



CHAPTER 13.11 ~~SITE, ARCHITECTURAL AND LANDSCAPE~~ DEVELOPMENT AND DESIGN REVIEW

Chapter 13.11 has been reorganized and new sections of code are added. The purpose, scope, applicability, and definitions appear first. Provisions that apply to Site Development Permits appear next, followed by provisions related to design review and the new Santa Cruz County Design Guidelines. Major substantive changes include provisions for a new site development permit and incorporation of new Santa Cruz County Design Guidelines.

- 13.11.010 Purpose.
- 13.11.020 Scope.
- 13.11.025 Applicability.
- 13.11.030 Definitions.
- 13.11.035 Site development permits.
- 13.11.037 Site development permit chart.
- 13.11.040 Projects requiring design review.
- 13.11.050 Procedures for design review.
- ~~13.11.051 Submittal requirements.~~
- ~~13.11.052 Required findings and action.~~
- ~~13.11.053 Exceptions.~~
- ~~13.11.054 Appeals.~~
- ~~13.11.060 Compliance with approved site plan, architecture, and landscape architecture requirements, maintenance and enforcement.~~
- 13.11.060 Santa Cruz County Design Guidelines.
- 13.11.070 Design review standards and guidelines.
- ~~13.11.071 General.~~
- ~~13.11.072 Site design.~~
- ~~13.11.073 Building design.~~



~~13.11.074—Access, circulation and parking.~~

~~13.11.075—Landscaping.~~

~~13.11.076—Preparation of Design Review Standards and Guidelines Manual.~~

13.11.080 Exceptions to design review standards and Santa Cruz County Design Guidelines.

13.11.010 Purpose.

The purpose of this chapter is to:

(A) ~~Implement the General Plan by providing specific regulations:~~ Implement the Santa Cruz County General Plan/Local Coastal Program by providing design guidelines and specific regulations that:

~~(1) To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity;~~

~~(2) To protect open space for its aesthetic, recreational and environmental values, to foster high-quality residential areas as pleasant and socially constructive areas in which to live; and~~

~~(3) To enhance the quality of residential, commercial, and industrial development to achieve an aesthetic and functional community (General Plan Goal: Community Design, Chapter 8).~~

(1) Promote sustainable development by supporting infill development that reduces dependence on vehicles and encourages alternate modes of transportation to implement climate change reduction strategies.

(2) Enhance the quality of life in the county with the creation of livable, walkable neighborhoods that balance private spaces with engaging public spaces to create attractive and functional communities.

(3) Encourage high-quality design of built structures that are compatible with the surrounding neighborhood character, introduce transitions between residential and commercial areas, and support the creation of inviting urban and rural neighborhoods.

(4) Support the development of functional and attractive commercial areas that support economic viability of the County's businesses, while reducing impacts on residential neighborhoods.

~~(B) Recognize the interdependence of land values and aesthetics, and to provide a method by which the County may implement this interdependence to the benefit of the citizens and residents of the County.~~



(B) Ensure that new development is designed to protect environmental resources including scenic resources, provide access to open spaces, conserve the County's unique resources, and support healthy indoor and outdoor environments.

~~(C) Preserve and enhance the beauty and environmental amenities of the County by:~~

- ~~(1) Preserving and enhancing the visually pleasing qualities of the land and built environment, and the enjoyment thereof;~~
- ~~(2) Maintaining and improving the qualities of, and relationships between, individual buildings, structures and physical development in such a manner as to best contribute to the amenities and attractiveness of the County;~~
- ~~(3) Protecting and ensuring the adequacy and usefulness of public and private developments as they relate to each other and the surrounding neighborhood.~~

(C) Ensure the safety and well-being of county residents and workers by guiding the design of residential, commercial, industrial, and public facility developments to address safety concerns.

~~(D) Promote and protect the safety, convenience, comfort, prosperity and general welfare of the citizens of the County by:~~

- ~~(1) Stimulating creative design for individual buildings and structures, and other physical improvements;~~
- ~~(2) Encouraging innovative use of materials, construction methods and techniques for buildings, site improvements and other structures;~~
- ~~(3) Preserving and creating compatibility of land use and building design within neighborhoods and commercial areas;~~
- ~~(4) Integrating the functions, appearance and locations of buildings and site improvements to best achieve a balance between private prerogatives and preferences and the public interest and welfare;~~
- ~~(5) Integrate design guidelines including number, location, and proximity of recycling storage areas and containers to achieve local and State goals.~~

(D) Apply the provisions of this Chapter in coordination with the Santa Cruz County Design Guidelines to inform and guide the design of multi-family, mixed use, and commercial developments to encourage urban infill that considers surrounding neighborhoods and fosters livable, attractive, and economically viable communities.

(E) Provide landscaping and site design standards that promote sustainable practices and reduce the impact of new development on adjacent properties.



