

**12.10.245 2022 California Energy Code adopted.**

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:

(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:

**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.

(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:

**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~~may be designed, constructed, and equipped as All-Electric Buildings.

\* \* \* \* \*

**13.10.322 Uses in residential districts.**

(A) Allowed Uses. The uses allowed in residential districts shall be as provided in the Residential Uses Chart. Certain disallowed uses that are preexisting on a parcel may be considered legal nonconforming uses. See SCCC [13.10.260](#) and [13.10.261](#) for regulations regarding legal nonconforming uses.

(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.

(C) Other Discretionary Permits. Physical site development may require a site development permit pursuant to SCCC [13.11.035](#), a Coastal Development Permit pursuant to SCCC [13.20.050](#), or other discretionary review.

(D) Residential Uses Chart. Allowed uses and permit requirements for residential zone districts are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.

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**KEY:**

P	Permitted by right: Use is allowed without a use permit.
ZC	Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required.
MUP	Minor Use Permit: Discretionary permit, no public notice.
AUP	Administrative Use Permit: Discretionary permit with public notice.
CUP	Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.
A	Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complementary use.
NA	Use not allowed in this zone district.

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Housing—Residential Units							
Dwelling unit, single-family detached	P	P	P	P	NA*	NA*	*Exception per <a href="#">13.10.324</a> (F) (AB803).  CUP for units >5,000 sf per <a href="#">13.10.324</a> (C). <a href="#">13.10.700-D</a>
Dwelling unit, single-family attached	P	P	P	P	P	P	
Dwelling units, single-family dwelling groups	ZC	ZC	ZC	ZC	NA	NA	

**Table 13.10.322-1: Residential Uses Chart**

[illegible]

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Residential care home (six or fewer residents)	P	P	P	P	P	P	Residential care homes are considered a residential use if less than 7 residents. Larger facilities are commercial. <a href="#">13.10.700-R</a>
Residential care home, (seven or more residents)	CUP	CUP	CUP	CUP	CUP	CUP	
Skilled nursing facility, residential care facility for the elderly, continuing care retirement community with fewer than 100 occupants, group quarters	CUP	CUP	CUP	NA	CUP	CUP	These are all considered non-residential uses. <a href="#">13.10.700-C</a> , <a href="#">13.10.700-G</a> , <a href="#">13.10.700-R</a> , <a href="#">13.10.700-S</a>
Continuing care retirement community with over 100 occupants	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC	
<b>Residential Units—Commercial Uses (Ancillary to Residential Use)</b>							
Tract offices	CUP	CUP	CUP	CUP	CUP	CUP	
Family day care home	P <sup>A</sup>	P <sup>A</sup>	P <sup>A</sup>	P <sup>A</sup>	P <sup>A</sup>	P <sup>A</sup>	Serving up to 14 children (see <a href="#">13.10.700-D</a> ). Subject to <a href="#">13.10.613</a> .

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Home occupations	P <sup>A</sup> / CUP <sup>A</sup>	P <sup>A</sup> / CUP <sup>A</sup>	P <sup>A</sup> / CUP <sup>A</sup>	P <sup>A</sup> / CUP <sup>A</sup>	P <sup>A</sup> / CUP <sup>A</sup>	P <sup>A</sup> / CUP <sup>A</sup>	See <a href="#">13.10.613</a> to determine when a CUP is required.
Hosted rentals	ZC <sup>A</sup>	ZC <sup>A</sup>	ZC <sup>A</sup>	ZC <sup>A</sup>	ZC <sup>A</sup>	ZC <sup>A</sup>	Hosted rental permit required per <a href="#">13.10.690</a> .
Vacation rentals	AUP <sup>A</sup> / CUP <sup>A</sup>	AUP <sup>A</sup> / CUP <sup>A</sup>	AUP <sup>A</sup> / CUP <sup>A</sup>	AUP <sup>A</sup> / CUP <sup>A</sup>	AUP <sup>A</sup> / CUP <sup>A</sup>	AUP <sup>A</sup> / CUP <sup>A</sup>	MUP for new rentals with ≤ 3 bedrooms. AUP for renewals. CUP for new rentals with > 3 bedrooms. Vacation rental permit required per <a href="#">13.10.694</a> .
<b>Visitor Accommodations</b>							
Bed and breakfast inns, 12 or fewer rooms	CUP	CUP	CUP	NA	CUP	NA	<a href="#">13.10.689</a> , <a href="#">13.10.691</a>
Commercial visitor accommodations, small scale, coastal special community							13.20 <a href="#">13.10.689</a>
New construction	NA	NA	CUP	NA	CUP	NA	<a href="#">13.10.692</a>
Conversion of existing structure	CUP	CUP	CUP	NA	CUP	NA	
Organized camps	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	NA	<a href="#">13.10.689</a>

