conditional use permit process involving a noticed public hearing for proposals involving longer time frames or multiple and repeated activities.</p>	<p>(1) Temporary permits shall be processed in accordance with procedures in SCCCChapter 18.10SCCC for minor use permits unless a coastal development permit is required per SCCCChapter 13.20SCCC. In the instance where a temporary use involves amplified music, a temporary permit shall be processed in accordance with procedures in SCCCChapter 18.10SCCC for noticed administrative permits, which may be elevated to a conditional use permit process involving a noticed public hearing for proposals involving longer time frames or multiple and repeated activities.</p>

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13.10.616 (C)(5) Temporary Permits, Uses and Structures	(5) No temporary use shall, for any length of time, displace more than 35 percent of the parking spaces required by Chapter 13.16 SCCC, unless:	(5) No temporary use shall, for any length of time, displace more than 35 percent of the parking spaces required by SCCC Chapter 13.16 -SCCC , unless:
13.10.616 (C)(9) Temporary Permits, Uses and Structures	(9) In addition to obtaining a temporary permit, temporary uses that extend onto the public right-of-way or other publicly owned property shall obtain an encroachment permit from the County Department of Public Works, as well as any special event approval, concession licenses, and licensing agreements from the County Department of Parks, Open Space and Cultural Services, the State of California, or other entity as required.	(9) In addition to obtaining a temporary permit, temporary uses that extend onto the public right-of-way or other publicly owned property shall obtain an encroachment permit from the County Department of <u>Community Development and Infrastructure (Division of</u> Public Works), as well as any special event approval, concession licenses, and licensing agreements from the County Department of Parks, Open Space and Cultural Services, the State of California, or other entity as required.
13.10.616 (D)(1)(a) Temporary Permits, Uses and Structures	(a) Special events and uses conducted entirely within public property or public rights-of-way that are not associated with an adjacent or nearby private use on private property, where special event, concession licenses, licensing agreements, and/or encroachment permits or the like are obtained from the County Department of Public Works, Department of Parks, Open Space and Cultural Services, the State of California, or other entity as required.	(a) Special events and uses conducted entirely within public property or public rights-of-way that are not associated with an adjacent or nearby private use on private property, where special event, concession licenses, licensing agreements, and/or encroachment permits or the like are obtained from the County Department of <u>Community Development and Infrastructure (Division of</u> Public Works), Department of Parks, Open Space and Cultural Services, the State of California, or other entity as required.

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<p>13.10.616 (D)(5)(e-f) Temporary Permits, Uses and Structures</p>	<p>(e) Temporary structures associated with seasonal sales are allowed without a separate temporary permit if they meet setback requirements for the zone district and comply with any applicable building code standards pursuant to Chapter 12.10 SCCC. Temporary structures larger than 120 square feet and 10 feet in height, measured in accordance with the Zoning Ordinance, may require a building permit and inspections prior to use, unless otherwise exempted by Chapter 12.10 SCCC.</p> <p>(f) Recreational vehicles are allowed in conjunction with seasonal sales and must comply with setbacks equivalent to the structural setback requirements for the zone district. Recreational vehicles utilized in conjunction with seasonal sales shall be removed from the parcel within 15 days following October 31st for pumpkin sales or following December 25th for Christmas tree sales.</p>	<p>(e) Temporary structures associated with seasonal sales are allowed without a separate temporary permit if they meet setback requirements for the zone district and comply with any applicable building code standards pursuant to SCCCChapter 12.10SCCC. Temporary structures larger than 120 square feet and 10 feet in height, measured in accordance with the Zoning Ordinance, may require a building permit and inspections prior to use, unless otherwise exempted by SCCCChapter 12.10SCCC.</p> <p>(f) Recreational vehicles are allowed in conjunction with seasonal sales and must comply with setbacks equivalent to the structural setback requirements for the zone district. Recreational vehicles utilized in conjunction with seasonal sales shall be removed from the parcel within 15 days following October 31stthe Thanksgiving Holiday for pumpkin sales or following December 25th for Christmas tree sales.</p>
