

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 13.10.323, 13.10.700-S, 13.11.030, 13.11.072, 13.11.073, 13.11.075, AND 13.20.130 OF THE SANTA CRUZ COUNTY CODE AND ADDING SUBSECTION (e) (7) TO SECTION 13.10.323 OF THE SANTA CRUZ COUNTY CODE ALL RELATING TO NEIGHBORHOOD COMPATIBILITY

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

SECTION I

The Site and Structural Dimensions Charts for the R-1 Single Family Residential Zone Districts and RM Multi-Family Residential Zone Districts in Subdivision (b) of Section 13.10.323 of the Santa Cruz County Code are hereby amended to read as follows:

1. In the “R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Condition of “Parcels >5,000 sq. ft.” within the Zone District of “R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.” is revised to read “40%” instead of the current “30%”.
2. In the “R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Conditions of “General Requirements” and “Corner lots” within the Zone District of “R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.” are each revised to read “40%” instead of the current “30%”.
3. In the “R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Conditions of “General Requirements”, “Corner lots”, and “Parcels >4,000 to <5,000 sq. ft.” within the Zone District of “R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.” are each revised to read “40%” instead of the current “30%”.
4. In the “R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “PARCEL SPECIFIC CONDITION” described as “Parcels >4,000 to <5,000 sq. ft.” within the Zone District of “R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.” is revised to read “Parcels >4,800 to <5,999 sq. ft.” instead of the current “Parcels >4,000 to < 5,000 sq. Ft.”

5. In the “R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Conditions of “General Requirements” and “Corner lots” within the Zone District of “R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.” are each revised to read “40%” instead of the current “30%”.
6. In the “RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Condition of “Parcels >5,000 sq. ft.” within the Zone District “RM-1.5 to RM-4.9 0 to <5,000 sq. ft.” is revised to read “40%” instead of the current “30%”.
7. In the “RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Conditions of “General Requirements and for all parcels >6,000 sq. ft.” and “Corner lots” within the Zone District of “RM-5 to RM-5.9 5,000 to <6,000 sq. ft.” are each revised to read “40%” instead of the current “30%”.
8. In the “RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the Zone District described as “RM-6 to RM-9.9 5,000 to <6,000 sq. ft.” is revised to read “RM-6 to RM-9.9 6,000 to <10,000 sq. ft.” instead of the current “RM-6 to RM-9.9 5,000 to < 6,000 sq. ft.”
9. In the “RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART”, the “MAXIMUM PARCEL COVERAGE***” percentage designated for the Parcel Specific Conditions of “General Requirements” and “Corner lots” within the Zone District of “RM-6 to RM-9.9 6,000 to <10,000 sq. ft.” are each revised to read “40%” instead of the current “30%”.

SECTION II

The Santa Cruz County Code is hereby amended by adding Subsection (e) (7) to Section 13.10.323 to read as follows:

- (7) Front Yard Averaging.
 - (A) On a site situated between sites improved with buildings, the minimum front yard for structures other than garages or carports may be the average depth of the front yards on the improved sites adjoining the side lines of the site but in no case shall be less than 10 feet.
 - (B) Where a site is not situated between sites improved with buildings and where sites comprising forty percent (40%) of the frontage on a block are improved with

buildings, the minimum front yard for structures other than garages or carports may be the average of the existing front yard depths on the block but in no case shall be less than 10 feet.

(C) In computing average front yard depths, the figure thirty (30) feet shall be used in lieu of any front yard depth greater than thirty (30) feet.

(D) Proposed garages or carports shall meet the minimum front yard setbacks shown in the Section 13.10.323 Site and Structural Dimensions Charts or as allowed by Section 13.10.323(d)(5) Parcel with Steep Slopes. The required front yard setback for other accessory structures may be reduced as allowed by Section 13.10.323(e)(6).

SECTION III

The definition of "Site Area, Net" found in Santa Cruz County Code Section 13.10.700-S is hereby amended to read as follows:

Site Area, Net. Outside the Urban Services Line, the total site area less any all public or private rights-of-way designated for vehicle access. Inside the Urban Services Line, the total site area less all public or private rights-of-way designated for vehicle access, coastal bluffs, beaches, arroyos, streams, land between stream banks, lakes, marshes, sloughs or other submerged areas.

SECTION IV

Section 13.11.030 of the Santa Cruz County Code is hereby amended to read as follows:

As used in this Chapter, certain terms are defined as follows:

(a) "Balance" is the arrangement of the harmonious and contrasting elements of a design. Such a composition could have a static or dynamic balance, achieved through symmetry or asymmetry. Symmetry is the repetition of features on each side of an axis or axes. Asymmetry is the variation of these elements.

