



APPENDIX G: COASTAL PRIORITY SITES USE AND DEVELOPMENT STANDARDS

Appendix G: Designated Priority Sites, Use and Development Standards			
Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Coastal Priority Sites - North Coast			
Davenport Bluffs ¹ : 058-072-01, 02, 03, 058-121-03	"Existing Park, Recreation & Open Space": Development of coastal access, overlook, parking and supporting facilities and improvements. Provide public dedication to assure permanent public access.	Depress and landscape the parking area to limit its visibility from Highway 1 and to maintain unobstructed coastal views. Allow landscaping only with ground cover and low growing vegetation which cannot grow to a height that will obstruct coastal views. Eliminate all roadside parking along the property frontage and provide interior pedestrian circulation to separate pedestrians from Highway 1.	Coordinate improvements with the parking on parcel 058-121-04. Provide improvements to increase safety for pedestrians crossing Highway 1 and the railroad right-of-way. Provide improved trails to the beach and bluffs, including appropriate safety barriers on the bluffs and near the railroad tracks.
Coastal Priority Sites - Bonny Doon			
Wilder Quarry: 059-041-26, 27, 30, 31 059-141-04, 05, 09	Preferred Use: "Proposed Park, Recreation & Open Space": Development of visitor serving recreational uses consistent with the quarry reclamation plan and any permitted mining operation. Alternate Use: "Quarry": Continuation of existing mining operation.	Allow park and recreational activities on portions of the property where consistent with the "PR" zone district, and where health and safety conflicts between any permitted mining and recreational uses can be mitigated. To protect the Highway 1 coastal viewshed, permit the relocation of approved coastal bluff campsites from parcel 059-041-30, to the reclaimed quarry site on the inland side of Highway 1, as part of an amended Public Works Plan for Wilder State Park.	Provide pedestrian and bicycle access connecting campsites to the coastal bluffs.



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Coastal Priority Sites - Live Oak			
7th Avenue at Brommer Street ¹ 026-261-08, 13, 16, 17, 026-211-69	Preferred Uses: Mixed use visitor-serving commercial and residential, and development of a community park facility.	Facilitate and coordinate development of publicly-owned parcels at the intersection of 7th Ave/Brommer Street as a neighborhood activity center in a manner consistent with the Coastal Act, Surplus Lands Act, economic and market realities, environmental constraints, and neighborhood/ community character and desires. Any housing development pursued on the 7th and Brommer Site is subject to the following: (A) Clustering. All housing development shall be confined to the smallest feasible building footprint (and in no case larger than 3.5 contiguous acres including required open space, parking, paths, etc.), where that footprint shall be clustered along 7th Avenue and the residences along Stagg Lane, and away from the Harbor and any sensitive coastal resources at the site, to the maximum extent feasible. (B) Rezoning Trigger. All areas of the 7th and Brommer Site that (1) include the Ministerial Combining District overlay, and (2) do not include above-ground	Maximize site access from Brommer Street, and minimize, to extent possible, site access from 7th Avenue. Provide pedestrian and bicycle access connecting the site to the harbor.



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		site improvements related to housing development, shall revert back to C-2-D zoning (without the Ministerial Combining District zoning overlay) upon coastal development permit approval for the housing development within the area described in subsection (A) above. Such rezoning shall be self-executing and shall not require a Local Coastal Program amendment. <i>(Amended 6/9/2026 Board of Supervisors Resolution 120-2026)</i>	
Twin Lakes Park Expansion¹ 027-051-22, 23, 29	Preferred Use: "Proposed Parks, Recreation & Open Space": Expanded development of the Twin Lakes neighborhood park and protection of the Schwan Lake riparian corridor. Alternate Use: "Urban Medium Residential."	Site improvement shall include riparian corridor and wetlands protection and enhancement.	Develop public trail access connecting to the adjacent Schwan Lake State Park. Consider use of property for appropriate public parking needs.
Shoreline Middle School¹ 027-241-090, 27-251-21	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	Site improvement shall include riparian corridor protection and enhancement, where feasible.	Consider utilizing parking facilities for beach access parking when the school is not in session. Develop public trails to connect the school/park site with the adjacent State and County park properties.
Portola Drive at Rodeo Gulch¹ 028-091-24, 25, 29 (portion)	Preferred Use: "Proposed Park Recreation & Open Space": Neighborhood park developed in conjunction with adjacent excess County road right-of-way and open space dedication on APN 028-361-29. Alternate Use: "Visitor	Site improvement shall include protection, restoration and public dedication of the Rodeo Gulch riparian corridor areas; preparation of a plan line for the adjacent portion of Portola Drive; and dedication and improvement of the Portola Drive frontage consistent with	Any visitor accommodations development shall participate in a beach shuttle program. Develop and dedicate public trails providing connection to a future trail system along Rodeo Gulch and connecting the adjacent neighborhoods to the recreational and open space resources.