<p>13.10.616 (E)Temporary y Permits, Uses and Structures</p>	<p>Inadvertently removed this section through the Sustainability Update, adding section back into County Code.</p>	<p><u>(E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below:</u></p> <p><u>(1) Temporary Storage Boxes.</u></p> <p><u>(a) In any zone district, a maximum of one fully enclosed, temporary container designed for secure temporary storage, and obtained from and installed by a commercial vendor, may be installed pursuant to this section. All such temporary structures:</u></p> <p><u>(i) Shall obtain a Zoning Clearance to check for zoning and setback compliance prior to installation.</u></p>

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		<p><u>(ii) Shall be removed within 90 days of installation, unless a time extension is authorized by a temporary permit to allow a temporary structure for up to 180 days (or during term of construction as provided in subsection (b)(iii) below). If an application for a temporary permit or permit extension is submitted on or prior to the required removal date, the temporary structures may remain in place up to 30 additional days to provide for permit processing.</u></p> <p><u>(iii) Shall be located wholly outside any corner sight distance triangle, and a minimum of five feet from any property line unless approved to be installed, wholly or partially, within a right-of-way.</u></p> <p><u>(iv) Shall not be subject to standards for lot coverage or floor area ratio.</u></p> <p><u>(v) Shall be subject to review by the Department of Community Development and Infrastructure when proposed wholly or partially within a public right-of-way, and an encroachment permit or other license or agreement may be required.</u></p> <p><u>(vi) If proposed wholly or partially within a private right-of-way, the temporary structure shall require a temporary permit and be subject to the following standards:</u></p> <p><u>(A) Shall not be located in the private right-of-way if it can reasonably be installed in a driveway and shall not fully preclude use of the right-of-way.</u></p> <p><u>(B) May be located in parking spaces adjoining the subject parcel.</u></p>
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			<p><u>(C) Shall not occupy any space reserved for persons with disabilities.</u></p> <p><u>(D) Shall not create a safety, traffic, or pedestrian hazard.</u></p> <p><u>(E) Shall not affect the line of sight established by any corner sight clearance triangle defined by SCCC 13.10.525(C)(2)(c).</u></p> <p><u>(F) Between the dates of October 15th and April 15th, shall not be placed in any location where likely to divert, impede or otherwise adversely affect any established pattern of storm water runoff.</u></p> <p><u>(b) Temporary Storage Boxes on Vacant Parcels.</u></p> <p><u>(i) Temporary storage boxes may be placed on vacant, non-residential parcels, subject to the provisions of subsection (E)(1)(a) of this section.</u></p> <p><u>(ii) Temporary structures or storage boxes are not allowed on vacant parcels in residential zone districts in the absence of an active building permit.</u></p> <p><u>(iii) When associated with a building permit, temporary storage boxes may be installed on any parcel, vacant or developed, as provided by subsection (E)(1)(a) of this section, except that the unit(s) may remain on site for the active term of the building permit and shall be removed from the site within 15 days after the building permit is expired, voided, or withdrawn.</u></p> <p><u>(2) Temporary Tent Structures.</u></p> <p><u>(a) In any district, one prefabricated, temporary tent structure used for parking, storage, or other use, constructed of light frame materials and</u></p>
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		<p><u>covered with cloth or flexible plastic, is allowed for up to 180 days without a permit pursuant to the following standards:</u></p> <p><u>(i) Maximum height shall be 12 feet.</u></p> <p><u>(ii) Maximum area shall be 300 square feet.</u></p> <p><u>(iii) All structures and materials shall be maintained in good condition, free of tears and graffiti.</u></p> <p><u>(b) Temporary tent structures shall be subject to setback standards of the applicable zone district, except that, outside the front setback area, tent structures that are open on at least two sides may be located a minimum of five feet from the side property lines in any residential district.