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Commercial Uses							
Active commercial uses (businesses open to the general public)							Active commercial uses allowed on the ground floor only. Uses may include the following commercial use categories per <a href="#">13.10.332(D)</a> : eating and drinking; entertainment; fitness and recreation; and neighborhood/community sales and services.
≤ 10,000 sf	NA	NA	NA	NA	CUP	CUP	
> 10,000 sf	NA	NA	NA	NA	NA	CUP-PC	
Recreation, Events and Community Facilities							
Clubs, lodges, private meeting halls, and recreational facilities such as golf courses, tennis clubs							In the RF district, must be ancillary to residential use.
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP <sup>A</sup>	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC <sup>A</sup>	
Commercial weddings and similar celebrations	CUP	CUP	NA	NA	NA	NA	Subject to <a href="#">13.10.615</a> .
Community centers							

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC	
Open space uses, noncommercial, not involving structures, such as ecological preserves, playgrounds, and unpaved sports fields	P	P	P	P	P	P	
Parks: local, public, and associated facilities	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	
Public structures and facilities							
≤ 10,000 sf	CUP	CUP	CUP	CUP	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	
Religious facilities							
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC	
Recycling collection facilities, small	MUP <sup>A</sup>	MUP <sub>A</sub>	MUP <sup>A</sup>	MUP <sup>A</sup>	MUP <sup>A</sup>	MUP <sup>A</sup>	Must be associated with a community or public facility, subject

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
							to <a href="#">13.10.658</a> . No use permit required for reverse vending machines.
Day care centers							
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	NA	<a href="#">13.10.700-D</a>
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	NA	
Schools	CUP	CUP	CUP	NA	CUP	NA	
<b>Animal Keeping</b>							
Dogs and cats	P	P	P	P	P	P	Maximum 4 cats or dogs.
Kennels (5 or more dogs or cats over 4 months old)	CUP	NA	NA	NA	NA	NA	<a href="#">13.10.646</a>
Small animal keeping	P*	P*	P*	NA	NA	NA	*CUP required to exceed density limits specified in <a href="#">13.10.645</a> . <a href="#">13.10.700-A</a>
Large animal keeping	P*	CUP	NA	NA	NA	NA	
Public stables and riding	CUP	NA	NA	NA	NA	NA	<a href="#">13.10.645</a>
Bee keeping	P/ CUP	P/ CUP	NA	NA	NA	NA	P in RA and RR for 2 hives. <a href="#">13.10.645</a>



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**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Fish hatcheries	CUP	CUP	CUP	NA	NA	NA	
<b>Agriculture</b>							
Gardening, family; community garden	P	P	P	P	P	P	<a href="#">13.10.700-G</a>
Agriculture, small scale commercial	P <sup>A</sup>	CUP <sup>A</sup>	CUP <sup>A</sup>	NA	NA	NA	On-site retail such as Christmas tree farms allowed on RA with <del>MUP</del> <u>CUP</u> . <del>13.10.327</del> <a href="#">13.10.324(E)</a>
Greenhouse							
≤ 1,000 sf	P	P	P	P	P	P	Subject to development standards in <a href="#">13.10.323</a> (C).
> 1,000 sf	MUP	MUP	NA	NA	NA	NA	
Nurseries, commercial	CUP	NA	NA	NA	NA	NA	
Wineries (<1,000 gallons annual production: home occupation)	P	P	P	P	P	P	<a href="#">13.10.613</a>
Wineries, small	CUP	CUP	NA	NA	NA	NA	<a href="#">13.10.637</a>
Wineries, medium	CUP-PC	CUP-PC	NA	NA	NA	NA	
<b>Commercial Cannabis Cultivation, Manufacturing, and Distribution</b>							