(b) "Building bulk" is the perceived physical size of a structure in relation to the site. The perception of bulk can be minimized by the articulation of the building walls and roof. Landscaping can also be used to minimize the perceived bulk of a building (see definitions of ~~m~~Massing and ~~s~~Scale).

(c) "Coastal Special Communities" means those areas designated in the Local Coastal Program and General Plan Land Use Maps as Special Communities due to their unique characteristics and visitor destination qualities, specifically: Davenport, the Yacht Harbor, East Cliff Village tourist area, Pleasure Point/41st Avenue, the Rio Del Mar Flats/Esplanade, Seacliff Beach Area, and that area within the Rural Services Line on the Local Coastal Program map for the land use plan of La Selva.

~~(e)~~ (d) "Compatibility" is a relative term which requires the analysis of site, building, and landscape design in relationship to adjacent development the neighborhood. Compatibility is established when there are consistent design and functional relationships so that new development relates to adjacent development the

neighborhood. Achieving compatibility does not require the imitation or repetition of the site, building and landscape design of adjacent development the neighborhood.

~~(g)~~(e) “Complementary” site design, building design, and landscape design is achieved when the proposed design responds to, or contributes to, the existing land use patterns, character, and zoning context. Complementary development does not necessarily mean the imitation or repetition of adjacent development the neighborhood.

~~(j)~~(f) “Contrast” is created by the inclusion of differing design elements which add variation or interest to the design.

~~(m)~~(g) “County” means the County of Santa Cruz.

~~(j)~~(h) “Design Guideline” means a written prescription establishing the parameters of site planning, architectural and landscape design for a given project or specific planning area.

~~(d)~~(i) “Development Review Group” means a group of County staff from several County departments which reviews proposed development projects to determine the extent of further information which will be needed to process the application and assesses the project for compliance with all County ordinances. Recommendations and assessments of the Development Review Group shall be non-binding.

~~(f)~~(j) “Director” means the Planning Director of the County of Santa Cruz or his/her authorized designee charged with the administration and enforcement of this Chapter.

~~(h)~~(k) “Environmental Coordinator” means the Planning Department staff person assigned to review applications and make environmental determinations based upon the County of Santa Cruz Environmental Review Guidelines.

~~(k)~~(l) “General Plan” means the General Plan of the County of Santa Cruz as may be amended from time to time.

~~(n)~~(m) “Landscape Maintenance Agreement” means a written, signed agreement between the title owner of record or his duly authorized agent and the County, insuring maintenance of landscaping for a minimum period of two years, pertaining to a development project approved by either the Planning Commission, Board of Supervisors or Zoning Administrator. The agreement shall be accompanied by a landscape maintenance security, a cash deposit or other instruments of credit as described in Section 14.01.511 and approved by the County, and shall be signed by duly authorized agents representing the County and the title owner of record for the subject property prior to issuance of a certificate of occupancy or final inspection approval by the Building Official of the County.

(n) “Landscape Maintenance Security” means a performance security paid by the title owner of record or duly authorized agent acting as applicant for a development project approved by the County, issued to the Planning Department in an amount equal to one hundred percent (100%) of the estimated 2 year maintenance cost of landscaping and irrigation systems for the development project.

~~(j)~~(o) “Landscaped Area” means the portion of the development proposed for landscaping, excluding hardscape and non-porous surfaces.

~~(p)~~(p) “Massing” is the architectural relationship—proportion, profile, and contour between the various masses or volumes of a building or landscape. The mass of a building is defined by the roof, walls and floor. It may be a simple box form, but more often it is a composite of various forms. Plant massing can be used to create

architectural forms in the landscape such as screens, canopies, barriers and floors, and can be used to define edges of open spaces and directional movement.

(q) “Neighborhood” as used in this Section means an area within the Urban Services Line or the Rural Services Line that is geographically the smaller of either 1) an area bounded by one or more natural physical features such as a bluff, lagoon, lake, or stream, and/or one or more built features such as a collector or arterial street, or 2) an area developed with structures that includes the parcels physically touching the subject parcel and the parcels fronting on the same street as the subject parcel, which lie in the same block as, and in the two blocks on either side of, the subject parcel’s block.

(r) “Order” is a hierarchical relationship established between the design principles of harmony, contrast, and balance so as to achieve legible form and space in a building while permitting diversity.

(s) “Planning Commission” means the Planning Commission of the County of Santa Cruz.

(t) “Proportion” is the ordered relationship of bulk, massing, and scale in building design so as to create a hierarchical composition from the smallest to the largest of its parts, and as a whole. Proportion can be used to describe height-to-height ratios, and ratios of massing. Proportion can be evaluated for individual buildings, as well as adjacent neighborhood buildings and groups of buildings.