</u></p> <p><u>(c) Temporary tent structures greater than 12 feet in height or 300 square feet in area, or more than one on a site, or proposed to exist for more than 180 days, or requesting further reduced setbacks, may be considered with approval of a Temporary Permit (administrative site development permit) for a period not to exceed one year.</u></p> <p><u>(d) Temporary light frame tent structures with a maximum height of 12 feet and a maximum size of 300 square feet located in a residential rear yard and not visible from a public street may remain on a site for up to one year with no temporary permit required.</u></p> <p><u>(e) Tent structures proposed for more permanent installations (greater than one year) shall be processed as regular structures under applicable regulations of the County Code.</u></p>
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		<p><u>(f) Tent structures shall not have any lighting between the hours of 10:00 p.m. and 5:00 a.m.</u></p> <p><u>(3) Other Temporary Structures Associated with Authorized or Approved Temporary Uses.</u></p> <p><u>(a) Temporary permits granted for temporary uses may also authorize associated temporary structures, with appropriate conditions pertaining to number, size, height, design, materials, and location on the site.</u></p> <p><u>(b) Temporary permits may also be approved for types of temporary structures that do not fall within the above categories, for time periods of up to three years, as reasonably related to the needs and purposes of a primary use of the site, or as determined to be in the interests of public health, safety, and welfare.</u></p>
13.10.692 (B) Organized camps and conference centers	<p>(B) Description of Uses. The following organized camp and conference center uses and facilities may be established as part of a Level VI development permit approval:</p> <p>(1) Indoor facilities such as: kitchens, dining rooms, laundries, administrative offices, maintenance buildings, meeting halls, restroom and shower facilities, gymnasiums and other indoor recreation facilities.</p> <p>(2) Visitor accommodations facilities subject to the density requirements contained in the PR Zone District, SCCC 13.10.353(B).</p> <p>(3) Educational facilities, including residential and day schools, at densities as specified in the PR District, SCCC 13.10.353(B); this</p>	<p>(B) Description of Uses. The following organized camp and conference center uses and facilities may be established as part of a <u>Level VI- Planning Commission</u> development permit approval:</p> <p>(1) Indoor facilities such as: kitchens, dining rooms, laundries, administrative offices, maintenance buildings, meeting halls, restroom and shower facilities, gymnasiums and other indoor recreation facilities.</p> <p>(2) Visitor accommodations facilities subject to the density requirements contained in the PR Zone District, SCCC <u>13.10.353(B)13.10.689(C)(1)</u>.</p> <p>(3) Educational facilities, including residential and day schools, at densities as specified in the PR District, SCCC <u>13.10.353(B)</u></p>

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	<p>density is instead of an equivalent amount of visitor accommodations and/or living units, not in addition to.</p> <p>(4) Outdoor facilities such as parking areas, playgrounds, athletic fields, picnic areas, and swimming, riding, and boating facilities.</p> <p>(5) Permitted and discretionary uses in the CA Zone District, SCCC 13.10.312.</p> <p>(6) Appurtenant, accessory facilities for participants only, such as: studios, libraries, museums, dispensaries, camp stores.</p>	<p><u>13.10.689(C)(1)</u>; this density is instead of an equivalent amount of visitor accommodations and/or living units, not in addition to.</p> <p>(4) Outdoor facilities such as parking areas, playgrounds, athletic fields, picnic areas, and swimming, riding, and boating facilities.</p> <p>(5) Permitted and discretionary uses in the CA Zone District, SCCC 13.10.312.</p> <p>(6) Appurtenant, accessory facilities for participants only, such as: studios, libraries, museums, dispensaries, camp stores.</p> <p>(C) Accessory Uses. The following organized camp and conference center accessory uses and facilities may be added by a Level V<u>Zoning Administrator</u> -approval to a previously approved organized camp development permit previously approved at Level VI:</p> <ul style="list-style-type: none"> (1) Facilities for drainage and erosion control, sewerage, water supply, walkways, security and fire protection. (2) Signs, identification and directional, subject to the regulations for signs in the PR Zone District, SCCC <u>13.10.582</u>. (3) Improvement or replacement of existing facilities with no increase in total capacity. (4) Permitted uses in the CA Zone District.