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
All uses subject to SCCC <a href="#">13.10.650</a> (Non-retail commercial cannabis) and with a license pursuant to Chapter <a href="#">7.128</a> SCCC.							
Indoor cultivation (including greenhouses): outside coastal zone and 1-mile buffer							Commercial cannabis cultivation not permitted within the coastal zone and 1-mile buffer.
≤ 2,000 sf	AUP <sup>x</sup>	NA	NA	NA	NA	NA	<sup>x</sup> : CUP for non-Class CG licensed cultivation activities.
> 2,000 sf	AUP*	NA	NA	NA	NA	NA	*: CUP for new structures over 2,000 sf.
Greenhouse replacement, reconstruction, or structural alteration	AUP <sup>x</sup>	NA	NA	NA	NA	NA	<sup>x</sup> : CUP for non-Class CG licensed cultivation activities.
Outdoor cultivation (including hoop houses): outside coastal zone and 1-mile buffer	AUP <sup>x*</sup>	NA	NA	NA	NA	NA	Commercial cannabis cultivation not permitted within the coastal zone and 1-mile buffer. <sup>x</sup> : CUP for non-Class CG licensed cultivation activities.  *: CUP for cultivation area > 500 sf.
Water tank	MUP <sup>A</sup>	NA	NA	NA	NA	NA	<sup>A</sup> : Accessory to cannabis cultivation.

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Manufacturing, Class 1 or 2 (outside coastal zone and 1-mile buffer)	CUP <sup>A*</sup>	NA	NA	NA	NA	NA	<p>Class 1 or 2 manufacturing not permitted within the coastal zone and 1-mile buffer. Class 3 manufacturing not permitted anywhere in residential districts.</p> <p><sup>A</sup>: Cannabis manufacturing uses must be ancillary to on-site commercial cannabis cultivation.</p> <p><sup>*</sup>: MUP if 0 employees (not including owner), and structure &lt; 2000 sf, and cannabis is not imported from off site.</p>
Distribution, Class 1 (outside coastal zone and 1-mile buffer)							
< 2,000 sf	MUP <sup>A</sup>	NA	NA	NA	NA	NA	<p>Class 1 distribution not permitted within the coastal zone and 1-mile buffer. Class 2 distribution not permitted anywhere in residential districts. A: Cannabis distribution uses must be ancillary to on-site commercial cannabis cultivation.</p>
≥ 2,000 sf	CUP <sup>A</sup>	NA	NA	NA	NA	NA	

**Table 13.10.322-1: Residential Uses Chart**

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Distribution, transport only	P	P	P	P	P	P	
<b>Infrastructure and Utilities</b>							
Air strips	CUP-PC	CUP-PC	NA	NA	NA	NA	<a href="#">13.10.700-A</a>
Energy cogeneration	MUP	MUP	MUP	MUP	MUP	MUP	<a href="#">13.10.700-C</a>
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	Includes private and public utilities, and microgrids (see SCCC <a href="#">13.10.700-M</a> ).
Wireless communication facilities	ZC P/CUP	ZC P/CUP	ZC P/CUP	ZC P/CUP	ZC P/CUP	ZC P/CUP	Subject to SCCC <a href="#">13.10.660</a> through <a href="#">13.10.664</a> , inclusive

1. Table indicates use permits only. Other discretionary permits may be required.

(E) Use Conditions.

(1) Signage. Signage is allowed, subject to SCCC [13.10.580](#), with an MSP for non-residential signage per SCCC [13.11.037](#).

(2) Temporary/seasonal use is allowed pursuant to a temporary use permit (TUP), subject to SCCC [13.10.616](#).

(3) Additional conditions for specific uses are found in other code sections as referenced in the Residential Uses Chart.

\* \* \* \* \*

### **13.10.447 Exceptions.**

An applicant may request an ~~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:

- (1) There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or
- (2) The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or
- (3) The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC ~~13.10.344~~[13.10.444](#).

(B) Any decision on an exception shall not establish a precedent for future applications.

\* \* \* \* \*

### **13.10.525 Regulations for fences, walls and retaining walls within required yards.**

(A) The purposes of fence and/or retaining wall regulations are:

- (1) To provide for privacy screening of yard areas.
- (2) To ensure adequate light and air for the street area and abutting properties.
- (3) To preserve a harmonious and compatible street front appearance.
- (4) To ensure adequate visibility of vehicles entering the street from driveways, adequate sight distance from such vehicles, and adequate sight distance at street corners.

(B) The height of fences and/or retaining walls is determined as follows:

- (1) By measuring the exposed face of the fence and/or wall at its tallest point, from finished grade at the base, to the top of the fence and/or wall.
- (2) Where a parcel slopes down from a public or private right-of-way, the height of a fence or retaining wall shall be measured from the curb or edge of shoulder nearest the fence or retaining wall to the top of the fence and/or wall.

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(C) Maximum Fence and Retaining Wall Heights.

