



Santa Cruz County Latino Affairs Commission

701 Ocean Street, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TTY/TDD 711

commissions@santacruzcounty.us

www.scclatinoaffairs.org

Notice of Public Meeting and Agenda

DATE Wednesday, April 6, 2022

TIME: 6:00 PM – 7:30 PM

IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY AND PURSUANT TO THE PROVISIONS OF AB 361 AND CAL. GOV. CODE 54953, **THIS WILL BE A REMOTE MEETING** WITH NO PHYSICAL LOCATION AVAILABLE, BUT ACCESS AND AN OPPORTUNITY TO COMMENT WILL BE PROVIDED. **PLEASE DIAL-IN TO THE TELECONFERENCE WITHIN TEN MINUTES OF THE MEETING START TIME.**

ACCESS REMOTE MEETING VIA ZOOM

TO JOIN BY VIDEO: <https://zoom.us/join>

OR

TO JOIN BY PHONE ONLY: +1 669 900 9128 US (San Jose)

NOTE: SPANISH TRANSLATION NOT AVAILABLE BY PHONE. PLEASE USE COMPUTER AUDIO

Meeting ID: **969 6241 6025**

Passcode: **123678**

1. Call to Order/Roll Call/Agenda Review

2. Approve *February 2, 2022 Minutes*

3. Public Comment

Any person may address the Commission for a period not to exceed three minutes on an issue within the jurisdiction of the Commission.

4. New Business/Action Items:

4.1. County Public Defenders Agency Overview – Heather Rogers (*Public Defender*) and Mandy Tovar (*Training, Equity & Development Director*)

4.2. Election of Officers

4.3. Consider Adopting the AB-361 Statement of Findings Allowing Remote Meetings

5. Commissioner District/City Reports

5.1. District 1

5.2. District 2

5.3. District 3

5.4. District 4

5.5. District 5

5.6. Santa Cruz City

5.7. Watsonville City

6. Staff Report

7. Adjournment

Next Meeting Scheduled for 6:00 PM on Wednesday, June 1, 2022

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require assistance to participate in the meeting, please contact (831) 454-2772 or TTY/TDD: 711 at least 72 hours in advance of the meeting to make arrangements.



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Meeting Minutes

DATE: Wednesday, February 2, 2022

TIME: 6:00 PM

LOCATION: Meeting held remotely

PRESENT: Yadira Flores-Martinez (1st District), Fe Silva-Robles (3rd District), Christina Granados (4th District), Leo Gomez (5th District), Rebecca Garcia (City of Watsonville), Sylvia Mendez (City of Watsonville)

EXCUSED: Rebecca Hernandez (City of Santa Cruz)

ABSENT: None

STAFF: Kaite McGrew (Commissions Manager), Jenny Van Natta (Spanish Language Interpreter)

GUESTS: 1 member of the public was present

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 6:07 PM.

Commission welcomed Commissioner Yadira Flores-Martinez representing District 1.

2. Approve December 1, 2021 Minutes

Motion to approve minutes

Motion/Second: Gomez/Mendez

Motion passed unanimously.

3. Public Comment

4. New Business/Action Items

4.1. Consider Adopting the AB-361 Statement of Findings Allowing Remote Meetings

Motion to approve statement of findings authorizing the Commission to hold their next meeting remotely under the provisions of Assembly Bill 361

Motion/Second: Garcia/Mendez

Motion passed unanimously.

4.2. Consider 2022 Strategic Action Plan

Commission reviewed the 2022 Strategic Action Plan, amended to include monitoring community partner implementation of social equity efforts, including Watsonville City's social equity policing efforts and monitoring efforts to address homelessness and affordable housing in the South County Latinx population.

Motion to Approve the 2022 Strategic Action Plan as amended

Motion/Second: Mendez/Garcia

Motion passed unanimously.

5. Commissioner Reports

5.1. District 1 Report (Flores-Martinez):

Flores-Martinez provided background information including her family, education, and work in the community.

5.2. District 2 Report (Seat Vacant): No Report

5.3. District 3 Report (Silva-Robles):

Silva-Robles expressed her gratitude for the addition of translation services to Commission meetings and shared information about events in her district.

5.4. District 4 Report (Granados):

Granados reported that the Commission's Instagram following has increased. Watsonville will host their annual film festival in March. Granados formally acknowledged Black History Month.

5.5. District 5 Report (Gomez): No Report

5.6. Santa Cruz City Report (Hernandez): No Report

5.7. Watsonville City Report (Garcia):

Garcia reported that Watsonville is considering an ordinance to electrify the city and retrofit residential housing pending availability of funding to ensure that moderate and low-income families can afford to retrofit as well and do not experience increased natural gas prices as other households begin using less natural gas. Watsonville will now be part of the 18th Congressional District. Garcia requested that County Director of Housing for Health Dr. Robert Ratner present to the Commission on the County's efforts to address homelessness.

5.8. Watsonville City Report (Mendez):

Mendez reported that Watsonville Hospital is going through bankruptcy and may be converted to a District Hospital. The matter is being considered by the State legislature, and a judge will determine who can purchase the hospital, whether an NPO or a private party. The city will consider contributing to the \$70M needed to fund a district hospital.

