



ZONING ADMINISTRATOR AGENDA REPORT

DATE: December 16, 2021

AGENDA OF: January 5, 2022

ITEM NO.: CP21-0174

City-Wide

RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal and Design Permits based on the Findings listed below.

PROJECT DATA

Property Owner: City of Santa Cruz
Representative: Lee Butler, Deputy City Manager

Application Type: Coastal and Design Permits to authorize the development associated with the amended municipal code pertaining to the parking of oversized vehicles (e.g., parking signage, time of use restrictions, etc.) and to implement City-wide safe parking programs for unhoused City residents living in oversized vehicles licensed and registered in the City of Santa Cruz.

Zoning Designation: City-wide
Project Consistency: Section 10.40.120(m) of the Santa Cruz Municipal Code authorizes City-operated or City-sponsored safe parking locations on public and private properties

General Plan: City-wide
Project Consistency: NA
Land Use:
Existing: Public parking
Proposed: Public parking

Parking: Number of spaces does not change
Coastal Review: Coastal Permit required
Environmental Review: Categorical Exemption: 15282-(j); 15301 Class 1-c, g; 15307; 15308 and 15061(b).

Mandatory Action Date: 60 days after acknowledgement of Environmental Exemption
Planner: Michael S. Ferry

PROJECT DESCRIPTION

On November 9, 2021, the City Council adopted Ordinance No. 2021-20 amending Santa Cruz Municipal Code (SCMC) Title 10 amending “Vehicles and Traffic” at Chapter 10.04 “Definitions” and Chapter 10.40 “Stopping, Standing and Parking” and Chapter 10.41 “City-Wide Parking

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversized vehicles and safe parking program– Application No. CP21-0174

Page 2

Permit” pertaining to the parking of oversized vehicles and Chapter 16.19 “Storm Water and Urban Runoff Pollution Control” at Section 16.19.070.

The Council also approved a motion to direct staff to implement City-operated and sponsored safe parking programs for unhoused City residents living in oversized vehicles licensed and registered in the City of Santa Cruz. Staff is required to return to Council with draft-ready contracts and associated costs within four months of the passing of the ordinance. Safe parking programs would include a three-tiered approach that consists of the following:

- a) Emergency overnight safe parking on City-owned parcels for a minimum of three vehicles to be implemented immediately.
- b) Safe overnight parking on City-owned parcels or other non-residential approved spaces for a minimum of thirty vehicles throughout the City to be implemented within four months of the passing of the above listed ordinance.
- c) A robust safe parking program in partnership with service providers, health providers, and County partners. The following subpopulations will be prioritized: Families with children; seniors; transition age youth; veterans; and those with a valid disabled placard or license plate issued pursuant to the California Vehicle Code.

The staff report and attachments that went to the City Council for approval of Ordinance No. 2021-20 and the motion to implement the safe parking program are attached to this staff report.

Section 24.08.210 of the Zoning Ordinance requires approval of a Coastal Permit for development within the Coastal Zone that is not specifically exempted. This ordinance revision is defined in the Local Coastal Plan (LCP) as “development” because it could change the intensity of the use of the ocean or access thereto, and parking restrictions are not specifically exempted in the LCP. Section 24.08.410-12 of the Zoning Ordinance requires approval of a Design Permit for public projects located in the Coastal Zone. The Design Permit also serves to authorize safe parking locations on public and private properties outside the Coastal Zone, as Section 24.08.410 calls for a Design Permit for projects where the applicant is a public agency over which the City can exercise land use controls.

ANALYSIS

This ordinance revision was the result of the impacts that oversized/recreational vehicles (RVs) have had on the community, public safety and environment. In July 2021 a survey found an average of 65 oversized vehicles parked on city streets primarily within the Coastal Zone and raising many issues. The types of issues are reflected in the calls for service include: the illegal dumping of trash, debris and human waste onto City streets, sidewalks, and waterways; fires associated with oversized vehicles; lack of access to neighborhood and coastal parking; and increased criminal activities in areas where oversized vehicles are parked, including theft of bicycles and other property, private water connections being used, and gasoline thefts.