Landscaping can be used to establish a consistent rhythm along a streetscape which will compensate for the lack of proportion in building size and placement.

(u) “Remodel” for the purposes of this Chapter, means any alteration of a structure, requiring a development permit and/or building permit approval from the County, which effects a change in the original site plan, exterior building elevation, or landscape design.

(v) “Scale” is the comparison of the size of one object to another. In building design, scale is created by the articulation of building mass by use of design elements such as projections and recesses, doors and windows, texture and color, so as to create the relationship of scale at many levels in the building design. Examples of different levels of scale which can be created in a building include: human scale, or the relationship of the building and its design elements to the size of a human being; the size of building elements in relation to the overall size of the building; the size of a building as a whole in relation to adjacent buildings the neighborhood; and the size of a project in relation to the building site.

(w) “Sensitive Site” shall mean any property located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff; or on a ridgeline.

(x) “Unity” is achieved when the design principles of harmony, contrast, balance, and order combine in a relationship which is perceived as a whole entity, rather than as a collection of parts.

(y) “Villages” means those areas for which unique design criteria have been or will be established based upon an adopted specific village, town or area plan. Examples of village include Aptos Village, Ben Lomond, Boulder Creek, Corralitos, Felton, portions of Live Oak, Seacliff Village, and Soquel Village.

(y)(z) "Zoning Administrator" means the County Officer who performs the duties attached by law to the office of Zoning Administrator, as established by Chapter 18.10 of the Santa Cruz County Code.

SECTION V

Subdivision (a) of Section 13.11.072 of the Santa Cruz County Code is hereby amended to read as follows:

(a) It shall be the objective of new development to enhance or preserve the integrity of existing land use patterns or neighborhood character where those exist and to be consistent with village plans, community plans and coastal special community plans as they become adopted, and to complement the scale of neighboring development the neighborhood where appropriate to the zoning district context. New development, where appropriate, shall be sited, designed and landscaped so as to be visually compatible and integrated with the neighborhood character of surrounding areas.

(1) Compatible Site Design.

~~(i) The primary elements of site design which must be balanced and evaluated in relation to the proposed project site and surrounding development in order to create compatible development include:~~

- ~~(A) Location and type of access to the site.~~
- ~~(B) Building siting in terms of its location and orientation.~~
- ~~(C) Building bulk, massing and scale.~~
- ~~(D) Parking location and layout.~~
- ~~(E) Relationship to natural site features and environmental influences.~~
- ~~(F) Landscaping.~~
- ~~(G) Streetscape relationship.~~
- ~~(H) Street design and transit facilities.~~
- ~~(I) Relationship to existing structures.~~

(i) Compatible relationships between the neighborhood buildings can be achieved by creating visual transitions between buildings; that is, by repeating certain elements of the site design or building siting that provide a visual link between adjacent sites. The following elements consist of specific relationships that shall each be considered in site and building design to achieve an appropriate level of neighborhood compatibility:

- (A) Relationship to natural site features and environmental influences.
- (B) Parking location and layout.
- (C) Building siting in terms of its location and orientation.
- (D) Building bulk, massing and scale.
- (E) Relationship to existing structures.

(ii) The following elements are recommended to be used to the greatest extent possible:

- (A) Location and type of access to the site.

- (B) Landscaping.
- (C) Streetscape relationship.
- (D) Street design and transit facilities.

~~(ii)~~ (iii) Consideration of the surrounding zoning district- existing neighborhood, as well as the age and condition of the existing building stock, is important in determining when it is appropriate to continue existing land use patterns or the existing neighborhood character and when it is appropriate, to foster a change in land use or neighborhood character.

~~(iii)~~ (iv) Where the existing zoning allows the creation of new land use patterns, applicants are encouraged to provide an analysis of the surrounding neighborhood in support of their proposal for a new type of land use. When the Planning Director determines that a new structure may not be in character with the neighborhood, the applicant shall be required to provide an analysis in support of his/her proposal. The analysis would include one block on each side of the proposed site, on each side of the street. Supporting material may include the use of photographs of neighborhood buildings, photomontages, story poles, building elevations of neighborhood buildings, checklists, or maps indicating the surrounding land uses, and a written analysis, as determined by the Planning Department.

~~(iv)~~ (v) Transitions shall be provided between existing and new projects of different zoning, where appropriate.

(2) Coordinated Development.

(i) Coordinated site design (including shared parking and circulation systems, sign facilities, landscaped areas, and recycling and garbage storage and collection areas) shall be encouraged on adjacent parcels with similar uses. In such cases, mutual access easements granted to each property owner are necessary. Site plans which allow for future shared use between adjacent parcels are encouraged, where appropriate.