(1) Fence Location and Height Table. Except as provided in subsection (D) of this section, the following table provides maximum fence height within front, side, and rear yard setback areas:

**Table 13.10.525-1: Fence~~/Wall~~ Location and Height**

<b>Property and Fence Location</b>	<b>Maximum Height without Permit<sup>1,2</sup></b>	<b>Required Distance from Edge of Vehicle Lane or Shoulder</b>	<b>Maximum Height with Over-Height Fence Certification<sup>1,2</sup></b>	<b>Required Distance from Edge of Vehicle Lane or Shoulder with Over-Height Fence Certification</b>
Front yard inside Urban Services Line (USL) and Rural Services Line (RSL)	3 feet	3 feet	6 feet	See SCCC <a href="#">13.16.093</a> , Sight distance.
Front yard outside USL and RSL	3 feet	3 feet	8 feet	See SCCC <a href="#">13.16.093</a> , Sight distance.
Side/Rear Yard Abutting on a Street	6 feet	See SCCC <a href="#">13.16.093</a> , Sight distance.	8 feet if fence is set at least 5 feet back from property line	See SCCC <a href="#">13.16.093</a> , Sight distance.
Side/Rear Yard Not Abutting on a Street	8 feet	See SCCC <a href="#">13.16.093</a> , Sight distance.	N/A	N/A

1. See subsection (D) of this section for exceptions to maximum fence, ~~wall~~ and retaining walls, including over-height fence/~~wall~~ certification requirements (see subsection (E)).

2. In the Coastal Zone, a coastal development permit will be required for all fence and retaining wall development unless it is exempt or excluded from coastal development permit requirements pursuant to SCCC [13.20.060](#) or [13.20.070](#).

(D) Exceptions to Maximum Fence Height Requirements.

(1) Within sight distance triangles, maximum structure height is three feet (see SCCC [13.16.093](#)).

(2) On steep slopes, open safety railings up to 42 inches in height are allowed as provided in SCCC [13.10.323](#)(E)(5)(a).

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(3) Walkway fence openings, with or without gates, may have associated archways/trellises/pergolas up to a maximum height of eight feet without a discretionary approval, except in corner sight clearance triangles, where no fence or retaining wall shall exceed three feet in height. Archways/trellises/pergolas may not make up more than 25 percent of the length of the fence along a given property line without an administrative site development permit. Notwithstanding the above exceptions for discretionary approval and development permits, in the Coastal Zone all such archways/trellises/pergolas shall require a coastal development permit unless exempt from coastal development permit requirements pursuant to SCCC [13.20.060](#) or [13.20.070](#).

(4) Open architectural, decorative, and ornamental features such as lattice may exceed the given maximum fence heights by no more than six inches without a discretionary approval, except in corner sight clearance triangles, where no fence or retaining wall shall exceed three feet in height. Open means that no more than 50 percent of the feature may be opaque. Notwithstanding the above exceptions for discretionary approval and development permits, in the Coastal Zone all such archways/trellises/pergolas shall require a coastal development permit unless exempt from coastal development permit requirements pursuant to SCCC [13.20.060](#) or [13.20.070](#).

(5) Fencing for Agricultural Uses in Agricultural Zone Districts.

(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 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.

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 ~~SCCC Chapter 18.10-SCCC~~.

In addition to the requirements of this section, agricultural fencing within or adjacent to sensitive habitats is subject to regulations in SCCC Title [16](#), Environmental and Resource Protection. In the Coastal Zone, a coastal development permit will be required for all such fencing unless it is excluded

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from coastal development permit requirements pursuant to SCCC [13.20.060](#) or [13.20.070](#).

(b) Temporary Fencing. Where permanent agricultural fencing is not feasible but temporary fencing is necessary for an agricultural use, for purposes such as dust control, animal control, food safety, windbreaks, farmworker protection, and trespass prevention, temporary fencing consistent with the criteria below is allowed without discretionary permit approval:

- (i) Height. Temporary fence heights shall not exceed four feet in required yards abutting a street and six feet in other required yards, and shall meet the sight distance requirements in SCCC [13.16.093](#).
- (ii) Materials and Construction. Temporary fencing may be solid in appearance, consisting either of woven material or other fabric installed at the interior of an existing permanent fence, or as a separate temporary fence structure consisting of woven material or other fabric supported by wood or metal stakes.
- (iii) Duration. Temporary fencing is allowed for time periods not to exceed nine months in one year, and for no more than two years within any five-year period.
- (iv) Maintenance. Temporary fencing shall be repaired, replaced, or removed when torn or degraded; and shall be maintained free of graffiti and litter.