In the first eight months of 2021, there were at least 15 emergency calls for service to 911 that were related to oversized vehicles, with seven of those calls related to fire and/or gas leakage. In calendar

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 3

year 2020 and in the first eight months of 2021, the Santa Cruz Fire Department reported 38 fire incidents that are vehicle related, three that were specifically related to oversized vehicles. Also, in the first eight months of 2021, there were 12 oversized vehicle related service calls and 14 public right of way calls to the Wastewater Collection Division. Additionally, vehicle abatement activities have continued over the years. According to the Vehicle Abatement Officer, in the calendar year 2020, 2,243 abatement notices were issued, 197 vehicles were towed, including 20 which were oversized vehicles or camper vans. The five streets with the most vehicle abatement activity (Delaware, Natural Bridges, Shaffer, Mission, and Almar) were all on the West Side, and approximately one third of the abatements citywide are focused on the far West Side. The Vehicle Abatement Officer counted 15 out of state license plates on oversized vehicles that he was able to assess in one morning in certain areas of the West Side. The City Manager's Office has spent approximately \$10,000 so far this calendar year in refuse services solely on the far Westside to mitigate the illegal dumping from oversized vehicle/car dwellers. This does not include staff time from the City Manager's office or Public Works in coordinating these efforts.

One of the issues that is most often raised with regard to extended oversized vehicle parking is the discharge of raw sewage onto City streets and into storm drains. Runoff from the City's storm drain system is periodically tested as part of regional testing efforts, but not at a scale that would be able to quantify the environmental impacts under discussion. Any verified discharge of human waste into the storm sewer system is considered a violation of the City's Municipal Code (Section 16.19.090); if left unaddressed, the City is at risk of violating its National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit, which could lead to enforcement actions by the Regional Water Quality Control Board.

Community input regarding the challenges and impacts of oversized vehicle parking have been substantial. In February 2019, after a prior city council member's proposal to permit overnight oversized vehicle camping on Delaware Avenue on the lower Westside, over 400 letters in opposition were sent to the city council. Community input concerns cited included environmental impacts, neighborhood safety, increased crime, garbage, human excrement, fire danger, drug dealing, and other illegal and nuisance behaviors. A petition with over 1,000 signatures, urging city staff and council to address the public health and safety impacts of oversized vehicle parking was created on Change.org and sent to city staff and council.

Information was gathered on similar ordinances in other cities and counties throughout California, including coastal areas, in order to explore existing practices and options the City of Santa Cruz may have in addressing the ongoing oversized vehicle parking challenges in our City. Commonalities in impacts of oversized vehicles in like communities were reviewed. The draft ordinance is similar to ordinances passed in other coastal cities, such as Santa Monica and Santa Barbara.

Within City limits, the Association of Faith Communities (AFC) manages as many as 22 safe parking spaces, including approximately 20 on religious assembly sites and two on city-owned property. AFC also has up to an additional 21 spaces outside the City limits. In addition to the safe parking allowances on sites used for religious assembly, the City also allows businesses to host safe parking spaces; however, since no permits are required to allow such parking, it is unknown

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 4

whether or how many such spaces are being provided by businesses. This is a significant increase in overnight safe parking availability compared to what was identified as available in the City in 2015.

The ordinance amendment and policy direction is to provide parameters on time, place, and manner of parking of oversized vehicles on City streets in order to address environmental and public health impacts. A three-tiered safe parking framework to support individuals living in their vehicles includes the following:

- a) Emergency overnight safe parking on City owned parcels for a minimum of three vehicles has already been implemented.
- b) Safe overnight parking on city owned parcels or other non-residential approved spaces for a minimum of thirty vehicles throughout the City.
- c) A robust safe parking program in partnership with service providers, health providers and county partners. The following subpopulations will be prioritized: Families with children; seniors, transition age youth; veterans; and those with a valid disabled placard or license plate issued pursuant to the California Vehicle Code.

A summary of the amendments are provided below:

Overnight Parking Permit. The following provisions would apply to Overnight Parking Permits: Available to a “resident” or “out-of-town visitor,” as defined in Section 10.04.165 and 10.04.104, respectively.