13.10.700-A “A” definitions	<p>Attic. For planning and zoning purposes, an attic is a non-habitable level between the top story of a building and the underside of the roof framing. An attic is not considered a “story” (see definition).</p>	<p>Attic. For planning and zoning purposes, an attic is a non-habitable level between the top story of a building and the underside of the roof framing. An attic is not considered a “story” (see definition).</p>

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	<p>(1) Allowed features: windows; plywood flooring; unlimited headroom and floor area; one light fixture; water heater and HVAC system along with dedicated outlets as required under the California Building Code; and insulation. If insulation is installed beneath roof rafters, then it must also be installed between the attic and the story below.</p> <p>(2) Prohibited features: conditioned space; sheetrock; permanent fixed stairs serving the attic area; decks accessed from the attic; electrical outlets other than those required for an HVAC system or water heater; and plumbing fixtures including sinks, toilets, and showers.</p>	<p>(1) Allowed features: windows; plywood flooring; unlimited headroom and floor area; one light fixture; water heater and HVAC system along with dedicated outlets as required under the California Building Code; and insulation. If insulation is installed beneath roof rafters, then it must also be installed between the attic and the story below.</p> <p>(2) Prohibited features: conditioned space; sheetrock; permanent fixed stairs serving the attic area <u>or direct access from an adjacent habitable area</u>; decks accessed from the attic; electrical outlets other than those required for an HVAC system or water heater; and plumbing fixtures including sinks, toilets, and showers.</p>
13.10.700-D “D” definitions	<p>“Density” means the number of primary dwelling units or the number of people per acre of land or other given land area. Appropriate density ranges are provided for each land use designation in the General Plan and each zone district in the SCCC. Maximum allowed density is calculated as follows:</p> <p>(1) Within the USL/RSL, maximum density is based on gross site area, minus any coastal bluffs, beaches, and all land seaward of the mean high tide line of Monterey Bay.</p> <p>(2) Outside the USL/RSL, maximum density is based on net developable site area and the rural density matrix, per Chapter 13.14 SCCC.</p>	<p>“Density” means the number of primary dwelling units or the number of people per acre of land or other given land area. Appropriate density ranges are provided for each land use designation in the General Plan and each zone district in the SCCC. <u>In cases where the calculation of density results in a fractional number of units, the total number of units shall be rounded up to the nearest whole unit. This rounding shall apply regardless of whether the fractional number is less than or greater than 0.5.</u> Maximum allowed density is calculated as follows:</p> <p>(1) Within the USL/RSL, maximum density is based on gross site area, minus any coastal bluffs, beaches, and all land seaward of the mean high tide line of Monterey Bay.</p>

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	<p>(3) Maximum density on both urban and rural parcels may be restricted by an overriding minimum lot size based on the presence of resources, as provided in the General Plan and SCCC Title 16.</p> <p>(4) Where a parcel has multiple designations on the land use map or multiple zone districts on the zoning map, consistency with the General Plan and LCP is met by conforming to the different density limits for the different portions of the property.</p> <p>(5) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count toward density calculations.</p>	<p>(2) Outside the USL/RSL, maximum density is based on net developable site area and the rural density matrix, per <u>SCCC Chapter 13.14-SCCC</u>.</p> <p>(3) Maximum density on both urban and rural parcels may be restricted by an overriding minimum lot size based on the presence of resources, as provided in the General Plan and SCCC Title 16.</p> <p>(4) Where a parcel has multiple designations on the land use map or multiple zone districts on the zoning map, consistency with the General Plan and LCP is met by conforming to the different density limits for the different portions of the property.</p> <p>(5) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count toward density calculations.</p>
13.10.700-R “R” definitions	<p>“R-1” means the Single-Family Residential Zone District (SCCC 13.10.320).</p> <p>“RA” means the Residential Agricultural Zone District (SCCC 13.10.320).</p> <p>“RB” means the Ocean Beach Residential Zone District (SCCC 13.10.320).</p>	<p>“R-1” means the Single-Family Residential Zone District (SCCC 13.10.320<u>321</u>).</p> <p>“RA” means the Residential Agricultural Zone District (SCCC 13.10.320<u>321</u>).</p> <p>“RB” means the Ocean Beach Residential Zone District (SCCC 13.10.320<u>321</u>).</p>
13.10.700-S “S” definitions	<p>“Site area, gross” means the total horizontal area included within the property lines of a site. Gross site area is used in calculations of floor area ratio and calculations related to density for urban parcels.</p>	<p>“Site area, gross” means the total horizontal area included within the property lines of a site, <u>excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay</u>. Gross site area is</p>

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		used in calculations of floor area ratio and calculations related to density for urban parcels.