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	Accommodations": Private development of either Type A or B visitor accommodations.	the adopted plan line and street tree program.	
Coastview Drive ¹ 028-174-02	"Existing Parks, Recreation & Open Space" & "Proposed Park, Recreation & Open Space": Development of public beach access parking.	Develop adequate paving, landscaping, and drainage improvements to protect the adjacent Corcoran Lagoon and riparian area.	Develop the maximum amount of public beach access parking compatible with the adjacent residential development and riparian area, and the continued use of the right-of-way for access to the fronting properties.
Corcoran Lagoon Overlook 028-421-01, 028-441-03	Preferred Use: 1) Coastal wetland protection and development of coastal access and recreation facilities, potentially including a coastal wetlands interpretive center.	Site improvement shall include protection and restoration of the Corcoran Lagoon wetland and adjacent riparian area.	Improve and dedicate public access facilities including a pathway, seating, and wildlife observation areas along the lagoon frontage.
Moran Lake Park/Lode Street ¹ 028-451-01 (portion)	"Public Facility": Development of a neighborhood park on excess land at the site of the sanitation district sewer pump station.	Develop adequate buffering of the sewer pump station facilities including chemical storage and use from the park and adjacent residential development.	Develop public trail access connecting the park to a future public trail along the Moran Lagoon riparian corridor.
Sunny Cove ¹ 028-212-18	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach and upland area for	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Any private development of the property shall dedicate the beach area for public use.



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	coastal access, recreation and supporting facilities.		
Corcoran Beach ¹ 028-461-01, 03, 028-231-01	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach parcels for coastal access, recreation and protection of coastal biotic habitat.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Provide coastal access parking as feasible.
Coastal Priority Sites - Aptos			
McGregor Drive/ Porter Sesnon Property ¹ 038-041-04, 038-051-03, 038-091-01	Preferred Use: "Parks, Recreation & Open Space": Expansion of New Brighton State Beach with open space, public recreation facilities. Consider establishing a 15-acre community park facility adjacent to McGregor Drive under County management, to be arranged under mutual agreement between State and County Parks.	Recreational and resource protection shall be the primary uses allowed on the site. Preferred use to include public recreation facilities, public parking for beach access and campground expansion. Future development should be adequately screened from Highway 1. Parking lots must be screened from Highway 1.	Develop public trails to provide beach access. Development should be low traffic generating and participate in improvements to the State Park Drive/Highway 1 interchange.
Pot Belly Beach Uplands West side of New Brighton Road 038-231-39	Preferred Use: "Parks, Recreation and Open Space": Expansion of New Brighton State Beach. Alternate Use: "Urban Low Density Residential" on portion of the site with remainder in open space uses.	Preferred use to include open space uses and campground expansion. Alternate use shall allow one single family dwelling, or if any of the existing 17 Pot Belly Beach Association dwelling units on the beach are damaged or destroyed by a natural disaster allow relocation of those units to the upland property on a one-to-one replacement basis. Require Residential Development and subdivision permits to master plan the entire uplands site with a maximum of 17 dwelling units and preservation of monarch butterfly habitat.	None



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State Park Drive and Highway 1 (SE corner) 042-011-06 (Poor Clares site)	"Visitor Accommodations": Type A visitor accommodations.	Development should be screened from Highway 1.	Major Participant in State Park Drive/Highway 1/ Seacliff Drive intersection improvements. Provide safe pedestrian and bicycle connection from site to Seacliff State Beach.
Coastal Priority Sites - La Selva Beach			
Vista Drive Overlook/Bluff ¹ 045-195-13, 045-201-15, 16, 045-391-05	"Proposed Park, Recreation, and Open Space": Development of coastal overlook and parking.	None	Provide pedestrian access to coastal bluffs and beach, if feasible.

¹ This Coastal Priority Site is also included in Appendix M: Santa Cruz County Park and Recreation Facilities.