

RESOLUTION NO. NS-xx,xxx

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING
THE CITY'S LOCAL COASTAL PROGRAM LAND USE POLICIES RELATING TO FRONT
STREET PROPERTIES ADJACENT TO THE SAN LORENZO RIVER

WHEREAS, the City adopted the Local Coastal Program (LCP) by Resolution NS-21,902 on October 25, 1994 and adopted San Lorenzo Urban River Plan policy amendments in 2004; and

WHEREAS, the City desires to modify the LCP to remain consistent with the Downtown Plan specific plan and to directly support the goals and objectives of the General Plan 2030 adopted by Resolution NS-28-527 on June 26, 2012; and

WHEREAS, the LCP amendment will maintain and support all of the San Lorenzo Urban River Plan 1) Urban River Plan Goals and 2) Restoration Goals and Objectives adopted as part of the LCP; 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 amendments; and that the proposed amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan and Local Coastal Program; and

WHEREAS, the City Council conducted a public hearing on November 14, 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 amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan, Local Coastal Program and the Downtown Plan, a specific plan.

The LCP text amendments are consistent with the General Plan 2030 in that the proposed changes align with sustainable planning objectives to encourage compact and transit-oriented development opportunities, which will directly support and promote additional coastal access connections to the Santa Cruz Riverwalk.

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, while incentivizing public access to the Santa Cruz Riverwalk and coastal resources.

2. The proposed LCP amendments are consistent and compatible with the adopted General Plan 2030 and implementation programs. The proposed policy amendments are 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 goal of preserving greenbelt lands and maintaining a compact urban City core.

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3. The proposed LCP amendments are 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. With regard to coastal access, the policies will strengthen connections to the Riverwalk and coastal areas.

4. The potential impacts of the proposed amendments 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 LCP policy amendments. The EIR concluded that the defined Downtown Plan Project, including the CLP policy amendments, have 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 LCP text amendments are hereby 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:

APPROVED: _____
Mayor

ATTEST: _____
City Clerk Administrator

EXHIBIT A

Front Street (Significant Riverfront Areas = SRFA)

- SRFA-1 Require new development projects to incorporate design features that encourage active engagement with the Riverwalk such as; filling adjacent to the Riverwalk and landscaping, providing direct physical access to the Riverwalk, including appropriate active commercial and/or residential uses adjacent to the Riverwalk, or providing a combination of these and/or other design features that support the resource enhancement and river engagement policies of the San Lorenzo River Plan.

- SRFA-2 Require new development projects to incorporate pedestrian and/or bicycle connections between Front Street and the Riverwalk at appropriate locations such as the extensions from Maple Street and near Elm Street.

- SRFA-3 Maintain the ten-foot setback area between residential and commercial uses adjacent to the levee trail from the western edge of the trail. The area between the property line and the Riverwalk shall be filled to raise the adjacent ground-level use to a similar or higher elevation as the Riverwalk. The public lands between the Riverwalk and the private property may incorporate publicly accessible commercial or residential amenities, such as outdoor public seating. Trees planted as part of the San Lorenzo Flood Control Improvement Project should be maintained and incorporated into new development where feasible and where not in conflict with the required fill or publicly accessible amenities.