

## **List of Santa Cruz County Objective Standards<sup>1</sup> General Plan**

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## **Chapter 7: Parks, Recreation + Public Facilities**

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- PPF-1.3.3 Master and Resource Management Plan
- PPF-3.2.2 Mitigating School Impacts from New Development
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- PPF-4.2.5 Development Linkage to Downstream Sewer System Improvements
- PPF-4.2.6 (EJ) Sizing and Siting Sewer and Sewage Disposal Facilities
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## **Chapter 9: Noise Element**

### **Policies**

- 9.1.2 Under "Objective 9.1 Noise Exposure of New Development and Activities"
- 9.2.1 Under "Objective 9.2 Noise Exposure of Existing Sensitive Uses and Receptors"
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- Table 9-2: Acceptable through Unacceptable Ranges of Noise Exposure by Land Use
- Table 9-3: Maximum Allowable Noise Exposure Stationary Noise Sources

## **Aptos Village Plan**

**Residential Uses:** "...this Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core)" (Page 33).

**Pedestrian Improvements:** "Making the Village pedestrian friendly is an important Village Plan goal. New development will be required to create a network of sidewalks that provide for pedestrian connectivity. The elements of a pedestrian-friendly neighborhood include:

- Sidewalks along the edge of all streets, where feasible, and along all building frontages.
- Sidewalk widths that are comfortable for walking two or three people abreast.
- Sidewalks within parking areas and connecting parking areas to street frontages.
- Mid-block sidewalks that connect to parking located at mid-block.
- Crosswalks of a contrasting color and/or texture to heighten their visibility and aid in calming traffic.
- Pedestrian amenities such as benches, lights, trash receptors and landscaping.
- Shading for principal sidewalks with street trees, awnings, canopies and arcades.

It is critical that most of these improvements be installed concurrently with the private commercial and residential improvements, particularly the crossings of Soquel Drive. Needed sidewalk improvements are illustrated in Figure 16" (Page 41).

**Storm Drainage:** "Future development must provide engineered drainage improvements that will maintain or improve pre-development release rates and include an engineered system of inlets and storm drains designed to convey peak runoff to designated points of discharge near Aptos Creek and Valencia Creek (as conceptually illustrated in Figure 21). Detention basins, bioswales, rain gardens and other similar "Best Management Practices" will be required to maintain or improve pre-development release rates, maintain water quality and supply and protect the two creeks from hydrologic disturbances. Future developers of the Village Core area will be required to coordinate drainage infrastructure and management" (Page 49).

**Infrastructure Financing:** "Design and construction of a new east-west street, and new north-south street connecting Soquel Drive to the new east-west street by the developer will qualify for fee offsets.

The following off-site improvements qualify for fee offsets, based on total costs:

- Design and construction of drainage systems outside the boundaries of the Village Core.
- Although not offsite, the active public recreational use area donation (dedication) to the County.
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village." (Page 53).

**Private Business Signage:** "The following are the sign standards for the Village Plan area:

- The maximum sign area is limited to ½ square foot (72 square inches) per lineal foot of the frontage of the business. Sign area includes:
  - The area within a well-defined sign border;



- On a sign without a defined border, the area within the perimeter which encloses the letters, symbols or logo.
- More than one sign per business is allowed as long as the maximum sign area is not exceeded.

Allowable sign types include (also see Figure 22):

1. Wall signs
2. Blade signs: Blade signs may extend out from the façade or hang from porch and arcade soffits. There must be at least 7 feet of headroom to the bottom of the sign. The sign is limited to 24" extending from a wall or hanging from a soffit. Soffit signs must have a 6" gap between the sign and the soffit. One blade sign is allowed per business
3. A-Frame (Sandwich Board) sign: (one maximum per business) not exceeding 24" in width and 36" in height located inside a dooryard and not impeding pedestrian traffic. The sign shall be removed when the business is not open.
4. Window Signs: Window signs are allowed in storefront windows except in any portion of the window between 3 feet and 6 feet above the sidewalk. Window sign area must not exceed 20% of the glass area of the window in which it is located.
5. One monument sign may be allowed for each of those buildings facing Soquel Drive or Trout Gulch Road.