(ii) Clustered commercial use areas with shared facilities, rather than linear commercial use with separate facilities for each site, are encouraged.

(iii) Physical barriers (e.g., fences, curbs, or walls) between adjacent parcels with similar uses are discouraged unless needed for drainage, security, screening, or noise attenuation purposes.

SECTION VI

Subsection (1) (iv) of Subdivision (d) of Section 13.11.072 of the Santa Cruz County Code is hereby amended to read as follows:

(vi) Accessory buildings, walls, storage areas, and fences shall be architecturally consistent with the primary structures of the site and compatible with the surrounding area-neighborhood. Architectural consistency can be achieved by repeating building forms, materials, colors, or detailing.

SECTION VII

Subdivision (f) of Section 13.11.072 of the Santa Cruz County Code is hereby amended to read as follows:

(f) It shall be an objective of site signage design to provide adequate, attractive identification and direction, consistent with the area neighborhood and use.

Signage Design.

(1) All sign regulations shall be met according to Section 13.10.580 through 13.10.586, inclusive, of the Santa Cruz County Code.

(2) Freestanding signage shall be an integral part of the site or landscape design, or shall be similar to, or consistent with, the design of the proposed building(s).

SECTION VIII

Subdivision (b) (1) of Section 13.11.073 of the Santa Cruz County Code is hereby amended to read as follows:

(1) Compatible Building Design.

(i) Building design shall relate to adjacent development and the surrounding area neighborhood.

(ii) Compatible relationships between adjacent neighborhood buildings can be achieved by creating visual transitions between buildings; that is, by repeating certain elements of the building design or building siting that provide a visual link between adjacent buildings. The following elements are required to combine to shall each be considered in building design to achieve an appropriate level of neighborhood compatibility. One or more of the building elements listed below can combine to create an overall composition that achieves the appropriate level of compatibility:

- ~~(A) Massing of building form.~~
- ~~(B) Building silhouette.~~
- ~~(C) Spacing between buildings.~~
- ~~(D) Street face setbacks.~~
- ~~(E) Character of architecture.~~
- ~~(F) Building scale.~~
- ~~(G) Proportion and composition of projections and recesses, doors, and windows, and other features.~~
- ~~(H) Location and treatment of entryways.~~
- ~~(I) Finish material, texture and color.~~

- (A) Massing of building form.
- (B) Bulk of building form.

- (C) Building scale.
 - (iii) The following elements are recommended to be used to the greatest extent possible:
 - (A) Character of architecture;
 - (B) Proportion and location of projections and recesses, doors and windows, and other features;
 - (C) Location and treatment of entryways;
 - (D) Finish material, texture and color;
 - (E) Spacing between buildings;
 - (F) Street face setbacks.
 - (iv) Consideration of the neighborhood, as well as the age and condition of the existing building stock, is important in determining when it is appropriate to continue the existing neighborhood character and when it is appropriate to foster a change.
 - (v) When the Planning Director determines that a new structure may not be in character with the neighborhood, the applicant shall be required to provide an analysis in support of his/her proposal. Supporting material may include the use of photographs of neighborhood buildings, photomontages, story poles, elevations of neighborhood buildings, checklists, or maps indicating the surrounding land uses, and a written analysis, as determined by the Planning Department.
- (2) Building design should be site and area specific. Franchise type architecture may not achieve an appropriate level of compatibility and is not encouraged.

SECTION IX

Subsection (a) (3) (i) of Section 13.11.075 of the Santa Cruz County Code is hereby amended to read as follows:

- (i) Street trees (or private yard trees providing similar effect) shall match any existing street tree species and spacing; shall implement any proposed street tree program; and complement any existing trees in the area neighborhood, if a street tree program does not exist for the street. Street trees installed within County rights-of-way shall be chosen from the Santa Cruz Urban Forestry Master Plan or the County Street tree list. Street tree species selected for the north side of east/west streets shall be chosen from those included on the "Street Tree List for the North side of East/West streets."

SECTION X

Subsection (b) (1) of Section 13.20.130 of the Santa Cruz County Code is hereby amended to read as follows:

- 1. Visual Compatibility. All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of the surrounding neighborhood or areas. Visual compatibility shall be evaluated using the adopted criteria for site and building design compatibility as found in Sections 13.11.072 and 13.11.073.

SECTION XI

Subsection (d) (2) (ii) of Section 13.20.130 of the Santa Cruz County Code is hereby amended to read as follows:

(ii) The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area neighborhood. Natural materials are preferred.

SECTION XII

This ordinance shall become effective on the 31st day following adoption or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2006, by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

County Counsel

Copies to: Planning
County Counsel