Residents:

- Valid for one year, allowing parking of an oversized vehicle for four periods of up to 72 consecutive hours per calendar month.
- Parking location: Street curb immediately adjacent to the residence, or within four hundred feet of that person’s residence if adjacent parking is not possible.

Visitors:

- Valid for a maximum of 72 hours in the location identified above for residents.
- No more than six out-of-town visitor permits per residential address per calendar year.

Fee:

- A future Council resolution would establish the permit fee(s).

Denial of Permits:

- The city may deny the issuance of an oversized vehicle overnight parking permit for up to one year if the city manager or his/her designee finds that: the applicant is not a resident; the resident or out-of-town visitor guests

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversized vehicles and safe parking program– Application No. CP21-0174

Page 5

have been issued four or more citations for violations in the prior twelve months; the out-of-town visitor is not a guest of the resident applicant; or an owner of an oversized vehicle has procured any oversized vehicle parking permit through fraud or misrepresentation.

City Operated or Sponsored Safe Parking Programs.

In addition to the private property allowances authorized through Chapter 6.36.030 without the need for any permits from the City, the City may operate, sponsor, or authorize safe parking programs for oversized vehicles on any City owned or leased properties or on city sanctioned private properties. The City Manager shall develop a policy that establishes operational criteria for such safe parking programs.

Safe Parking Program. In conjunction with the proposed ordinance, a safe parking framework is proposed. Site locations would include information and options for sanitation and black water dumping. General parameters for the safe parking sites include:

- Off street locations (i.e. public/private parking lots). New signage shall be small-scale and designed to be incorporated into other signage in existing parking facilities. Existing sign post shall be used when possible.
- Hours generally shall be from 8:00 PM – 8:00 AM time frame. Within the Coastal Zone, hours of operation shall be within this time frame, except that occasional, minor deviations from the 8:00 PM to 8:00 AM hours within the Coastal Zone may be allowed to facilitate provision of services to the program participants, so long as the additional hours are of a frequency, duration, and/or location such that they do not adversely interfere with coastal access. For example, depending on the site services, one hour immediately before or immediately after the typical 8:00 PM to 8:00 AM operations, a mobile dump service could operate one day per week at the site or parking could remain in place so that a service provider (such as Cal Fresh, Homeless Persons Health Project, etc.) could offer services one to two days per week. As noted above, any such services during hours outside of 8:00 PM to 8:00 AM will be scheduled with specific consideration given to minimizing any interference with coastal access. Outside the Coastal Zone, facilities (for example, Tier 3 facilities where enhanced services are provided) may be operated with extended hours, including on a 24/7 basis, so long as plans adequately address required parking for other uses.
- Sanitation will be provided at all locations (i.e., porta-potties, hand washing stations, and garbage cans). Black water dumping facilities may be provided at some locations. All facilities shall, whenever possible, be located where no impacts to public parking occur. When that is not possible, all facilities shall be located or operated in a manner so as to minimize parking impacts to the greatest extent feasible. Locations of porta-potties, hand washing stations, and trash receptacles, as well as the locations of overnight parking on the site, will also take into account the adjacent uses, visibility, maintenance of views, and accessibility.
- Safe Parking sites will not be sited in mapped “high impact parking areas” within the Coastal Zone.
- There will be no cost to participants in Safe Parking Program.

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 6

At the end of the first year of operation, City staff will prepare a report that outlines the program operations in the Coastal Zone, its usage, the number of parking stalls affected, and complaints received regarding the program. If it is determined that any of the standards applicable in the Coastal Zone and identified in the conditions above have not been met or if it is determined that a use has impacted availability of public parking spaces such that public parking is not otherwise available in the location where the safe parking program is being operated, then the City shall propose modifications to operations so as to remedy those situations. A copy of the report shall be submitted to the Executive Director of the Coastal Commission for review and approval. If the Executive Director determines that the safe parking program is negatively impacting public access, then the program shall be modified to eliminate such impacts, or mitigate them to the maximum extent feasible as directed by the Executive Director, including but not limited to elimination of the safe parking program in the Coastal Zone.