6. Staff Report:

Staff met with County Counsel to discuss options to allow the Commission to conduct fundraising efforts and apply for and accept grant funding. County Counsel advised that the Commission could add language to their bylaws authorizing these activities and the Board could ratify that authorization if they approve the amended bylaws. Staff will report back on whether Personnel is willing to designate funds for the Commission in their budget and if so, how much. The EEO/CC Plan data has been updated and we anticipate publication by close of Q1 2022.

7. Adjournment

Meeting adjourned at 7:19 PM.

Submitted by: Kaite McGrew, *Commissions Manager*



SANTA CRUZ COUNTY OFFICE OF THE
PUBLIC DEFENDER

Oficina de la Defensora Publica
del Condado de Santa Cruz

An Invitation to Collaborate!
¡Una invitación a colaborar!

Heather Rogers, Public Defender

Mandy Tovar, Director of Training, Equity & Development





Building on a Legacy

Construyendo Sobre un Legado



Mission

To courageously defend the accused. To demand equal justice for all. To empower our clients with inspired advocacy in the courtroom and community. We are on a mission to elevate public defense, one client at a time.

Vision

To lead the charge in transforming public defense to empower those we serve by honoring their experiences, amplifying their voices, and offering real solutions to the root causes of system involvement.

Misión

Defender valientemente al acusado. Exigir la igualdad de justicia para todos. Empoderar a nuestros clientes con una defensa inspirada en la sala del tribunal y la comunidad. Estamos en misión de elevar la defensa pública, un cliente a la vez.

Visión

Liderar la carga en la transformación de la defensa pública para empoderar a aquellos a quienes servimos honrando sus experiencias, amplificando sus voces y ofreciendo soluciones reales a las causas fundamentales de la participación del sistema.

Values



Courageous



Compassionate



Client-focused



Creative



Collaborative



Culturally-Responsive

Valores



Valeroso



Compasivo



Centrado en el Cliente



Creativo



Colaborativo



Culturalmente Receptivo

Commitment to
Diversity, Equity
& Inclusion

Compromiso a la
Diversidad, la
Equidad y la
Inclusión



Director of Training, Equity &
Development

Director de Capacitación, Equidad y
Desarrollo



Meaningful services, outreach, and
presence throughout the County

Servicios significativos, alcance y
presencia en todo el condado



Policies and procedures to enhance
DEI in our organization, services,
and community

Pólizas y procedimientos para
mejorar DEI en nuestra
organización, servicios y comunidad



There comes a point where we need to stop just pulling people out of the river. We need to go upstream and find out why they're falling in.

Llega un punto en el que tenemos que dejar de sacar gente del río. Necesitamos ir aguas arriba y averiguar por qué están cayendo.

– *Archbishop Desmond Tutu*







Santa Cruz—420/440 May Avenue



Watsonville—315 Main Street, Ste. 203



Felton—3650 Graham Hill Road



SANTA CRUZ COUNTY OFFICE OF THE
PUBLIC DEFENDER

Oficina de la Defensora Publica
del Condado de Santa Cruz

July 1, 2022
1 de Julio de 2022



Thank you!
¡Gracias!

heather.rogers@santacruzcounty.us

mtovar@scdefenders.com

(831) 454-5301

(619) 985-2539



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SANTA CRUZ COUNTY LATINO AFFAIRS COMMISSION'S FINDINGS PURSUANT TO ASSEMBLY BILL 361 AUTHORIZING TELECONFERENCE MEETINGS AS A RESULT OF THE CONTINUING COVID-19 PANDEMIC STATE OF EMERGENCY AND HEALTH OFFICER RECOMMENDATION FOR SOCIAL DISTANCING

WHEREAS, The Santa Cruz County Latino Affairs Commission is a legislative body under the Brown Act as defined under Cal. Gov. Code section 54952(b) and Santa Cruz County Code Section 2.38.110; and

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361"), urgency legislation effective immediately, that amended Government Code section 54953 to permit legislative bodies subject to the Brown Act to continue to meet under modified teleconferencing rules provided that they comply with specific requirements set forth in the statute; and,

WHEREAS, pursuant to AB 361 and Cal. Gov. Code section 54953(e)(1)(A), a legislative body may meet under the modified teleconferencing rules during a proclaimed state of emergency, and where local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic, and which remains in effect; and

WHEREAS, on September 30, 2021, Santa Cruz County Public Health Officer Dr. Gail Newel strongly recommended that legislative bodies in Santa Cruz County continue to engage in physical/social distancing by meeting via teleconference as allowed by AB 361 and confirmed that she will regularly review and reconsider this recommendation and notify the public when it is no longer recommended; and

WHEREAS, pursuant to AB 361 and Cal. Gov. Code section 54953(e)(3), within 30 days of the date the legislative body first holding a teleconferenced meeting under the modified rules, and every 30 days thereafter, a legislative body can continue to hold such teleconference meetings provided it has reconsidered the circumstances of the state of emergency and determined either that the state of emergency continues to directly impact the ability of the members to meet safely in person or that local officials continue to recommend measures to promote social distancing; and

WHEREAS, on April 6, 2022, The Santa Cruz County Latino Affairs Commission held a videoconference meeting under AB 361; and

WHEREAS, this Santa Cruz County Latino Affairs Commission has reconsidered the circumstances of the current state of emergency and finds that the COVID-19 pandemic continues to directly impact the ability of members of the public to participate safely in person and further finds that the Santa Cruz County Public Health Officer continues to recommend measures to promote social distancing; and

WHEREAS, in the interest of public health and safety, and due to the emergency caused by the spread of COVID-19, the Santa Cruz County Latino Affairs Commission deems it necessary to utilize the modified teleconferencing rules set forth in AB 361;

NOW, THEREFORE, the Santa Cruz County Latino Affairs Commission makes the following findings by a majority vote:

Section 1. The foregoing recitals are true and correct, and adopted as findings of the Santa Cruz County Latino Affairs Commission.