(c) Extended Temporary Fencing in Agricultural Zone Districts. When there is a demonstrated need for dust and contamination control, fencing exceeding the height or time limits provided above for temporary fencing, a minor site development permit is required. The permit application review process may require submittal of the fence design, sample materials, photographs of the surrounding properties, documentation supporting the need for the proposed fence, and the proposed extended duration for the temporary fence. Any approved extended temporary fencing shall be maintained in accordance with subsection (D)(4)(b)(iv) of this section. The fence height shall be limited to the minimum necessary to support the agricultural use and shall meet sight distance height requirements in SCCC [13.16.093](#). The permit may specify fence materials and design, require vegetative screening, or include other conditions as needed to comply with the following findings for approval of the agricultural fence permit for an extended temporary fence:

- (i) The applicant has a demonstrated need for fencing related to an agricultural use that cannot be accommodated by permanent agricultural fencing or temporary fencing as described in subsections (D)(4)(a) and (D)(4)(b) of this section;



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(ii) The fence height, materials, colors, and any proposed vegetative screening are visually compatible with the agricultural character of the community, minimize impacts on significant public vistas, and preserve public ocean vistas to the greatest extent feasible; and

(iii) The fence material is of woven or fabric construction, or other suitable material.

(E) Over-Height Fence Certification. An over-height fence certification for fence height up to eight feet may be issued with a minor site development permit with findings as provided by SCCC [18.10.230](#)(A) and, if in the Coastal Zone, the finding that the subject development will not adversely impact public views and scenic character. Fence height greater than eight feet requires an administrative site development permit.

\* \* \* \* \*

### **13.10.616 Temporary permits, uses, and structures.**

(A) Purpose. The purposes of this section are as follows:

- (1) To ensure that temporary uses and structures are developed in an orderly fashion consistent with the purpose of the applicable zone district;
- (2) To ensure that temporary uses and structures remain secondary to primary uses that exist, are allowed on the site, and are compatible with neighboring land uses, and to limit temporary uses and structures on vacant properties;
- (3) To promote and protect the public health, safety, peace, convenience, and general welfare;
- (4) To protect the character, visual and environmental resources, and quality of residential, commercial, industrial, agricultural, recreational, and open space areas of the County;
- (5) To allow and establish regulations for temporary uses and structures that are not otherwise subject to regulations pertaining to permanent accessory or ancillary uses and structures, such as those governing home occupations (SCCC [13.10.613](#));
- (6) To accommodate temporary uses, structures, and activities that contribute to the quality of life, economic vitality, or public interest of Santa Cruz County; and
- (7) To allow for temporary uses and structures that may not be generally consistent with the purposes of the applicable zone district, but which may be allowed for a defined temporary period due to emergency or other urgent public needs in the interest of public health, safety, and welfare.

(B) Temporary Permits. A temporary permit is required for any temporary use or structure that is not otherwise exempt or considered and processed as a special event or other similar short-term use.

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(1) Temporary permits shall be processed in accordance with procedures in ~~SCCC~~Chapter 18.10~~SCCC~~ for minor use permits unless a coastal development permit is required per ~~SCCC~~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 ~~SCCC~~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.

(2) Temporary permits are subject to the following provisions:

(a) Term. The term of a temporary permit shall be for a period of time determined by the Planning Director or designee not to exceed three years and shall be in accordance with subsections (C) and (E) of this section.

(b) Extension. A temporary permit may be extended for one additional term of up to three years, for a maximum of six total years, based upon findings of special circumstances related to public benefit and/or unusual economic conditions, as appropriate to site circumstances, and subject to conditions of approval.

(c) Conditions of Approval. A temporary permit may require conditions of approval to ensure public health and safety, including but not limited to:

(i) Standards from the Americans with Disabilities Act;

(ii) Site-specific evidence to support that the temporary use will not impact parking for other on-site uses, which may include letters of support for those uses;

(iii) Requirements for alternate parking arrangements and/or alternate modes of access by customers; and

(iv) Documented compliance with any special event or permit requirements from other State or local agencies, such as: the County Department of Public Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles.

Permitted temporary uses and/or structures may be exempted from some or all permanent site improvement standards normally required for permanent uses and structures, such as site frontage improvements or parking lot landscaping standards.