The safe parking framework will take a three-tiered approach.

- Emergency Safe Parking spaces - A minimum of three emergency safe parking spaces has already been provided. These emergency spaces will be available for up to 72 hours and are intended to support individuals who require time and support with vehicle registration and repairs.
- Safe Overnight Parking - The City Manager's office, and the City Homelessness Response teams will identify and make available safe parking spaces on city owned land and/or other non-residential approved spaces for a minimum of thirty oversized vehicles. The city will either partner with outside providers or directly provide overnight monitoring. Individuals in these parking spaces will be connected and linked to other transitional sheltering options that are available throughout the county.
- Safe Parking Program - The City Manager's office, Public Works and Homelessness Response teams will continue to work closely with County partners including the Human Services and Health departments, and service providers to either expand the existing, non-profit-run program or establish a new safe parking program. This program will include case management support to assist individuals in directly engaging in pathways to housing. Families with children, seniors, transition aged youth, veterans, and individuals with disabilities will be prioritized. The Safe Parking program will return to Council within four months of the passing of this ordinance with a draft ready contract for services that includes costs.

As part of this approach, the city will implement a permit process that will allow individual vehicles to temporarily park on City streets overnight if, among other requirements, these individuals: (1) have applied to a safe parking or shelter program, (2) are unable to participate in a safe parking or shelter program due to lack of capacity, and (3) the location of their vehicle will not cause public health, safety, welfare concerns, or nuisance conditions. These individuals will still be subject to citations or other appropriate law enforcement activity if they engage in otherwise illegal and/or nuisance behaviors (e.g., illegal dumping).

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversized vehicles and safe parking program– Application No. CP21-0174

Page 7

Additional Supports

After analyzing the best practices in other communities, members of the community suggested some ideas to bring forward that they would initiate. These include:

- A voucher Program for Oversized Vehicle Wastewater Dumping. Developing and funding a voucher program for Santa Cruz city residents residing in oversized vehicles, with a partial or full subsidy of the \$15 dump fee at the nearest dumping station. Community members interested in initiating this would coordinate with local nonprofit service providers to distribute and track the vouchers.
- A limited number of financial support subsidies for individuals who are Santa Cruz city residents needing support towards vehicle repair and registration. These funds would be established through partnerships with neighborhood groups.

Staff continue to analyze the best approaches for facilitating black water dumping into approved locations/facilities. Currently, the closest public black water dump site is at the northeast corner of Soquel Avenue and Highway 1. Staff are actively investigating mobile dumping services (both those operated by the City and those operated by a private company), as well as additional dump station locations.

Health in All Policies.

Health. The health and well-being of all Santa Cruz residents and the environment are of utmost importance. The public health impacts of extended oversized vehicle parking include: dumping of trash, debris, and human waste onto City streets, sidewalks, and waterways; fires and criminal activities, such as bicycle and other personal property theft; private water connections being used; and gasoline thefts.

Equity. An appointed Council ad-hoc committee will continue to work with City staff and community partners to further develop and ensure implementation of the above described safe parking framework in a manner that is widely accessible and will report to the Council with additional recommended actions.

Sustainability. Environmental sustainability is a core value of the City of Santa Cruz and informs all City operations. Prohibiting the use of public right-of-way for oversized vehicle parking throughout the City of Santa Cruz would reduce the likelihood of human waste entering the storm drain system or contaminating the nearby environment.