Section 2. Effective immediately, and for the next 30 days, the Santa Cruz County Latino Affairs Commission will meet via teleconference as authorized under AB 361 and Government Code section 54953(e)(3).

Section 3. No later than thirty (30) days from making today's findings, or at the next scheduled meeting, the Commission will reconsider the circumstances of the COVID-19 state of emergency and, if necessary, adopt subsequent findings to continue holding teleconference meetings in accordance with Government Code section 54953(e)(3).

PASSED AND ADOPTED by the Santa Cruz County Latino Affairs Commission in Santa Cruz, State of California, this 6th day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leo Gomez

Vice-Chair, Santa Cruz County Latino Affairs Commission

ATTEST:

Department Staff

Approved as to Form:

Office of the County Counsel



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Scheduled Meetings

Unless otherwise specified, regularly scheduled Latino Affairs Commission meetings are generally held as follows:

DAY: First (1st) Wednesday
MONTH: Every other month (February, April, June, August, October and December)
TIME: 6:00 PM – 7:30 PM
LOCATION: **United Way of Santa Cruz County (unless held remotely)****
4450 Capitola Road, Ste 106, Capitola, CA 95010

Changes to the schedule, including special meetings, changes of location, or meeting cancellations, will be listed on the website at www.scclatinoaffairs.org as soon as information becomes available.

2022 Meeting Dates		
DATE	TIME	LOCATION
February 2, 2022	6:00 – 7:30 PM	Remote
April 6, 2022	6:00 – 7:30 PM	Remote
June 1, 2022	6:00 – 7:30 PM	To Be Determined
August 3, 2022	6:00 – 7:30 PM	To Be Determined
October 5, 2022	6:00 – 7:30 PM	To Be Determined
December 7, 2022	6:00 – 7:30 PM	To Be Determined

Katherine McGrew

From: Commissions
Sent: Wednesday, April 6, 2022 4:29 PM
To: Commissions
Subject: Correspondence: Draft Sustainability Update Information
Attachments: FactSheets_Combined.pdf; FactSheets_Combined_sp.pdf

Importance: High

Good Afternoon Commissioners,

Attached please find the PDF-Project Factsheet for the Santa Cruz County Sustainability Update Project and some additional information shared below on behalf of Shane McKeithan (Supervisor Koenig's analyst) as correspondence for this evening's meeting:

- List of all past and upcoming *Sustainability Policy & Regulatory Updates* community meetings:
 - [Spanish Flier](#) & [English Flier](#)
- The [Sustainability Update Webpage](#) (can be translated into Spanish by clicking on the **translate** button (highlighted below) and choosing the **Spanish** language option (highlighted below). (se puede traducir al español haciendo clic en el botón **traducir** (resaltado a continuación) y eligiendo la opción de idioma **español** (resaltado a continuación)).



Best,

Kaite McGrew

(she/her/hers)

Commissions Manager

County of Santa Cruz, Commissions Office

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Sustainability Update

The Sustainability Policy and Regulatory Update is a comprehensive update to Santa Cruz County land use and transportation policies and regulations to plan for development that can accommodate projected population and job growth while maintaining and improving the environment, economy, and quality of life for those who live and work here. The project also modernizes the County Code and updates policies and regulations to meet new state laws.

What's Included?

This project includes four components:

- Amendments to General Plan/Local Coastal Program Chapters 1, 2, 3, 5, 7
- Amendments to County Code Titles 5, 12, 13, 15, 18
- New County Design Guidelines
- Map amendments (changes to land use designations and zoning) on certain parcels

Key topic areas covered by the project include sustainable communities, housing, transportation, agriculture and resource conservation, code modernization, commercial development, community services and environmental justice.



Project Highlights

- ❖ Focused growth along key corridors and activity centers in urban areas
- ❖ Continued protection of natural resources
- ❖ Layered transportation network
- ❖ Attainable housing policies and regulations
- ❖ New Residential Flex and Workplace Flex zone districts
- ❖ Modernized use and development permit structure
- ❖ Modernized land uses allowed on agricultural properties with preservation of agricultural land
- ❖ Spotlight on equity and environmental justice

i LEARN MORE

Visit the Sustainability Update website to learn more about the project and review draft documents: www.sccoplanning.com/SustainabilityUpdate.