Prohibited sign types include:

1. Roof signs
2. A-Frame (Sandwich Board) signs located outside of a dooryard or impeding pedestrian traffic.
3. Monument signs for buildings not facing Soquel Drive or Trout Gulch Road.

#### Sign Lighting

Wall, blade and window signs may be lit from above. Monument signs may be lit from below. Internally lit and box signs are not allowed. Neon signs are not allowed; however, accents are allowed." (Page 56).

**Defining Opportunity Sites:** "At the time of initial construction, the total number of residential units, and the residential square footage, may be modified up to 10% to allow minor flexibility in the construction of the project. *(Added by Resolution 239-2012)*

- A. Increases in the residential square footage and the total number of units can only occur within the building sites defined by the Aptos Village Plan. No increase in building height or overall square footage is allowed.
- B. Residential units are not allowed within the first floor or second floor of Building 4, or on the first floor of any mixed-use commercial building.
- C. The maximum increase in residential units is not allowed to exceed 6 additional residential units.
- D. Any increase in residential square footage shall replace approved commercial square footage in the mixed use portion of the development. No additional commercial square footage is authorized." (Page 59)

**Figure 23:** Map of Village with Key Features and Development Opportunity (Page 60)

**Figure 24:** Description of Development Potential of Sites (Page 61-62)

**Residential Transitional Area:** “Solely residential uses are allowed along the northern edge of the Village Core and on both sides of the existing Granite Way, opposite the Post Office, at densities consistent with the Residential Urban-High and Residential Urban-Medium land use designations. Since land on the south side of Granite Way will be redesignated from commercial to exclusive residential use, future developers will be required to provide 40% of the resulting residential units as affordable units, pursuant to Chapter 17.10 of the County Code. Inclusionary housing requirements can be met by dispersing the units throughout the Village Core area” (Page 71).

### **Boulder Creek Village Plan**

**Commercial Development Standards in Village Core:** C-I (Chapter IV, Page 24-27)

**Design Guidelines for the Railroad Avenue/Junction Area:** A. 1-4 (Chapter IV, Page 31)

**Development Standards:** 1-9 (Chapter IV, Page 37)

**Commercial Use Performance Standards:** 1-4, 6-7 (Chapter IV, Page 37-38)

### **Felton Village Plan**

**Scenic View Corridor #1:** Guideline a2, Application Requirements A-E (Page 14)

**Scenic View Corridor #2:** Guideline a1&3, Application Guidelines 1-2 (Page 15)

**Scenic View Corridor #3:** Guidelines 1-3, Application Requirements 1-2 (Page 16)

**Scenic View Corridor #4:** Guidelines 2, Application Requirements 1-4 (Page 17)

**Townscape Design Guidelines:** Highway 9 Design Criteria D-H, Highway 9 Circulation D (Page 35)

Roof Materials A-D, Street Lighting A-C (Page 36-37)

### **Seacliff Village Plan**

**Design Recommendations:** Application Requirements a-c, Lighting Program, Streetscape Program c-d (Page 62-70)

**Design Area 1 – McGregor Site:** Streetscape b, Specific Site Regulations a, (Page 71-74)

**Design Area 4, Center Street:** Building Design (Page 76)

### **Soquel Village Plan**

**Soquel Drive Design Policies:** 5 (Page 31)

**Porter Street Design Guidelines:** 1 and 5 (Page 35)

**Townscape Guidelines:** 2b-c, Design Guidelines for New Construction and Remodeling: (3), Crosswalk Pavers, Daubenhiss house (2), Soquel Drive Daubenhiss Avenue Site (5) (Page 36-41)

**Village Entryway Design Guidelines:** Soquel Drive West Entry (1-2), Soquel Drive East Entryway (2-3) (Page 42-43)

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<sup>1</sup> Per Government Code section 65913.4(a)(5), objective standards are defined as follows: “...objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