13.10.700-S “S” definitions	“Site area, net developable” means gross site area minus land not developable (see definition of “developable land”). Net developable site area is used in calculations related to density for rural parcels. Lands with slopes between 30 and 50 percent and landslide areas determined by a geological study to be stable and suitable for development can be credited in density calculations.	“Site area, net developable” means gross site area minus land not developable (see definition of “developable land”). Net developable site area is used in calculations related to density for rural parcels. Lands with slopes between 30 and 50 percent <u> </u> and landslide areas determined by a geological study to be stable and suitable for development <u> </u> can be credited in density calculations.
13.10.700-S “S” definitions	Sight Distance Triangle. See SCCC 13.10.093 .	Sight Distance Triangle. See SCCC 13.10.093 , 13.16.093 .
13.20.040 Definitions.	No current definition of “Timber harvest plan”.	“Timber harvest plan” means a commercial plan to harvest timber pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Public Resource Code Section 4511 and including Article 7, Timber Harvest Plans, and Article 7.5, Non-industrial Timber Management Plans.)
13.20.110 Coastal Development Findings	The following coastal development permit findings shall be required for approval of a coastal development permit, and which shall be based on clear evidence and analysis supporting the findings, prior to granting approvals pursuant to this chapter in addition to the findings required for the issuance of a development permit in accordance with Chapter 18.10 SCCC:	The following coastal development permit findings shall be required for approval of a coastal development permit, and which shall be based on clear evidence and analysis supporting the findings, prior to granting approvals pursuant to this chapter in addition to the findings required for the issuance of a development permit in accordance with SCCC Chapter 18.10 SCCC :

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<p>(A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.</p> <p>(B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.</p> <p>(C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.</p> <p>(D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.</p> <p>(E) That the project conforms to all other applicable standards of the certified LCP.</p> <p>(F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.</p> <p>(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.</p>	<p>(A) That the project is a use allowed in one of the basic zone districts that are listed in SCCCLCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.</p> <p>(B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.</p> <p>(C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.</p> <p>(D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including <u>General Plan Chapter 2: Section 2.5 and Chapter 7 Built Environment, Chapter 3: Access and Mobility, and Appendix G: Coastal Priority Sites Use and Development Standards.</u></p> <p>(E) That the project conforms to all other applicable standards of the certified LCP.</p> <p>(F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.</p> <p>(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.</p>
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<p>14.01.504 Requirements tied to final maps.</p>	<p>14.01.504 Requirements tied to final maps.</p> <p>After approval of the tentative map for which a final map is required, but before starting any construction work, the subdivider or his authorized representative shall submit two complete sets of improvement plans to the Director of Public Works for his review and approval not later than six weeks prior to the expiration date of the tentative map. Said plans shall be prepared by a civil engineer who is licensed to practice civil engineering in the State of California. The improvements shall include, but are not limited to, site grading, driveway access, drainage, erosion control, including the prevention of sedimentation or damage to off-site property, street construction, sewer construction and landscaping. All conditions of the grading permit, tentative map, development permit, or other permits which are applicable to construction shall be shown on the improvement plans.