Santa Cruz County Planning Department

www.sccoplanning.com/SustainabilityUpdate
SustainabilityUpdate@santacruzcounty.us



Sustainable Communities

As envisioned in the Sustainability Update, sustainable communities include attractive, healthy and walkable neighborhoods with housing available to all income levels; a vibrant economy; and transportation choices that enhance the quality of life and reduce greenhouse gas emissions. Development is focused within urban areas to protect the environment and open space. The Built Environment Element, County Code, and Santa Cruz County Design Guidelines apply sustainable design principles to all scales of development, from individual buildings and sites to the regional scale.

Green Buildings + Sustainable Sites

For individual buildings and sites, design policies, guidelines and regulations support “green building” features such as solar energy systems, rainwater harvesting, and recycled and non-toxic building materials to conserve energy, water, and other natural resources and support a healthy indoor and outdoor environment. Sites are designed to preserve trees and natural site features, minimize off-site stormwater runoff, and incorporate native plants in landscapes to support local wildlife. These policies are aligned with the County’s *Climate Action Strategy*.



Bioswale and street trees. Photo: MIG, Inc.



Outdoor seating on lower 41st Ave. Photo: MIG, Inc.

Complete Neighborhoods

At the neighborhood scale, the “15-minute neighborhood” framework encourages integrated commercial and community land uses within neighborhoods to give residents the choice of walking or bicycling to destinations like grocery stores, schools, workplaces, parks, gyms, and libraries. Land use planning for health and wellness is especially critical given recent trends of increased obesity and decreased access to healthy food. New planning tools, including more flexible development standards, support compact housing choices that foster walkable neighborhoods and

community connections. Accessible, pedestrian-oriented development along multimodal corridors and main streets provide active ground floor uses and public gathering places. Neighborhood character is enhanced with development that integrates street trees and landscapes, public art, and connections to local history.



Sustainable Communities

Community Growth Framework

At the community scale, the County continues to focus growth in urbanized areas within the Urban and Rural Services Lines. Accommodating development within these lines preserves agricultural land and open space to sustain the County's agriculture, timber, and tourism economic bases, conserve natural resources, and restrict growth in areas with high disaster risk and/or limited infrastructure. Higher-intensity residential and commercial development is planned around multimodal corridors, high-quality transit stops, and centers of community activity. Population and job growth are coordinated with development of transportation infrastructure.

Regional Coordination

At the regional scale, the County is coordinating long-range planning and review of major development projects with cities, neighboring counties, and regional and state agencies. Recognizing the interrelationship between land use and transportation, the County is working with the Santa Cruz County Regional Transportation Commission and adjoining communities on transportation projects that increase transportation options and support healthy communities, including the 32-mile Monterey Bay Sanctuary Scenic Trail. Additionally, coordination with special districts ensures that sufficient utility infrastructure and public facilities are available for areas where the County plans to accommodate growth.

Highlights

- ❖ New Santa Cruz County Design Guidelines provide design guidance to ensure neighborhood compatibility, and encourage public gathering places, quality open space, and the inclusion of sustainable design features such as rainwater cisterns and solar energy systems
- ❖ New "Residential Flex" zone district supporting compact residential development along key corridors along with updated guidance to facilitate mixed-use projects and support "15-minute neighborhoods"
- ❖ Regulations protecting natural resources are maintained, honoring our community's strong connection to nature and treasured access to outdoor recreation and open space
- ❖ New requirement in Chapter 13.11 to include trees in all residential developments
- ❖ Layered network approach to roadways supports alternative modes of transportation



LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address sustainability:

Draft General Plan:

- Chapter 2, Built Environment Element, Goal 1: Home Occupations
- Chapter 2, Built Environment Element, Goal 4: Community Character + Design

Draft County Code:

- Design Standards and Guidelines (13.11.070–13.11.076)

Draft Santa Cruz County Design Guidelines:

- Residential Design Guidelines
- Commercial and Mixed-Use Design Guidelines

Santa Cruz County Planning Department

www.sccoplanning.com/SustainabilityUpdate
SustainabilityUpdate@santacruzcounty.us



Housing Diversity to Meet Community Needs

The County's housing needs are changing as a result of several interconnected trends: seniors are making up a larger percentage of the population as the Baby Boomer generation ages; more professionals are choosing to move to Santa Cruz and commute over the hill to Silicon Valley or work remotely; and the region has not built enough housing to accommodate demand, leading to a housing supply crisis. Production of low- and moderate-income housing options has particularly lagged. As housing costs continue to rise, many residents are at risk of being priced-out of living in Santa Cruz County.

Detached single-family homes comprise two-thirds of the County's existing housing units. Unfortunately, the large housing unit size and expensive price tag often makes single-family housing poorly suited to meet the needs of singles, students, young families, seniors, and others seeking smaller, low or moderate-income housing options.

The Sustainability Update includes land use policies and code updates to encourage development of housing that is attainable to a wide range of residents. Greater housing diversity in Santa Cruz County offers an opportunity to support a more diverse community, which in turn will not only help seniors age in place but will help employers attract and retain workers as more people can afford to both live and work within the County.



Top photo: <https://www.flickr.com/>

Middle photo: <https://www.pikrepo.com/>

Bottom photo: <https://pansykemprealty.com/>

Accessed June 12, 2020.