The California Environmental Quality Act (CEQA) provides several “categorical exemptions” which are applicable to categories of projects and activities that the Natural Resource Agency has determined generally do not pose a risk of significant impacts on the environment. Section 15307 of the CEQA Guidelines “consists of actions taken by regulatory agencies... to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.” Section 15308 of the CEQA Guidelines “consists of actions taken by regulatory agencies... to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversized vehicles and safe parking program– Application No. CP21-0174

Page 8

for the protection of the environment.” The proposed ordinance is not anticipated to result in any new construction, including but not limited to any construction of new facilities for public services such as police, parks, or fire. Many individuals already park oversized vehicles in the City, and the ordinance is not anticipated to result in any additional impacts associated with parking of oversized vehicles. By providing safe parking locations where sanitation facilities would be present and by prohibiting overnight parking elsewhere, the proposed ordinance is expected to result in significantly fewer instances of overnight parking on City streets where sanitation facilities, including restrooms and trash services, are unavailable. That change, in and of itself, will create beneficial impacts to the environment through an increase in the proper disposal of waste compared to existing conditions and allowances, where the City has no designated safe parking locations. Further, the City’s experience has been that the most significant environmental degradation associated with oversized vehicle overnight parking occurs in places where groups of oversized vehicles congregate and become entrenched in an area and remain in that area for an extended period of time. As such, the ordinance will reduce environmental impacts when comparing its outcomes to the status quo. As the majority of environmental impacts resulting from the ordinance will be beneficial rather than detrimental and with the other potential environmental effects being de minimis, the project is also exempt under Code of Regulations Section 15061(b), the “common sense exemption,” since it can be seen with certainty that no significant effect on the environment will occur.

Section 15282-(j) is for projects restriping streets to relieve traffic congestion while Section 15301 Class 1-c allows for alterations of existing streets, sidewalks, gutters and similar facilities that do not create additional automobile lanes. The City’s experience has shown overnight parking occurs in places where groups of oversized vehicles congregate and become entrenched in an area causing congestion and degradation of the environment. The ordinance will reduce these impacts by providing safe parking in a controlled environment.

SUMMARY

In response to community concerns about oversized vehicle parking impacts to neighborhoods and the environment, the City Council approved amendments of existing codes to prohibit oversized vehicles parking for extended periods of time as well as an oversized vehicles permitting system that limits the total amount of time any oversized vehicles parks their vehicle on the City’s right-of-way, streets, and off-street parking lots. A three tiered safe parking program has also been approved for individuals who reside in their vehicles, from emergency parking to low barrier parking to a robust safe parking program that will provide service support and opportunities for pathways to permanent housing.

While no single and simple solution exists that adequately abates the noted impacts, the ordinance revision is an attempt to balance the needs of parking access with our community’s quality of life and environmental resources that are being affected by oversized vehicles.

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 9

RECOMENDATION

Staff recommends approval of the Coastal Development and Design Permits based on the attached Findings.

FINDINGS

Coastal Permit, Section 24.08.250

1. Maintain views between the sea and the first public roadway parallel to the sea.

The ordinance revision will not affect coastal views. This ordinance is expected to enhance views by regulating overnight parking of oversized vehicles adjacent to the coast. No safe parking facilities will be located in the high-impact parking zones identified by the Coastal Commission.

2. Protect vegetation, natural habitats and natural resources consistent with the Local Coastal Land Use Plan.

The ordinance is designed to discourage illegal dumping of sewage and grey-water from RVs that may contribute to the high bacteria levels at Cowell Beach and other coastal areas. The project has been evaluated for potential environmental impacts in accordance with the California Environmental Quality Act (CEQA) and the City's environmental review procedures. No vegetation, natural habitats or natural resources will be disturbed.

One of the issues that is most often raised with regard to extended oversized vehicle parking is the discharge of raw sewage onto City streets and into storm drains. Runoff from the City's storm drain system is periodically tested as part of regional testing efforts, but not at a scale that would be able to quantify the environmental impacts under discussion. Any verified discharge of human waste into the storm sewer system is considered a violation of the City's Municipal Code (Section 16.19.090); if left unaddressed, the City is at risk of violating its National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit, which could lead to enforcement actions by the Regional Water Quality Control Board.

3. Be consistent with any applicable design plans and/or area plans incorporated into the Local Coastal Land Use Plan, in that it implements policies therein.