</p>	<p>14.01.504 Requirements tied to final maps.</p> <p>After approval of the tentative map for which a final map is required, but before starting any construction work, the subdivider or his authorized representative shall submit two complete sets of improvement plans to the Director of Public Works for his review and approval not later than six weeks prior to the expiration date of the tentative map. Said plans shall be prepared by a civil engineer who is licensed to practice civil engineering in the State of California. The improvements shall include, but are not limited to, site grading, driveway access, drainage, erosion control, including the prevention of sedimentation or damage to off-site property, street construction, sewer construction and landscaping. All conditions of the grading permit, tentative map, development permit, or other permits which are applicable to construction shall be shown on the improvement plans.</p>
<p>14.01.512 Grading improvement s not permitted prior to recording the final map— Waiver.</p>	<p>14.01.512 Grading improvements not permitted prior to recording the final map—Waiver.</p> <p>(A) No grading or improvement shall be permitted prior to recording of the final map unless, by a specific condition of the tentative map, this restriction is waived by the County. If the subdivider is thus permitted to grade or install improvements, he shall submit and obtain approval of grading and improvement plans and enter into an agreement with the County to guarantee completion of the work. Said agreement shall be backed by securities in accordance with SCCC 14.01.511.</p> <p>(B) Doing such work contrary to this section shall void the tentative map and constitute a violation of the Santa Cruz County Code.</p>	<p>*Fully replacing all of 14.01.512 with new language.</p> <p><u>14.01.512 Grading Prior to Recording the Final Map.</u></p> <p><u>(A) Grading may be permitted prior to the recording of the final map provided the subdivider:</u></p> <p><u>(1) Submits and obtains approval for improvement plans which include grading plan sheets for the subdivision. Plans shall specify the date range that grading is permitted.</u></p> <p><u>(2) Provides construction inspection deposit for at-cost inspection of the subdivision grading.</u></p> <p><u>(3) Contacts the Department of Community Development and Infrastructure and attends a preconstruction meeting prior to beginning</u></p>

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	<p>(C) It shall be unlawful for any person whether as owner, principal, agent, or employee or otherwise to perform an action or allow a situation to continue that violates the provisions of this chapter or violates any permit conditions required pursuant to this chapter. All violations shall be punishable in accordance with the provisions of Chapter 19.01 SCCC except as otherwise specified in this chapter.</p>	<p><u>work. The purpose of the preconstruction meeting is to ensure that all stakeholders understand the scope, conditions, and requirements before grading work begins.</u></p>
<p>14.01.630 Extension or tolling of expiration of maps.</p>	<p>14.01.630 Extension or tolling of expiration of maps.</p> <p>(A) Vesting Tentative Maps. After processing at Processing Level VII, a vesting tentative map which has been approved or conditionally approved may be granted, conditionally granted, or denied extension in the discretion of the Board of Supervisors of the County of Santa Cruz for the same time periods and pursuant to the same procedures as regular tentative maps, all as set forth at SCCC 14.01.316 and 18.10.133(B).</p> <p>(B) Final Maps or Parcel Maps.</p> <p>(1) Automatic Extensions. The expiration date of a recorded final map or parcel map shall be automatically extended by any time used by the County for processing a complete application for a grading permit or for design or architectural review if the time used by the County to process the application exceeds 30 days, from the date that a complete application is filed. In addition, if the subdivider submits a complete application for a building permit prior to the expiration date (including any automatic extension pursuant to the preceding sentence) the vesting tentative map rights shall continue until the expiration of such building permit (if granted), including any extension of such building permit (if such extension is granted by the County).