Context-Appropriate Housing Development

The County is planning for housing development in locations and at densities that are appropriate for our community. Existing and proposed residential land use designations and zone districts ensure that density is appropriate for the level of infrastructure and services available. In rural areas, lower density development will be maintained based on resource and infrastructure constraints. Within the County's urban and rural services lines, the Sustainability Update includes zone districts with densities ranging from 1 to 45 units per acre, with an additional density bonus available to projects that incorporate affordable housing units. The highest density is proposed for a new "Residential Flex" zone district, which is intended for compact housing near transit stops, multimodal corridors, and centers for employment, education, shopping, and services. All development will be subject to standards such as building setbacks from property lines, building height, floor area, open space, and parking.

Infill Housing Options and the “Missing Middle”

The Sustainability Update promotes housing types such as accessory dwelling units (ADUs), small lot single family homes, dwelling groups, duplex/triplex/quadplexes, townhomes, and small apartment buildings, all of which can work well as “infill” development (new development within existing developed neighborhoods). These housing types are referred to as the “missing middle” because they have densities between those of single-family homes and apartment buildings. Infill development in single family neighborhoods adds population density to support a wider range of neighborhood businesses. Design guidelines will ensure that infill development is proportional in scale and size to the surrounding neighborhood.



ADU over a garage provides infill development in an existing neighborhood. Photo: <https://accessorydwellings.org/what-adus-are-and-why-people-build-them/>. Accessed June 12,

Highlights

- ❖ Addition of new General Plan policies to encourage attainable housing for residents of all income levels
- ❖ New “Residential Flex” zone district for compact housing near key corridors and activity centers
- ❖ Revised development standards for existing residential zones to encourage infill development.
- ❖ New development standards for mixed use residential/commercial development
- ❖ Updates to allowed uses and permit requirements in residential zones to align with modern land uses, state laws, and new permit framework.
- ❖ Simplified calculations for floor-area ratio (FAR). FAR is the ratio of building floor area to lot area.
- ❖ New design guidelines focusing on creation of high-quality housing within the context of transportation corridors and existing neighborhoods.



LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address housing development:

Draft General Plan:

- Chapter 2, Built Environment Element Goal 2: Residential Land Use
- Chapter 2, Built Environment Element Goal 4: Community Character + Design

Draft County Code:

- Residential Districts (13.10.331 et seq)
- Accessory, temporary, secondary uses (13.10.611 et seq)
- Residential Special Use Regulations (13.10.681 et seq)
- Design Standards and Guidelines (13.11)
- Parking and Circulation (13.16)

Draft Santa Cruz County Design Guidelines: Chapter 3: Multifamily Residential, Chapter 5: Mixed-Use

Commercial Development

The Sustainability Update includes commercial and industrial land use policies recognizing the evolving workplace, shopping, and service needs of residents, businesses, and visitors. These policies are closely aligned with the County's [Economic Vitality Strategy](#).

Jobs/Housing Balance

According to the U.S. Census, twice as many workers commute out of the County as commute in, and commute times are increasing. Higher-income residents tend to work over the hill, and there are few job opportunities within the County for these residents. On the flip side, workers in existing lower-wage jobs in Santa Cruz County are finding it more and more difficult to afford to live here. To improve the jobs/housing balance, the County is planning to accommodate strategic job growth in industries such as health care and technology, while simultaneously enabling more housing options for workers in existing industries such as agriculture and tourism.



Soquel Village. Photo: <https://localwiki.org/santacruz/Soquel>.

Accessed June 12, 2020.

Location, Location, Location

The Sustainability Update recognizes that retail, restaurants, and other consumer commercial land uses are appropriate in towns and villages, along commercial corridors and in centers of community activity. Modern office growth is encouraged along the Soquel Drive corridor, coordinated with high-quality transit, pedestrian and bike amenities, and complimentary land uses. Design guidelines will provide for attractive and engaging commercial streetscapes. The Sustainability Update plans for large service commercial and industrial land uses to be located away from activity centers, along truck routes.

Mixed-Use Development + Flexible Workplaces

Traditional zoning separates land uses such as residential, office, shopping, manufacturing, and does not allow for more than one land use per property. Separation of land uses is sometimes necessary for health and safety. However, mixed land uses can provide many benefits, such as efficient design, active streetscapes, economic viability, and housing diversity. There is an opportunity to redevelop and rebrand shopping centers as mixed residential and commercial community activity centers, especially since future retail growth is limited by the rise of e-commerce. Also, the proposed "Workplace Flex" Zone District will bridge the gap between traditional office and light industrial land use, and is characterized by dynamic employment centers with a mixture of office, commercial, manufacturing, and research uses, as well as ancillary retail and services. In addition, medical mixed-use policies will provide for modern medical buildings with complimentary land uses.

Commercial Development



Multi-use Santa Cruz Sash Mill. Photo: Santa Cruz County staff.

Small businesses are encouraged to grow in incubators, coworking spaces, and satellite offices. Broadband development is planned to accommodate traditional office growth as well as telecommuting. Home-based businesses that are compatible with residential neighborhoods serve to provide economic stability for property owners while adding to neighborhood land use diversity.

Tourism + Visitor Accommodation

New hotels, motels, and other lodging types are needed to match visitor demand and are encouraged to locate in centers of commercial activity to generate “multiplier effect” benefits as overnight visitors patronize local businesses. Temporary events and new permanent amenities can serve to highlight Santa Cruz County as a year-round tourist destination.