The ordinance revision and safe parking facilities are consistent with the General Plan, all Area Plans and Local Coastal Plan in that it implements many of the public safety

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 10

and environmental protection policies from those plans. The ordinance is designed to discourage illegal dumping of sewage and grey-water from RVs that may contribute to the high bacteria levels at Cowell Beach and other coastal areas. No vegetation, natural habitats or natural resources will be disturbed with implementation of the ordinance. Safe Parking will be located well outside of the mapped “high impact” parking areas which will enhance coastal access by increasing the available parking that used to be occupied by RVs. The project has been evaluated for potential environmental impacts in accordance with the California Environmental Quality Act (CEQA) and the City’s environmental review procedures.

4. Maintain public access to the coast along any coastline as set forth in the Local Coastal Land Use Plan.

The parking restriction will increase coastal access by making the coast cleaner and safer for the general public, in part by minimizing litter and black water dumping, and thereby more attractive. There are numerous locations in the area that provide overnight facilities for RV camping. The Upper Harbor has RV camping facilities as well as Forest of Nisene Marks, Manresa, New Brighton, San Andres KOA, Seacliff and Sunset State Beaches. These are appropriate overnight camping areas designed to accommodate large vehicles that are seeking coastal access. The oversized vehicle parking restrictions are in effect from midnight to 5:00 AM, so recreational access to the beach will not be impacted. Permit processes will provide additional options for parking oversized vehicles on-street overnight, including for visitors to the coast.

Safe Parking - The City Manager’s office, and the City Homelessness Response teams will identify and make available safe parking spaces on city owned land and/or other non-residential approved spaces for a minimum of thirty oversized vehicles. The city will either partner with outside providers or directly provide overnight monitoring. Individuals in these parking spaces will be connected and linked to other transitional sheltering options that are available throughout the county. The safe parking facilities located within the Coastal Zone have locational, hourly, and other operational criteria that ensure public access is maintained. Staff will prepare an analysis at the end of the first year of operation that details the safe parking operations in the Coastal Zone and offers an opportunity for collaboration with Coastal Commission staff to address any public access issues that may arise as part of the operations.

5. Be consistent with the Local Coastal Land Use Plan goal of providing visitor-serving needs as appropriate.

There are numerous appropriate locations in the area that provide overnight facilities for RV camping. The Upper Harbor has RV camping facilities as well as Forest of Nisene Marks, Manresa, New Brighton, San Andres KOA, Seacliff and Sunset State Beaches. These are appropriate overnight camping areas designed to accommodate large vehicles that are seeking coastal access. Bona fide recreational access to the beach will not be impacted.

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 11

The City Manager’s office, and the City Homelessness Response teams will identify and make available safe parking spaces on city owned land and/or other non-residential approved spaces for a minimum of thirty oversized vehicles. The city will either partner with outside providers or directly provide overnight monitoring. Individuals in these parking spaces will be connected and linked to other transitional sheltering options that are available throughout the county. Permit processes will provide additional options for parking oversized vehicles on-street overnight, including for visitors to the coast.

As part of its consideration of the proposed ordinance, a safe parking framework is proposed. All site locations will be outside of the mapped high impact parking areas within the coastal zone. The sites will include information and options for sanitation and black water dumping. General parameters for the safe parking sites include off street locations (i.e. public/private parking lots) with hours that will generally be from 8:00 PM to 8:00 AM in the Coastal Zone. Sanitation will be provided at these locations such as porta-potties, washing stations, garbage cans and depending on the location, blackwater pumping facilities. All sanitation facilities will be located to minimize parking impacts. There will be no cost to participants in Safe Parking Program.

6. Be consistent with the Local Coastal Land Use Plan goal of encouraging coastal development uses as appropriate.

The revised ordinance will enhance coastal access by providing a cleaner and safer environment for the general public, in part by minimizing litter and black water dumping. Recreational access to the beach will not be impacted. Permit processes will provide additional options for parking oversized vehicles on-street overnight, including for visitors to the coast.

All safe parking sites to be developed will be located outside of the mapped high impact parking areas within the coastal zone.

Shoreline Protection Overlay District, Section 24.10.2430

7. The project protects trees and vegetation and sensitive wildlife habitat.

The ordinance revisions and safe parking facilities will not affect trees, vegetation or sensitive wildlife habitat.

