ORDINANCE NO. 2012-19

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING CHAPTER 24.08, PART 10–HISTORIC ALTERATION PERMIT, CHAPTER 24.12, PART 5–HISTORIC PRESERVATION, CHAPTER 24.12–COMMUNITY DESIGN, CHAPTER 24.16–AFFORDABLE HOUSING, CHAPTER 24.18–NON-CONFORMING STRUCTURES AND USES, AND CHAPTER 24.08–LAND USE PERMITS AND FINDINGS, OF THE CITY OF SANTA CRUZ ZONING ORDINANCE; AND, CHAPTER 23.37–COMMUNITY HOUSING PROJECTS, OF THE CITY SUBDIVISION ORDINANCE (AMENDMENT NO. A12-0003)

The purpose of the ordinance is to create incentives to help preserve, maintain and rehabilitate existing historic properties. Another purpose is to ensure that new construction and alterations are allowed in a manner which retains the integrity of the City's historic landmarks, buildings, sites, objects, and contributing buildings within districts. he Zoning and Subdivision Ordinance Amendments will provide incentives for historic properties which are listed on the City Historic Building Survey and for contributing buildings within historic districts. Incentives include but are not limited to: provisions for larger accessory dwelling units, a 15-percent parking bonus, waiver of the covered parking, front yard parking and tandem parking requirements, limited allowances for multi-family residential uses in R-1 (single-family residential) zones, offices in residential zones near commercially-zoned properties, expansion of single-family homes in RL and RM zone districts, expansion of non-conforming structures and uses, and condominium conversions with an exemption form the vacancy rate restriction. An additional amendment adds regulations to require a discretionary Demolition Permit for non-residential buildings.

PASSED FOR PUBLICATION on this 27th day of November, 2012, by the following vote: AYES: Councilmembers Madrigal, Robinson, Coonerty, Terrazas; Vice Mayor Bryant; Mayor Lane. NOES: None. ABSENT: None. DISQUALIFIED: Councilmember Beiers. APPROVED: ss/Don Lane, Mayor. ATTEST: ss/Bren Lehr, City Clerk Administrator. This Ordinance is scheduled for further consideration at the Council meeting of December 11, 2012.