Highlights

- ❖ Removal of parcel-specific commercial policies from the General Plan, and addition of new policies to encourage activity centers for employment, medical services, community gathering, and shopping and entertainment.
- ❖ New “Workplace Flex” Zone District that accommodates a variety of office, service commercial and light industrial land uses, as well as complementary consumer commercial land uses.
- ❖ Updates to allowed uses, development standards, and permit requirements in commercial and industrial zones to align with modern land uses, state laws, and a new permit framework.
- ❖ Introduction of maximum floor area ratios (FAR) for commercial, visitor, office and industrial land use designations. FAR is the ratio of building floor area to lot area.
- ❖ New design guidelines focusing on integrated land use and transportation planning along key corridors.



LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address commercial development:

Draft General Plan

- *Chapter 2, Built Environment Element (Objective BE-1.3: Activity Centers, Goal 3: Commercial + Industrial Land Use, Goal 4: Community Character + Design)*

Draft County Code:

- *Zone Districts (Commercial Districts: 13.10.331 et seq; Industrial Districts: 13.10.341 et seq)*
- *Special Uses (Commercial: 13.10.651 et seq; Visitor Accommodations: 13.10.689 et seq)*
- *Site Development and Design Review (13.11)*
- *Parking and Circulation (13.16)*

Draft Santa Cruz County Design Guidelines

- *Chapter 4: Commercial, Chapter 5: Mixed-Use, Chapter 6: Workplace Flex*

Transportation

A New Approach to Transportation Network Planning

Transportation planning has shifted substantially over the last decade. State legislation and regional policy changes recognize the need to achieve a more balanced, multi-modal transportation system that allows people with varying physical abilities, ages and economic circumstances to access goods and services via transportation modes other than single-occupant vehicle travel.

The Sustainability Update provides a framework for providing a system that recognizes all users by identifying a network of pedestrian and bicycle facilities where people are prioritized at a human scale as well as recognizing the need to maintain streets that move vehicles and transit. This approach provides for all modes but prioritized on specific streets to comprise a “layered network.” In an area where right-of-way is constrained and there are not many opportunities for new facilities, attempting to get the best facilities for all modes on all roadways is practically infeasible. This approach allows for improved facilities for each user type within a network. As an example, a Main Street type would have much larger sidewalks than a Multimodal Corridor.



Source: Sustainable Santa Cruz County Plan

Layered Network and Street Types

A balanced transportation system is based on the understanding that it is difficult for a single roadway to meet the demands and expectations of all modes simultaneously. A “layered” transportation network envisions streets as systems based on user types.

In this approach, certain user types are prioritized on specific streets. When compiled together the roadway system is then comprised of multiple networks of street types such that different users are traveling using different networks. This layering approach allows for each user type to have a higher quality experience than an approach that results in compromising space for all users by attempting to accommodate everyone within limited space.

The Land Use -Transportation Nexus

Santa Cruz County experiences severe congestion, particularly in the north-south direction, with long peak periods of travel and high amounts of delay. The direction of commute traffic and level of congestion reflects the jobs-housing imbalance that exists in the County, with jobs focused in cities and affordable housing focused farther south. Our incomplete transportation network also contributes to congestion by

Transportation

reducing the options for mobility and access to key destinations throughout the County. Transportation issues are inextricably linked to land use as well as historic patterns of insufficient investment in transportation infrastructure. The Sustainability Update reflects this re-orientation toward the land use-transportation connection by tying development character and land use form to the street type.

Technology will Transform Infrastructure

New technology such as automated vehicles and vehicle-to-infrastructure communications become more commonplace, transportation networks will change permanently in ways that are hard to envision in 2022. However, planners can anticipate that parking needs will change and become more centralized, curb space will be in higher demand, and that our current transportation system will go through a major disruption as we know it. Therefore, the Sustainability Update includes objectives and policies geared towards taking a proactive and adaptable approach to planning for intelligent transportation solutions and new technology.



Source: <https://ops.fhwa.dot.gov/publications/fhwahop17001/ch1.htm>

Highlights

- ❖ Layered network approach to roadways tied to land use planning
- ❖ Incorporation of community character and streetscape
- ❖ Updated and comprehensive policies on coastal access
- ❖ Inclusion of policies for safety of all modes
- ❖ Recognition of technological innovations including data infrastructure

LEARN MORE 

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address transportation:

Draft General Plan:

- Chapter 2, Built Environment Element, Goal 1: Sustainable Development Framework
- Chapter 3, Access and Mobility Element

Draft County Code:

- Access, Circulation, and Parking (13.16)

Draft Santa Cruz County Design Guides: Residential and Mixed-Use Design Guidelines