</p>	<p>14.01.630 Extension or tolling of expiration of maps.</p> <p>(A) Vesting Tentative Maps. After processing at Processing Level VII, A a vesting tentative map which has been approved or conditionally approved may be granted, conditionally granted, or denied extension in the discretion of the Board of Supervisors of the County of Santa Cruz for the same time periods and pursuant to the same procedures as regular tentative maps, all as set forth at SCCC 14.01.316 and 18.10.133(B).</p> <p>(B) Final Maps or Parcel Maps.</p> <p>(1) Automatic Extensions. The expiration date of <u>the vesting rights associated with</u> a recorded final map or parcel map shall be automatically extended by any time used by the County for processing a complete application for a grading permit approval, improvement plan approval, or for design or architectural review if the time used by the County to process the application exceeds 30 days, from the date that a complete application is filed. In addition, if the subdivider submits a complete application for a building permit prior to the expiration date (including any automatic extension pursuant to the preceding sentence) the vesting tentative map rights shall continue until the expiration of such building permit (if granted), including any</p>

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	<p>(2) Discretionary Extension. At any time within one year of the recordation of a final map or parcel map approved pursuant to a vesting tentative map, the subdivider may apply for one one-year extension which may be granted, conditionally granted, or denied, after processing at Processing Level VII, in the discretion of the Board of Supervisors of the County of Santa Cruz.</p>	<p>extension of such building permit (if such extension is granted by the County).</p> <p>(2) Discretionary Extension. At any time within one year of the recordation of a final map or parcel map approved pursuant to a vesting tentative map, the subdivider may apply for one one-year extension which may be granted, conditionally granted, or denied; after processing at Processing Level VII, in the discretion of the Board of Supervisors of the County of Santa Cruz.</p>
15.10.040 Definitions	<p>15.10.040 Definitions.</p> <p>“Transportation improvement area” means a General Plan planning area in which transportation improvement fees are collected.</p>	<p>15.10.040 Definitions.</p> <p>“Transportation improvement area” means a General Plan planning area in which transportation improvement fees are collected <u>pursuant to the most recent Santa Cruz County Capital Improvement Program.</u></p>
16.42.030 (C) Definitions	<p>(C) “Demolition” shall mean the following:</p> <p>(1) The complete demolition of the entirety of a landmark or contributing resource; or</p> <p>(2) The partial demolition of a landmark or contributing resource that involves either of the following:</p> <p>(a) The demolition of an aggregate of 50 or more linear feet of exterior wall or more than 50 percent of the footprint of the landmark or contributing resource, whichever is more restrictive, or</p> <p>(b) The demolition is other than minor, inconsequential or insignificant and has been determined by the Planning Director to affect the significance of the landmark or contributing resource.</p>	<p>(C) “Demolition” shall mean the following:</p> <p>(1) The complete demolition of the entirety of a landmark or a historic resource or contributing resource <u>structure or object, including demolition with reconstruction</u>; or</p> <p>(2) The partial demolition of a landmark or contributing resource that involves either of the following:</p> <p>(a) The demolition of an aggregate of 50 or more linear feet of exterior wall or more than 50 percent of the footprint of the landmark or contributing resource, whichever is more restrictive, or</p>

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		(b) The demolition is other than minor, inconsequential or insignificant and has been determined by the Planning Director to affect the significance of the landmark or contributing resource.