(d) Expiration. Upon expiration of a temporary permit, all temporary uses shall cease and all associated temporary structures shall be removed from the parcel no more than 21 days following expiration, unless a site development and/or use permit allows for permanent use, subject to the provisions of the applicable zone district.

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(C) Temporary Uses. Unless exempted by subsection (D) of this section, temporary uses shall require a temporary permit and shall comply with the following standards:

- (1) A temporary use may be approved in any zone district, unless specifically prohibited in this section or elsewhere in the SCCC; a commercial, for-profit event, where fees or other forms of remuneration are collected, is not permitted as a temporary use in any residential zone district.
- (2) A temporary use and any associated structures may remain on a site for up to a total of 180 days. A temporary use and any associated structures may remain on a site for more than 180 days and up to three years with a permit, where appropriate for the use based upon findings for approval and subject to conditions of approval.
- (3) A temporary use on developed property shall be secondary to the primary use of the parcel.
- (4) Other than temporary storage uses associated with an active building permit, temporary uses are prohibited on vacant properties in residential zone districts, but they may be allowed on vacant properties in nonresidential zone districts, subject to approval of a temporary permit.
- (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:
  - (a) A County-approved street closure prevents access to such required parking during the period that the closure is in effect;
  - (b) An applicant for a temporary use permit provides site-specific evidence to demonstrate that the average peak parking used on the site is less than 65 percent of the available parking during the same hours and in the same season of the year proposed for the temporary use, and the decisionmaker makes this finding in conjunction with approval;
  - (c) Alternate parking or shuttle arrangements are approved to meet parking space requirements in conjunction with issuance of a temporary permit; or
  - (d) By order of the County Health Officer, outdoor operations are encouraged and the limited number of parking spaces remaining as a result of outdoor operations is appropriate.
- (6) Signs for temporary uses shall comply with SCCC [13.10.583](#).
- (7) Premises of a temporary use site shall be kept clean, sanitary, and free of litter.
- (8) After the temporary use has ceased, all visible signs of the temporary use and temporary structures shall be removed, and the site shall be free of trash. Any damage to the site or existing structures caused by the temporary use shall be repaired.

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- (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 Community Development and Infrastructure (Division 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.
- (D) Exemptions for Temporary Uses. The following temporary uses are exempt from subsection (B) of this section and shall not require a temporary permit:
- (1) Special Events and Uses.
- (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 Community Development and Infrastructure (Division of Public Works), Department of Parks, Open Space and Cultural Services, the State of California, or other entity as required.
- (b) Special events associated with commercial uses with a valid use permit on a commercially zoned property limited to: one event per year, six hours or less per day during the hours of 8:00 a.m. to 5:00 p.m. over a consecutive two-day period, where approvals from Environmental Health Services and/or other agencies have been obtained as required.
- (2) Temporary uses conducted entirely within a building, such as a temporary sales area, for which all necessary County permits have been obtained and which allow the particular use.
- (3) Temporary uses for which a use permit has already been issued that allows the temporary use.
- (4) Garage or yard sales not exceeding four weekends per year on the site of a legal residential use.
- (5) Seasonal Sales. Seasonal sales of Halloween pumpkins, Christmas trees, and similar products in all zone districts except Residential. Seasonal sales in the RA Zone District may be permitted as small-scale commercial agriculture with minor use permit. Seasonal sales shall comply with the following standards:
- (a) A zoning clearance shall be obtained prior to the establishment of a seasonal sales use.
- (b) All activities associated with seasonal sales shall be conducted with a 10-foot setback from any property line with an existing residential use.

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- (c) All activities associated with seasonal sales shall be conducted within the hours of 8:00 a.m. to 9:00 p.m., unless a temporary permit is approved to allow different hours of operation.
- (d) Sales that occur in areas designated for such seasonal sales as set forth in a previously issued development permit shall meet the conditions of that permit and do not require a separate zoning clearance.
- (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 ~~SCCC~~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 ~~SCCC~~Chapter 12.10-SCCC.
- (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~~the Thanksgiving Holiday for pumpkin sales or following December 25th for Christmas tree sales.
- (g) Site ingress and egress shall not create a traffic or pedestrian safety hazard.
- (h) Any temporary fencing shall be placed outside the corner sight clearance triangle provided by SCCC 13.16.093 and shall not exceed eight feet in height.
  - (i) Signage shall comply with SCCC 13.10.583.
  - (j) Vendor shall maintain on site a multi-purpose certified fire extinguisher (Type A, B, and C, minimum five-pound size) appropriate for Class A (non-metallic solids), B (flammable gases), and C (electrical fires). Temporary membrane type structures shall be fire resistive and be NFPA-701 certified.