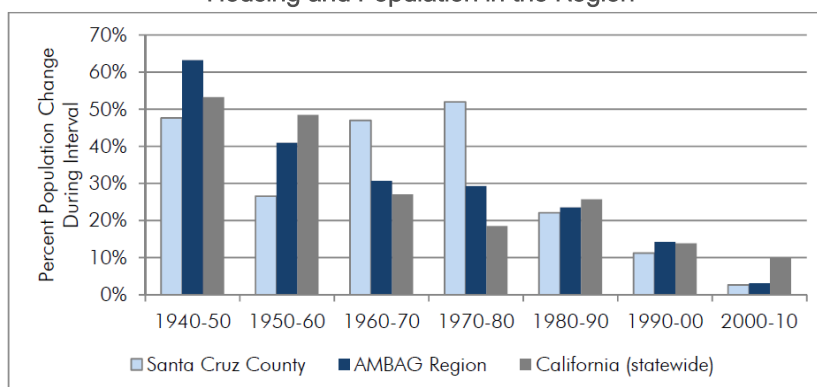


Community Services

Community services are critical to both high-quality neighborhoods and commercial vitality. Services such as water, sewer, telecommunications, fire, and police must be adequate to serve both existing people and businesses, but also new growth. The County's estimated 2020 population according to the California Department of Finance (DOF) was 271,233 with about half of those people residing in the unincorporated area. According to the Association of Monterey Bay Area Governments, the unincorporated County is projected to grow five percent by 2040. The County will continue to focus growth within the Urban and Rural Services Lines in order to ensure the adequate provision of services to communities and to preserve agricultural land and open space.

The Sustainability Update addresses the provision of community facilities and infrastructure to support existing and future populations in a manner that supports existing sustainable growth patterns. Major revisions to community services are detailed below.

Housing and Population in the Region



Source: California Department of Finance

Highlights

- ❖ Updates to be consistent with the recently completed Parks Strategic Plan
- ❖ New policies to address the Sustainable Groundwater Management Act requirements
- ❖ Updates to telecommunications to address requirements related to broadband access and new technologies.
- ❖ Water Supply and Conservation
- ❖ Updates to ensure consistency with new Environmental Justice law

LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address community services:

Draft General Plan:

- Chapter 1, Introduction
- Chapter 7, Parks, Recreation, and Public Facilities

Draft County Code:

- Parks, Recreation and Open Space Districts: Sections (13.10.351 - 13.10.355)
- Public and Community Facilities District: Sections (13.10.362)

Transportation infrastructure is addressed in the Access + Mobility Element and green infrastructure and light impact design is addressed in the Built Environment Element.

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Environmental Justice

There are seven overarching environmental justice themes: pollution exposure and air quality, public facilities, food access, safe and sanitary homes, physical activity, “civil” or community engagement, and improvements and programs that address the needs of disadvantaged communities. Environmental justice is woven throughout the Sustainability Update by identifying policies and programs that support and prioritize services to disadvantaged populations.



Source: Sustainable Santa Cruz County Plan

The Sustainability Update also includes mapping of disadvantaged communities, which are defined as population groups that are disproportionately affected by environmental pollution or hazards, have high concentrations of low income, high rates of unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment (Health and Safety Code [HSC] section 39711). In order to account for the changing characteristics of the community as well as the variety of state-mandated definitions, the County identifies disadvantaged communities as those that are defined as such by HSC section 39711, and by state agencies such as the California Air Resources Board, the California Environmental Protection Agency, and the State Water Resources Agency, or U.S. Census tracts where the majority of the population are low income, poverty, or minority as defined by U.S. Census data or local income surveys.

Highlights

- ❖ New policies related to food access and community engagement
- ❖ New policies related to access to open space and public infrastructure
- ❖ Identification of policies that support environmental justice throughout the General Plan
- ❖ Mapping of disadvantaged communities

LEARN MORE 

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address environmental justice:

Draft General Plan:

- Chapter 2, Built Environment Element
- Chapter 3, Access + Mobility
- Chapter 5, Agriculture, Natural Resources, + Conservation
- Chapter 7, Parks, Recreation, and Public Facilities

Environmental Justice goals, objectives, policies and implementation measures in each chapter of the General Plan are noted by the initials “EJ.”

Conservation Shapes Our Community

Santa Cruz County is graced with unparalleled scenic beauty, with oak and redwood forests, grasslands and coastal scrub, networks of creeks and streams, and stunning coastlines, all providing outdoor recreation opportunities for County residents and important habitat for rare plant and animal species. Prime and productive agricultural land concentrated along the north coast and in south county supports a thriving agricultural industry and contributes to the open space and bucolic landscapes in rural areas.



Photo: <https://unsplash.com/>

In 1978, forward-thinking citizens of Santa Cruz County passed the Measure J voter initiative, which established the Urban and Rural Services Lines to protect these important resources. For over 40 years, County land use policies have directed development to urbanized areas where services are available, and limited land divisions and development density and regulated land uses allowed outside these areas. Policies consistent with Measure J provided in the Agriculture, Natural Resources + Conservation Element continue to preserve open space to maintain the scenic rural character outside urban areas; protect public safety, cultural resources, and natural habitats, including riparian corridors; preserve agricultural land for agricultural use; and provide for the long-term sustainable management of water, timber, and mineral resources.

Supporting Agriculture

Since the last major update of the General Plan in 1994, the local agricultural economy has evolved in several significant ways. One trend has been the centralization and consolidation of farming operations. Farmers often lease multiple parcels, and require centralized locations for storage of agricultural equipment and other infrastructure. At the other end of the economic scale, smaller local farms may



Photo: <https://unsplash.com/>

depend on ancillary agri-tourism activities such as farm dinners and community education to ensure that farming remains commercially viable. Local wineries may also rely on on-site events to remain profitable.

