

## RESOLUTION NO. NS-

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING THE General Plan 2030 RELATING TO INCREASING THE FLOOR AREA RATIO FOR THE REGIONAL VISITOR COMMERCIAL GENERAL PLAN LAND USE DESIGNATION IN THE DOWNTOWN AREA

WHEREAS, the City adopted the General Plan 2030 by Resolution NS-28-527 on June 26, 2012; and

WHEREAS, the City desires to modify the General Plan 2030 to remain consistent with the Downtown Plan specific plan and to directly support the goals and objectives of the General Plan 2030; and

WHEREAS, the Central Business District (CBD) zone is the primary zone district that implements the broader Regional Visitor Commercial General Plan land use designation; and

WHEREAS, the modifications proposed for the CBD additional height Zone A between Pacific Avenue and Front Street would potentially allow for upper level floor area that could exceed the existing 3.5 FAR; and

WHEREAS, the floor area ratio (FAR) limit is one of three development standards that work together to address bulk and mass of new construction: 1) FAR, 2) Height, and 3) establishing a percentage limitation of varying heights in direct relationship to the size of the property (a volumetric standard); and

WHEREAS, the City has undertaken extensive design analysis for the Downtown Plan area subject to the Additional Height Zone A and developed a volumetric standard suitable for development projects on sites larger than 50,000 square feet; and

WHEREAS, based upon this volumetric standard evaluated for the Downtown Plan amendments, raising the Regional Visitor Commercial FAR for the downtown area will help to increase housing opportunities and further the General Plan 2030 transit oriented development objectives; and

WHEREAS, the City Planning Commission held a public hearing on October 12, 2017 and found that the public necessity, and the general community welfare, and good zoning practice shall be served and furthered with the adopted amendment; and that the proposed amendment is in general conformance with the principles, policies and land use designation set forth in the General Plan and Local Coastal Plan; and

WHEREAS, the City Council conducted a public hearing on [REDACTED], 2017, and now finds:

1. That the public necessity, and the general community welfare, and good zoning practice shall be served and furthered; and that the proposed amendment is in general conformance with the

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principles, policies and land use designation set forth in the General Plan, Local Coastal Plan and the Downtown Plan, a specific plan.

The text amendment is consistent with the General Plan 2030 in that the proposed changes align with sustainable planning objectives to encourage compact and transit oriented development opportunities.

The proposed General Plan 2030 amendment is determined to be in the public interest. The amendment to increase the Floor Area Ratio in the downtown will encourage the development of new housing units to help the City meet its housing needs.

2. The proposed LCP amendment is consistent and compatible with the adopted General Plan 2030 and implementation programs. The proposed policy amendment is consistent with all elements of the General Plan including the Land Use Element, the Environmental Quality Element and the Circulation Element, as the amendments support the goals of preserving greenbelt lands and maintaining a compact urban City core.

3. The proposed General Plan 2030 amendment is fully consistent with the Coastal Act, specifically with the Coastal Resources Planning and Management Policies of Chapter 3, which include coastal access, land resources and development policies.

4. The potential impacts of the proposed amendment have been assessed and have been determined to not be detrimental to public health, safety or welfare. The proposed policy amendments have been fully analyzed in the Downtown Plan EIR.

5. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was prepared for the Downtown Plan amendments, which included the General Plan 2030 amendment. The EIR concluded that the defined Downtown Plan Project, including the General Plan 2030 text amendment, has few significant impacts upon the environment, other than the cumulatively considerable contribution of traffic generated by the Project to significant cumulative traffic impacts.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that the General Plan 2030 text amendment is amended as shown in Exhibit "A" attached and made a part hereof.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following votes:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator

EXHIBIT A

GENERAL PLAN 2030 POLICY TEXT AMENDMENT  
ASSOCIATED WITH AMENDMENTS TO THE DOWNTOWN RECOVERY PLAN

Page 41 of the General Plan 2030 is amended to read as follows:

No Change  
Outside of  
Downtown

**Regional Visitor Commercial (RVC), 0.25 to 3.5 FAR.** Applies to areas that emphasize a variety of commercial uses that serve Santa Cruz residents as well as visitors. Mixed-use development is strongly encouraged in RVC districts.

Change

**Downtown Santa Cruz. (0.25 to 5.0 FAR)** Emphasizes a mix of regional office and retail uses, residential and mixed-use developments, restaurants, and visitor attractions such as entertainment venues. The Downtown Recovery Plan provides detailed requirements for this area.