8. The project is consistent with the following criteria for bluff or cliff development:

- a. The development is sited and designed to assure stability and structural integrity of its expected economic life span and minimize alterations to natural landforms.**

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 12

- b. The development will not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding geologically hazardous areas.**
- c. The development minimizes alteration of cliffs, bluff tops, faces or bases, and will not interfere with sand movement.**
- d. The development which proposes use of retaining walls shall be allowed only to stabilize slopes. Sea walls at the toe of sea cliffs to check marine erosion shall be allowed only where there is no less environmentally damaging alternative.**
- e. The development within one hundred feet of any cliff or bluff line shall follow the recommendations of an approved geologic report by a registered geologist. The area where such a report is required may be increased where the issue of slope stability requires a greater distance from any cliff or bluff line.**

The ordinance revisions and safe parking facilities will not affect any cliff or bluff.

- 9. The project provides maximum erosion protection, using accepted engineering practices and other methods and specifications set forth in this title.**

The ordinance revisions and safe parking facilities will not affect any cliff or bluff.

- 10. The project maintains public view corridors between the sea and the first public roadway parallel to the sea and maintain natural views of the coastline.**

The ordinance revisions will not adversely affect views of the coastline. Signage will predominantly be placed on existing sign posts. All safe parking sites will be located outside of the mapped “high impact” parking areas within the coastal zone and generally 300 feet from the bluff.

- 11. The project protects paleontological resources as prescribed in the Land Use Plan.**

The ordinance revisions and safe parking facilities are not expected to create any land disturbances that would affect any paleontological resources.

- 12. The project protects and enhances free public access to or along the beach, and sign such access when necessary.**

The ordinance revision will not take away any free public parking or bona fide beach access. The revised ordinance will enhance coastal access by providing a cleaner and safer environment for the general public, in part by minimizing litter and black water dumping. Recreational access to the beach will not be impacted. Permit processes will provide additional options for parking oversized vehicles on-street overnight, including

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 13

for visitors to the coast. Any new signage required will predominantly use existing sign posts.

13. The project includes mitigation measures prescribed in any applicable environmental document.

There are no mitigation measures required; however, various conditions have been included that protect the environment, such as provision of trash receptacles and porta-potties at the safe parking facilities.

14. The project is compatible with the established physical scale of the area.

The ordinance revisions will not affect any area, and any signage will be placed predominantly on existing sign posts. Safe parking facilities will have restroom facilities, hand washing stations, and trash receptacles that, by their nature, would not be incompatible with the scale of the area.

15. The project is consistent with the design review guidelines of this title and the policies of any applicable area plan.

The signage will be consistent with the Public Works and Police sign criteria.

16. The project is consistent with the policies of the Local Coastal Program, the General Plan, and the California Coastal Act.

The proposed ordinance revision is consistent with the policies of the Local Coastal Program, the General Plan and the California Coastal Act in that the ordinance amendment will result will benefit the community along stretches of the coast that are currently impacted by black water dumping, littering, and other nuisance issues. Recreational access to the beach will not be impacted and it will not adversely affect free public parking or beach access. All safe parking sites to be developed will be located outside of the mapped high impact parking areas within the coastal zone.

Design Permit, Section 24.08.430 (Applicable to the safe parking locations)

17. The site plan shall be consistent with physical development policies of the General Plan, any required or optional element of the General Plan, any area plan or specific plan or other city policy for physical development. If located in the Coastal Zone, a site plan shall also be consistent with policies of the Local Coastal Program.

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 14

The project is consistent with the General Plan, the Beach South of Laurel Plan and the Seabright Area Plan in that the ordinance amendment will result will benefit the community along stretches of the coast that are currently impacted by black water dumping, littering, and other nuisance issues. Recreational access to the beach will not be impacted and it will not adversely affect free public parking or beach access. All safe parking sites to be developed will be located outside of the mapped high impact parking areas within the coastal zone.