Agriculture + Resource Conservation



Photo: Santa Cruz County

While updating policies and regulations to support modern farming practices, County regulations continue to preserve agricultural land as an essential and irreplaceable resource for future generations by maintaining policies limiting land divisions and conversions of agricultural land and requiring buffers on land adjacent to commercial agricultural parcels. The Sustainability Update also provides new guidance for siting development to protect agricultural land and minimize disturbance to agricultural soils and local agricultural operations.

Highlights

- ❖ Continue to protect cultural resources; protect and restore natural resources including sensitive habitats and scenic areas; provide for the long-term sustainable management and conservation of water, timber, and mineral resources; and preserve open space in rural and urban areas.
- ❖ Allow a broader range of agricultural support uses on agricultural land such as agricultural research and development facilities and agricultural services, while requiring discretionary review and ensuring such uses on commercial agricultural land support the primary agricultural use.
- ❖ Support local wineries and breweries by allowing expanded on-site marketing events, with standards to protect agricultural land and minimize impacts to adjacent properties.
- ❖ Allow consolidated storage of farm equipment to support farming operations on multiple parcels. This supports farms located on multiple leased properties that are not necessarily adjacent.
- ❖ Facilitate agritourism events such as farm stays and dinners, and on-farm education and sales. The additional income provided by agritourism can be essential to the success of smaller local farms.

LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address agriculture and resource conservation:

Draft General Plan:

- Chapter 5, Agriculture, Natural Resources + Conservation

Draft County Code:

- Environmental and Resource Protection (Title 16)
- Agricultural Districts (13.10.312- 13.10.315)
- Agricultural Uses (13.10.631-13.10.639)



Code Modernization

The intent of Code Modernization is to update land use regulations in the Santa Cruz County Code to function more effectively. Clarifying permit and other code requirements will provide a better experience for applicants and reduce uncertainty in the application process. From the community perspective, updating land use regulations and uses allowed within zone districts will support community investment and reduce unpermitted construction. While modernizing land use regulations, the Sustainability Update continues to maintain regulations protecting the environment and neighborhood quality.

Community Context

The Santa Cruz County Code was adopted in the 1950s and has been amended frequently. Land use regulations addressing zoning, housing, and permit requirements have become increasingly complex. After a series of community forums, in 2014 and 2015 Planning Staff presented a proposal to the Board of Supervisors to modernize land use regulations in the County Code, focusing on community priorities: Clarify permit requirements and reduce processing time and uncertainty, modernize agricultural regulations, update uses allowed in zone districts, and address home-based businesses. Code Modernization is now part of the Sustainability update to allow for additional community input and comprehensive environmental review.



Photo: Santa Cruz County staff



Photo: Santa Cruz County staff

What is Code Modernization?

Code Modernization includes the following key updates to land use regulations in Chapter 13.10 (Zoning Regulations) of the County Code:

- Update regulations for agricultural uses to support local commercial agriculture, breweries, and wineries, while preserving agricultural land (see the “Agriculture and Resource Conservation” fact sheet.)
- Modernize the list of uses allowed in zone districts, such as allowing research and development in commercial districts, and provide permit reviews appropriate for each use.
- Clarify regulations for home-based business in residential areas, including home occupations, and weddings and community events.

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Code Modernization

- Update development standards for the Multi-family (RM) zone district and permit requirements for residential accessory structures (also see the “Housing” Fact Sheet.)

Permit requirements for land use projects provided in Chapter 18.10, Permit and Approval Procedures, are also updated to be clearer and to provide appropriate permit reviews:

- Introduce “Use Permits” for new uses, such as establishing a new restaurant in an existing building, and “Site Development Permits” for physical site development, such as the construction of a new building. This replaces the current “review levels” approach and will allow the review process to match the project scope more closely.
- Standard terms describing the permit review processes will replace the current “review levels.” For example, a “Conditional Use Permit” describes a use permit requiring public notice and a public hearing and would replace the current “Level 5 approval” term.
- Clarify which permits are subject to environmental review (“discretionary” vs. “ministerial”).

Highlights

- ❖ Change permit Level I – VII framework to “use permit” and “development permit” framework
- ❖ Remove local solar access requirements (Chapter 12.28, Solar Access Protection) to ensure consistency with state law.
- ❖ Move information regarding appeal of Coastal Permits from Zoning Regulations (Chapter 13.10) to Chapter 13.20 (Coastal Zone Regulations)
- ❖ Consolidate procedural requirements, including requirements for amending the Zoning Ordinance and Zoning Map, General Plan, and Local Coastal Program, in Title 18, Procedures.
- ❖ Update requirements for Planned Unit Developments and provide as new Chapter in Title 18.
- ❖ Consolidate parking requirements in new County Code Chapter 13.16



LEARN MORE

Visit the Sustainability Update website to learn more about this project and review draft documents at www.sccoplanning.com/SustainabilityUpdate. The following documents will address code modernization:

Draft County Code:

- *Building Regulations (Title 12)*
- *Zoning Regulations (Title 13, Chapter 13.10)*
- *Site, Architectural and Landscape Design Review (Title 13, Chapter 13.11)*
- *Environmental and Resource Protection (Title 16)*
- *Procedures (Title 18)*