**List of Santa Cruz County Objective Standards<sup>1</sup>**  
**County Code**

**Chapter 13.10 Zoning Regulations**

- 13.10.140 Applicability.
- 13.10.160 Environmental protection.
- 13.10.170 General Plan and Local Coastal Program, and Village, Town, or Area Plan consistency.
- 13.10.260 Nonconforming uses and structures—General provisions. (C)
- 13.10.261 Nonconforming uses. (B) - (F)
- 13.10.262 Nonconforming structures.
- 13.10.270 Appeals.
- 13.10.275 Violations of zoning use regulations.
- 13.10.276 Violations of conditions of approval.
- 13.10.322 Uses in residential districts.
- 13.10.323 Development standards in residential districts. (B)-(E), (F 1-3, 7-8)
- 13.10.324 Special standards and conditions for residential districts. (A), (B), (C 1), (D), (F)
- 13.10.325 Public facilities requirements for residential districts. (A)-(C), (E)
- 13.10.326 Other standards and conditions for residential districts.
- 13.10.332 Uses in commercial districts. (A) – (D), (E 1-3, 5-7)
- 13.10.333 Development standards in commercial districts. (A)-(C)
- 13.10.334 Special standards and conditions for commercial districts.
- 13.10.335 Public facilities requirements for commercial districts. (A) – (C)
- 13.10.336 Other standards and conditions for commercial districts.
- 13.10.362 Uses in Public and Community Facilities PF District. (D) (E)
- 13.10.363 Development standards in the Public and Community Facilities PF District. (B) (C 2)
- 13.10.382 Uses in the Special Use SU District. (A 3)
- 13.10.383 Development standards for the Special Use SU District.(A 1)
- 13.10.400 Combining districts
- 13.10.418 Use and development standards in the “D” Designated Park Site Combining District.
- 13.10.423 Use and development standards in the Geologic Hazards GH Combining District.
- 13.10.433 Use and development standards in the Assisted Housing H Combining District.
- 13.10.436 Residential development in the SBE Combining District
- 13.10.446 Residential development standards in the Pleasure Point Community Design PP Combining District.
- 13.10.453 Use and development standards in the Historic Landmark L Combining District.
- 13.10.458 Use and development standards in the Mobile Home Park MH Combining District.
- 13.10.463 Use and development standards for the Open Space Easement O Combining District.
- 13.10.473 Use and development standards in the Agricultural Preserve and Farmland Security P Combining District.
- 13.10.476 Density, requirement for planned unit development (PUD), and permit processing standards.
- 13.10.477 Development standards in the Regional Housing Need R Combining District.
- 13.10.483 Use and development standards in the Salamander Protection SP Combining District.
- 13.10.493 Use and development standards in the Watsonville Utility Prohibition W Combining District.
- 13.10.510 Application of site standards. (A)-(C), (D 3), (E) – (H)
- 13.10.520 Site frontage.

- 13.10.525 Regulations for fences and retaining walls within required yards. (B), (C), (D 1,2,3)
- 13.10.556 Outdoor storage of personal property and materials.
- 13.10.580 Signs in Residential and Agricultural Zone Districts.
- 13.10.581 Signs in C, CT, VA, PA, PF and M Districts. (A) – (C), (F), (G), (J) – (K)
- 13.10.582 Signs in the PR District.
- 13.10.583 Temporary signs in all districts.
- 13.10.584 Directional signs.
- 13.10.611 Accessory structures.(B),(C 1-5), (D 1-6a, 7-9), (E), (F)
- 13.10.631 Farm worker/caretaker housing—Mobile homes, farm worker quarters and farm worker camps. (C 2-3), (D 2) (G 1-3, 7-8) (H)
- 13.10.654 Night clubs, on-site liquor sales, live entertainment.
- 13.10.658 Recycling facilities.
- 13.10.672 Use of urban open space land.
- 13.10.673 Lot line adjustment applications regarding additional building sites and parcel size. (A),(C),(E)
- 13.10.681 Accessory dwelling units. (C) (D) (F) (G) (H)
- 13.10.682 Permanent occupancy of manufactured homes. (B) – (D)
- 13.10.684 Mobile home parks. (B) (C) (E) (H)

#### **Chapter 13.11 Site Development and Design Review**

- 13.11.037 Site development permit chart.
- 13.11.040 Projects requiring design review. (A) – (E)
- 13.11.050 Procedure for design review.
- 13.11.070 Design review standards. (B 2b,7b,9c), (C 1,2,3a,4,5), (D 1a,b(i) &(iii),c,d), (D 2&3)