(E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below:

(1) Temporary Storage Boxes.

- (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:
  - (i) Shall obtain a Zoning Clearance to check for zoning and setback compliance prior to installation.

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(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.

(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.

(iv) Shall not be subject to standards for lot coverage or floor area ratio.

(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.

(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:

(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.

(B)- May be located in parking spaces adjoining the subject parcel.

(C)- Shall not occupy any space reserved for persons with disabilities.

(D)- Shall not create a safety, traffic, or pedestrian hazard.

(E)- Shall not affect the line of sight established by any corner sight clearance triangle defined by SCCC 13.10.525(C)(2)(c).

(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.

(b) Temporary Storage Boxes on Vacant Parcels.

(i) Temporary storage boxes may be placed on vacant, non-residential parcels, subject to the provisions of subsection (E)(1)(a) of this section.

(ii) Temporary structures or storage boxes are not allowed on vacant parcels in residential zone districts in the absence of an active building permit.

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(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.

### (2) Temporary Tent Structures.

(a) In any district, one prefabricated, temporary tent structure used for parking, storage, or other use, constructed of light frame materials and covered with cloth or flexible plastic, is allowed for up to 180 days without a permit pursuant to the following standards:

(i) Maximum height shall be 12 feet.

(ii) Maximum area shall be 300 square feet.

(iii) All structures and materials shall be maintained in good condition, free of tears and graffiti.

(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.

(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.

(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.

(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.

(f) Tent structures shall not have any lighting between the hours of 10:00 p.m. and 5:00 a.m.

### (3) Other Temporary Structures Associated with Authorized or Approved Temporary Uses.

(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.



(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.

\* \* \* \* \*

### **13.10.692 Organized camps and conference centers.**

(A) Purposes. The purposes of the special use regulations for organized camps and conference centers are as follows:

- (1) To foster the commercial use of the scenic and recreational values in the County, while the County benefits from the preservation of scenic elements, revenue from the visitors of the camps, and assistance in fire protection.
- (2) To maximize preservation of the environment and the amenities of a site by allowing flexible development procedures while controlling density, access, and impacts on neighboring properties.

(B) Description of Uses. The following organized camp and conference center uses and facilities may be established as part of a ~~Level VI~~Planning Commission development permit approval:

- (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.
- (2) Visitor accommodations facilities subject to the density requirements contained in the PR Zone District, SCCC ~~13.10.353(B)~~13.10.689(C)(1).
- (3) Educational facilities, including residential and day schools, at densities as specified in the PR District, SCCC ~~13.10.353(B)~~ 13.10.689(C)(1); this density is instead of an equivalent amount of visitor accommodations and/or living units, not in addition to.
- (4) Outdoor facilities such as parking areas, playgrounds, athletic fields, picnic areas, and swimming, riding, and boating facilities.
- (5) Permitted and discretionary uses in the CA Zone District, SCCC 13.10.312.
- (6) Appurtenant, accessory facilities for participants only, such as: studios, libraries, museums, dispensaries, camp stores.

(C) Accessory Uses. The following organized camp and conference center accessory uses and facilities may be added by a ~~Level V~~Zoning Administrator approval to an previously approved organized camp development permit ~~previously approved at Level VI~~:

- (1) Facilities for drainage and erosion control, sewerage, water supply, walkways, security and fire protection.



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- (2) Signs, identification and directional, subject to the regulations for signs in the PR Zone District, SCCC [13.10.582](#).
- (3) Improvement or replacement of existing facilities with no increase in total capacity.
- (4) Permitted uses in the CA Zone District.

(D) Operating and Development Standards. In addition to the zone district development standards and the policies of the General Plan, the following special operating and development standards shall apply to organized camps and conference centers:

- (1) The minimum site area shall be not less than 20 acres unless pre-existing.
- (2) Yards along front, side, and rear property lines shall be a minimum of 30 feet.
- (3) Building height shall not exceed 25 feet.
- (4) All structures shall conform to the Uniform Building Code.
- (5) The facility shall meet all regulations and requirements of the Environmental Health Division of the County Health Services Agency.
- (6) The facility and property shall conform to all requirements of the appropriate fire district.

\* \* \* \* \*

### Section 13.10.700-A – Attic.

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).

- (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.
- (2) Prohibited features: conditioned space; sheetrock; permanent fixed stairs serving the attic area or direct access from an adjacent habitable 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.