18.10.320 Appeals to Planning Director or to Planning Commission of appealable determinations made by planning staff.	<p>18.10.320 Appeals to Planning Director or to Planning Commission of appealable determinations made by planning staff.</p> <p>(A) The following determinations that are typically made by planning staff during the course of processing applications for discretionary development permits may be administratively appealed by the property owner or applicant to the Planning Director. Such an appeal may be initiated by submitting a written letter explaining the matter being appealed and reasons for the appeal to the Planning Director within 14 calendar days of the subject determination:</p> <p>(1) Determination of application completeness. Appeals of this determination are considered by the Planning Commission.</p> <p>(2) Determination to prepare an initial study or an environmental impact report. Appeals of this determination are considered by the Planning Commission.</p> <p>(3) Determination of need to prepare a geotechnical report, geologic report, biotic report, arborist report, historic resource or archaeologic report, agricultural viability report, or other technical report related to compliance with SCCC Title 16, Environmental and Resource Protection. Appeals of these determinations are considered by the Planning Director.</p>	<p>18.10.320 Appeals to Planning Director or to Planning Commission of appealable determinations made by planning staff determinations.</p> <p>(A) The following <u>written</u> determinations that are typically made by planning staff during the course of processing applications for discretionary development permits may be administratively appealed by the property owner or applicant to the Planning Director. Such an appeal may be initiated by submitting a written letter explaining the matter being appealed and reasons for the appeal to the Planning Director within 14 calendar days of the subject determination:</p> <p>(1) Determination of application completeness. Appeals of this determination are considered by the Planning Commission. <u>Notwithstanding SCCC 18.10.340, a decision made by the Planning Commission on an appeal of this determination is final.</u></p> <p>(2) Determination to prepare an initial study or an environmental impact report. Appeals of this determination are considered by the Planning Commission.</p> <p>(3) Determination of need to prepare a geotechnical report, geologic report, biotic report, arborist report, historic resource or archaeologic report, agricultural viability report, or other technical report related to compliance with SCCC Title 16, Environmental and Resource Protection. Appeals of these determinations are considered by the</p>

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	<p>(4) Determination of necessity for a study, such as a plan line study pursuant to SCCC 15.10.050(A)(4), a traffic or parking study, drainage study, or other infrastructure capacity study. Appeals of these determinations are considered by the Planning Director.</p> <p>(5) Determination of vested rights pursuant to SCCC 16.54.022. Appeals of this determination are considered by the Planning Commission.</p> <p>(B) Planning Director's or Planning Commission's Action. The Planning Director shall commence consideration of every appeal filed pursuant to this section that is considered by the Planning Director by reviewing the application file within 20 business days of the submittal of the appeal. The Planning Director may decide the appeal on the basis of the written appeal or may review the appeal with the applicant and/or the appellant. The decision of the Planning Director on the appeal shall be made in writing and shall be provided to the applicant and/or the appellant within 45 calendar days of the submittal of the appeal, unless the appellant agrees, in writing, to a longer period. Any appeal filed pursuant to this section that is considered by the Planning Commission shall be scheduled for a Planning Commission meeting within 45 days of the date the appeal is filed, or on its next regular meeting after that 45 days if it is not feasible to hear the appeal within the 45-day time frame</p>	<p>Planning Director. <u>A decision made by the Planning Director on an appeal of this determination is final.</u></p> <p>(4) <u>Review of geotechnical report, geologic report, biotic report, arborist report, historic resource or archaeologic report, agricultural viability report, or other technical report related to compliance with SCCC Title 16, Environmental and Resource Protection. Appeals of these determinations are considered by the Planning Director. A decision made by the Planning Director on an appeal of this determination is final. Determination of vested rights pursuant to SCCC 16.54.022. Appeals of this determination are considered by the Planning Commission.</u></p> <p>(5) Determination of vested rights pursuant to SCCC 16.54.022. Appeals of this determination are considered by the Planning Commission.</p> <p>(B) Planning Director's or Planning Commission's Action. The Planning Director shall commence consideration of every appeal filed pursuant to this section that is considered by the Planning Director by reviewing the application file within 20 business days of the submittal of the appeal. The Planning Director may decide the appeal on the basis of the written appeal or may review the appeal with the applicant and/or the appellant. The decision of the Planning Director on the appeal shall be made in writing and shall be provided to the applicant and/or the appellant within 45 calendar days of the submittal of the appeal, unless the appellant agrees, in writing, to a longer period. Any appeal filed pursuant to this section that is considered by the Planning Commission shall be scheduled for</p>
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		a Planning Commission meeting within 45 days of the date the appeal is filed, or on its next regular meeting after that 45 days if it is not feasible to hear the appeal within the 45-day time frame.
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