#### **Chapter 13.13 Water Conservation – Water Efficient Landscaping**

- 13.13.040 Landscape plan or landscape checklist required. (B)
- 13.13.050 Persons qualified to prepare landscape plans.
- 13.13.060 Landscape water conservation standards. (A-B), (C1,5,6,8), (D2-10), (E), (F1-2,4-5)

#### **Chapter 13.16 Parking and Circulation**

- 13.10.030 Applicability
- 13.16.040 Bicycle parking requirements. (A) - (C)
- 13.16.041 Shower facility requirements.
- 13.16.050 Off-street vehicle parking spaces required (A), (B), (D) - (I)
- 13.16.060 Vehicle parking design standards. (A), (C), (D 1-3), (E) - (L)
- 13.16.070 Vehicle parking reductions and exceptions. (E)
- 13.16.080 Off-street loading.
- 13.16.090 Site access and circulation. (A), (D), (E), (G) – (I), (K) – (M)
- 13.16.091 Drive-through facilities. (B 1,2,4-6,), (C), (D)
- 13.16.093 Sight distance.
- 13.16.200 Transportation demand management.

#### **Chapter 13.20 Coastal Zone Regulations**

- 13.20.050 Projects requiring coastal development permit approval.
- 13.20.061 Improvements to existing single-family residences exemption. (B)
- 13.20.062 Improvements to existing structures (other than single-family residences and public works facilities) exemption.
- 13.20.063 Replacement after disaster exemption.
- 13.20.064 Public roads, parks, utilities and industrial facilities exemption.

- 13.20.071 Residential exclusions.
- 13.20.072 Commercial exclusions.
- 13.20.073 Agricultural exclusions.
- 13.20.074 Tree removal exclusion.
- 13.20.075 Land clearing exclusions.
- 13.20.076 Lot line adjustments exclusion.
- 13.20.077 Grading exclusion.
- 13.20.078 Well exclusion.
- 13.20.107 Coastal development permit review of accessory dwelling units (nonappealable).
- 13.20.108 Coastal development permit review of accessory dwelling units (appealable).
- 13.20.110 Coastal development permit findings.
- 13.20.121 Principal permitted uses.
- 13.20.141 Bonny Doon special scenic area design criteria.
- 13.20.142 Swanton Road special scenic area design criteria. (A), (B)
- 13.20.146 Seacliff Beach area special community design criteria.
- 13.20.148 Pleasure Point Community residential design criteria.
- 13.20.149 Seascape Beach Estates residential design criteria.
- 13.20.150 Special use standards and conditions. (C), (D)
- 13.20.160 Timber harvest standards and conditions.
- 13.20.170 Violations of Coastal Zone regulations.

#### **Chapter 13.30 Mobile Home Park Conversions**

- 13.30.030 Applications for mobile home park conversions. (B), (C 1-2), (D)
- 13.30.050 Findings.

#### **Chapter 14.01 Subdivision Regulations**

- 14.01.107.4 Approval of lot line adjustment application. (A), (C), (D)
- 14.01.107.5 Designated remainder and omitted parcels.
- 14.01.108 Parcel legality status determination.
- 14.01.110 Combination of parcels by action of owner. (A 1,3,4), (B)
- 14.01.111 Merger. (A), (B 1-3),(C)
- 14.01.201 Map requirements.
- 14.01.203 Parcel map exemptions.
- 14.01.206 Form and content of tentative maps.
- 14.01.207 Preliminary engineered improvement plans.
- 14.01.317 Protection of the environment.
- 14.01.402 Compliance with General Plan—Area plan—Zoning.
- 14.01.407.2 Solar design considerations. (A)-(F), (H)
- 14.01.407.5 Agricultural notification.
- 14.01.422 Banks of waterways—Easements. (A)
- 14.01.423 Designation—Public agencies.
- 14.01.432 Preliminary.
- 14.01.434 Further investigation.
- 14.01.435 Corrective action—Approval.
- 14.01.603 Consistency.
- 14.01.620 Effect of approval or conditional approval of vesting tentative map. (A),(B)

#### **Chapter 14.04 Annual Limit—Rural Land Divisions**

- 14.04.030 Annual limitation on new residential parcels that may be created by rural land division.