\* \* \* \* \*

### Section 13.10.700-D – Density.

“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. 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

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nearest whole unit. This rounding shall apply regardless of whether the fractional number is less than or greater than 0.5. Maximum allowed density is calculated as follows:

- (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.
- (2) Outside the USL/RSL, maximum density is based on net developable site area and the rural density matrix, per SCCC~~Chapter~~ 13.14-~~SCCC~~.
- (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.
- (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.
- (5) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count toward density calculations.

\* \* \* \* \*

**Section 13.10.700-R – Definitions.**

“R-1” means the Single-Family Residential Zone District (SCCC 13.10.~~320~~321).

“RA” means the Residential Agricultural Zone District (SCCC 13.10.~~320~~321).

“RB” means the Ocean Beach Residential Zone District (SCCC 13.10.~~320~~321).

\* \* \* \* \*

**Section 13.10.700-S – Definitions.**

“Site area, gross” means the total horizontal area included within the property lines of a site, excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey ~~Bay~~. Gross site area is used in calculations of floor area ratio and calculations related to density for urban parcels.

“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.

Sight Distance Triangle. See SCCC ~~13.10.093~~13.16.093.

\* \* \* \* \*

### **13.20.040 Definitions.**

“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 permit 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 ~~SCCC~~Chapter 18.10-~~SCCC~~:

- (A) That the project is a use allowed in one of the basic zone districts that are listed in ~~SCCC~~LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.
- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.
- (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.
- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including 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.
- (E) That the project conforms to all other applicable standards of the certified LCP.
- (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.
- (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.

\* \* \* \* \*

### **14.01.504 Requirements tied to final maps.**

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,

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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.

\* \* \* \* \*

### **~~14.01.512 Grading improvements not permitted prior to recording the final map—Waiver.~~**

~~(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.~~

~~(B) Doing such work contrary to this section shall void the tentative map and constitute a violation of the Santa Cruz County Code.~~

~~(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.~~

### **14.01.512 Grading Prior to Recording the Final Map.**

(A) Grading may be permitted prior to the recording of the final map provided the subdivider:

(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.

(2) Provides construction inspection deposit for at-cost inspection of the subdivision grading.

(3) Contacts the Department of Community Development and Infrastructure and attends a preconstruction meeting prior to beginning work. The purpose of the preconstruction meeting is to ensure that all stakeholders understand the scope, conditions, and requirements before grading work begins.

\* \* \* \* \*

### **14.01.630 Extension or tolling of expiration of maps.**

(A) Vesting Tentative Maps. ~~After processing at Processing Level VII, Aa~~ 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).

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(B) Final Maps or Parcel Maps.

(1) Automatic Extensions. The expiration date of the vesting rights associated with 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 extension of such building permit (if such extension is granted by the County).

(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.

\* \* \* \* \*

**15.10.040 Definitions.**

“Transportation improvement area” means a General Plan planning area in which transportation improvement fees are collected pursuant to the most recent Santa Cruz County Capital Improvement Program.

\* \* \* \* \*

**16.42.030 Definitions.**

(C) “Demolition” shall mean the following:

(1) The complete demolition of the entirety of ~~a landmark or a historic resource or~~ contributing ~~resource~~ structure or object including demolition with reconstruction; or

(2) The partial demolition of a landmark or contributing resource that involves either of the following:

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

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

\* \* \* \* \*

**18.10.320 Appeals ~~to Planning Director or to Planning Commission~~ of ~~appealable determinations made by planning staff~~ determinations.**

(A) The following written 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:

(1) Determination of application completeness. Appeals of this determination are considered by the Planning Commission. Notwithstanding SCCC 18.10.340, a decision made by the Planning Commission on an appeal of this determination is final.

(2) Determination to prepare an initial study or an environmental impact report. Appeals of this determination are considered by the Planning Commission.

(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. A decision made by the Planning Director on an appeal of this determination is final.

(4) 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.~~

(5) Determination of vested rights pursuant to SCCC 16.54.022. Appeals of this determination are considered by the Planning Commission.

(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

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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.

\* \* \* \* \*

The County of Santa Cruz Zoning Map as established by Santa Cruz County Code section 13.10.180 is amended by changing the zone district designation of the parcel indicated below as follows:

<b>Assessor's Parcel Number</b>	<b>Existing Zone District</b>	<b>New Zone District</b>
070-281-01	Light Industrial (M-1)	Residential Agricultural (RA)