- 18. The exterior design and appearance of buildings and structures and the design of the site plan shall be compatible with design and appearance of other existing buildings and structures in neighborhoods which have established architectural character worthy of preservation.**

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 19. Design of the site plan shall respect design principles in terms of maintaining a balance of scale, form and proportion, using design components, which are harmonious, materials and colors that blend with elements of the site plan and surrounding areas. Location of structures should take into account maintenance of view; rooftop mechanical equipment shall be incorporated into roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic-control devices, transformer vaults and electrical meters shall be accessible and screened.**

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 20. Where a site plan abuts, or is in close proximity to, uses other than that proposed, the plan should take into account its effect on other land uses. Where a nonresidential use abuts or is in close proximity to a residential use, the effect of the site plan should maintain the residential quality of adjacent or nearby areas.**

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 21. The orientation and location of buildings, structures, open spaces and other features of the site plan shall be such as to maintain natural resources including significant trees and shrubs to the extent feasible, maintain a compatible relationship to and preserve solar access of adjacent properties, and minimize alteration of natural land forms, building profiles, location, and orientation must relate to natural land forms.**

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 15

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 22. The site plan shall be situated and designed to protect views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan shall restore and enhance visual quality of visually degraded areas.**

The view of the ocean will remain unchained.

- 23. The site plan shall minimize the effect of traffic conditions on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances, exit drives and walkways; through the adequate provision of off-street parking and loading facilities; through an adequate circulation pattern within the boundaries of the development; and through the surfacing and lighting of off-street parking facilities.**

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles, as well as locations of overnight parking on the site, will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 24. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicyclists, including covered parking for bicycles and motorcycles where appropriate. Public transit stops and facilities shall be accommodated as appropriate, and other incentive provisions considered which encourage non-auto travel.**

The finding is not applicable.

- 25. The site shall provide open space and landscaping which complement buildings and structures. Open space should be useful to residents, employees, or other visitors to the site. Landscaping shall be used to separate and/or screen service and storage areas, separate and/or screen parking areas from other areas, break up expanses of paved area, and define open space for usability and privacy.**

A condition of approval requires that locations of porta-potties, hand washing stations, and trash receptacles, as well as locations of overnight parking on the site, will take into account the adjacent uses, visibility, maintenance of views, accessibility, and maintenance of public parking spaces.

- 26. The site plan shall reasonably protect against external and internal noise, vibration and other factors, which may tend to make the environment less desirable. The site plan should respect the need for privacy of adjacent residents.**

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 16

The safe parking program has limited hours of operation and will be located in existing parking facilities within the City. Conditions of approval require adherence to established standards related to noise and other nuisance activities.

- 27. Signs shall complement the site plan and avoid dominating the site and/or existing buildings on the site or overwhelming the buildings or structures to which they are attached. Multiple signs on a given site should be of a consistent theme.**

New signage shall be small-scale and blend with other signage in existing parking facilities. Existing sign post shall be used when possible.

- 28. Building and structures shall be so designed and oriented to make use of natural elements such as solar radiation, wind, and landscaping for heating, cooling and ventilation.**

This finding does not apply.

- 29. The site plan shall incorporate water-conservation features where possible, including in the design of types of landscaping and in the design of water-using fixtures. In addition, water restricting showerheads and faucets shall be used, as well as water-saving toilets utilizing less than three gallons per flush.**

This finding does not apply.

- 30. In all projects in Industrial (I) Zones, all buildings and structures shall be so designed and oriented to make use of natural lighting wherever possible.**

This finding does not apply.

Submitted by:

Approved by:

Michael S. Ferry, AICP
Senior Planner

Ryan Bayne
Senior Planner

Attachments:

1. October 26, 2021 City Council Agenda report
2. Ordinance oversized vehicles - clean

AGENDA REPORT

ZA Meeting of January 5, 2022

SUBJECT: Regulation of oversize vehicles and safe parking program– Application No. CP21-0174

Page 17

3. Ordinance oversized vehicles – track changes
4. Snapshot of volunteer vehicle abatement data 9-2020 to 6-2021
5. West Cliff pilot parking analysis, 2018 & 2019
6. Public Safety Task Force recommendations
7. Santa Cruz Community Advisory Committee on Homelessness final report, August 2020