### **Chapter 15.10 Roadway and Roadside Improvements**

- 15.10.030 Applicability.
- 15.10.050 Development requirements. (A1), (B)-(D)
- 15.10.060 Improvement standards.
- 15.10.070 In-lieu fee.

### **Chapter 16.10 Geologic Hazards**

- 16.10.050 Requirements for geologic assessment.
- 16.10.060 Assessment and report preparation and review.
- 16.10.070 Permit conditions.
- 16.10.080 Project density limitations.
- 16.10.090 Project denial.
- 16.10.110 Appeals.

### **Chapter 16.20 Grading Regulations**

- 16.20.050 Exemptions
- 16.20.060 Application.
- 16.20.080 Approval limitations and conditions.
- 16.20.090 Environmental review.
- 16.20.120 Fees.
- 16.20.130 Securities.
- 16.20.140 Design standards for excavations.
- 16.20.150 Design standards for fills.
- 16.20.160 Cut and fill slope setback.
- 16.20.170 Design standards for drainage facilities and terraces.
- 16.20.180 Design standards for rural private roads and driveways.

### **Chapter 16.22 Erosion Control**

- 16.22.050 Project design.
- 16.22.060 Erosion control plan. (A)-(D)
- 16.22.070 Runoff control.
- 16.22.080 Land clearing approval. (A 1,3), (B)-(E)
- 16.22.090 Winter operations. (A)
- 16.22.130 Fees.
- 16.22.150 Applicable laws and regulations.

### **Chapter 16.30 Riparian Corridor and Wetlands Protection**

- 16.30.040 Protection.

### **Chapter 16.32 Sensitive Habitat Protection**

- 16.32.080 Report preparation and review. (A), (B)
- 16.32.090 Approval conditions – Sensitive Habitat Standards (2-3)
- 16.32.095 Project density limitations.

### **Chapter 16.40 Native American Cultural Sites**

- 16.40.030 Archaeological assessments required.
- 16.40.035 Project approval.
- 16.40.040 Site discovered during excavation or development. (A)

### **Chapter 16.42 Historic Preservation**

- 16.42.050 Historic resource designation.

- 16.42.080 Artifacts discovered during excavation or development.
- 16.42.100 Zoning of historic resources.

#### **Chapter 16.44 Paleontological Resource Protections**

- 16.44.040 Paleontological assessments required. (A1)
- 16.44.050 Applications, preparation and review of assessments. (B), (C)

#### **Chapter 16.50 Agricultural Land Preservation and Protection**

- 16.50.095 Agricultural buffer setbacks. (A), (B)

#### **Chapter 17.02 Urban Services Line and Rural Services Line**

- 17.02.070 Urban development standards.
- 17.02.081 Harkins Slough Road.

#### **Chapter 17.10 Affordable Housing Requirements**

- 17.10.030 Ownership residential projects—Inclusionary housing requirements. (A), (B), (D), (E), (F1-2,4)
- 17.10.032 Residential projects—Requirements for on-site affordable units.
- 17.10.034 Residential projects—Affordable housing impact fees. (B),(D1), (E)-(F)
- 17.10.035 Affordable housing requirements and incentives for land division.
- 17.10.039 Residential projects—Rental affordable units.
- 17.10.040 Priority processing.
- 17.10.050 Initial sale and resale of ownership affordable units.

#### **Chapter 17.12 Residential Density Bonuses and Affordability Incentives**

- 17.12.020 Eligibility for regulatory incentives.
- 17.12.030 Affordability restrictions.
- 17.12.040 Request for incentive or concession.
- 17.12.050 Request for waiver or reduction of standard.
- 17.12.060 Density bonuses.
- 17.12.065 Enhanced density bonus.
- 17.12.070 Land donations.
- 17.12.080 Child care facilities.
- 17.12.090 Parking.
- 17.12.100 Condominium conversions.
- 17.12.105 Commercial development contributing affordable housing.
- 17.12.110 Application procedures.
- 17.12.120 Review procedures.

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