(FE) Establish a site plan, architectural and landscape design review function and Site Development Permit procedures, and to confer this function upon the Planning Commission, Zoning Administrator, and Planning Department staff. By enactment of this chapter these reviewing bodies shall be responsible for advising and assisting both applicants and the County in applying design standards and guidelines, and in reviewing proposals for future developments.

13.11.020 Scope.

This chapter applies to all development for which a Site Development Permit is required, and other development where identified in the SCCC. This chapter establishes (A) the purview of and the procedures for design review and approval of private and public development projects, and (A) establishes site development permitting requirements and identifies development projects subject to site development permit approval; (B) provides the procedures for design review and identifies development projects subject to design review; (C) references the Santa Cruz County Design Guidelines and identifies development subject to these Guidelines; (D) provides the design standards which that apply to the review and approval of these projects subject to design review; and (E) provides exceptions.

13.11.025 Applicability.

This chapter shall apply to both private and public activities, including those of the County and such other governmental agencies as are not exempted by State or Federal law. All development projects that require a Site Development Permit pursuant to SCCC 13.11.037 are subject to this chapter.

With the incorporation of the new Santa Cruz County Design Guidelines, several sections of design regulations have been removed. Changes in SCCC 13.11.030 delete terminology that is no longer utilized in the chapter.

13.11.030 Definitions.

As used in this chapter certain terms are defined as follows:

“Balance” is the arrangement of the harmonious and contrasting elements of a design. Such a composition could have a static or dynamic balance, achieved through symmetry or asymmetry. Symmetry is the repetition of features on each side of an axis or axes. Asymmetry is the variation of these elements.

“Building bulk” is the perceived physical size of a structure in relation to the site. An example of a bulky building is a large, flat-roofed, flat-walled warehouse with a height in excess of two stories. The perception of bulk can be minimized by the articulation of the building walls and roof. Landscaping can also be used to minimize the perceived bulk of a building (see definitions for massing and scale).



(A) "Coastal special communities community" means those areas designated in the General Plan and Local Coastal Program and General Plan Land Use Maps and SCCC 13.20.040 as a special communities community in the Coastal Zone due to their unique scenic characteristics and/or visitor destination qualities, specifically: Coastal special communities include Davenport, the Yacht Harbor, East Cliff Village tourist area, residentially zoned parcels within the Pleasure Point/41st Avenue Combining District, the Rio Del Mar Flats/Esplanade, and the Seacliff Beach Area, and that area within the rural services line on the Local Coastal Program map for the land use plan of La Selva.

"Compatibility" is a relative term which requires the analysis of site, building, and landscape design in relationship to adjacent development. Compatibility is established when there are consistent design and functional relationships so that new development relates to adjacent development. Achieving compatibility does not require the imitation or repetition of the site, building and landscape design of adjacent development.

"Complementary" site design, building design, and landscape design is achieved when the proposed design responds to, or contributes to, the existing land use patterns, character, and zoning context. Complementary development does not necessarily mean the imitation or replication of adjacent development.

"Contrast" is created by the inclusion of differing design elements which add variation or interest to the design.

"County" means the County of Santa Cruz.

"Design guideline" means a written prescription establishing the parameters of site planning, architectural and landscape design for a given project or specific planning area.

"Development review group" means a group of County staff from several County departments which reviews proposed development projects to determine the extent of further information which will be needed to process the application and assesses the project for compliance with all County ordinances. Recommendations and assessments of the development review group shall be nonbinding.

"Director" means the Planning Director of the County of Santa Cruz or his/her authorized designee charged with the administration and enforcement of this chapter.

"Environmental Coordinator" means the Planning Department staff person assigned to review applications and make environmental determinations based upon the County of Santa Cruz environmental review guidelines.

"General Plan" means the General Plan of the County of Santa Cruz as may be amended from time to time.



(B) “Landscaped area” means the portion of the development proposed for landscaping, excluding hardscape and nonporous surfaces.

(C) “Landscape maintenance agreement” means a written, signed agreement between the title owner of record or his/her/their duly authorized agent and the County, ensuring maintenance of landscaping for a minimum period of two years, pertaining to a development project approved by either the Planning Director, Zoning Administrator, Planning Commission, or Board of Supervisors, or Zoning Administrator. The agreement shall be accompanied by a landscape maintenance security, a cash deposit or other instruments of credit as described in SCCC 14.01.511 and approved by the County, and shall be signed by duly authorized agents representing the County and the title owner of record for the subject property prior to issuance of a certificate of occupancy or final inspection approval by the Building Official of the County.

(D) “Landscape maintenance security” means a performance security paid by the title owner of record or duly authorized agent acting as applicant for a development project approved by the County, issued to the Planning Department in an amount equal to 100 percent of the estimated two-year maintenance cost of landscaping and irrigation systems for the development project.

(E) “Massing” is the architectural relationship—proportion, profile, and contour—between the various masses or volumes of a building or landscape. The mass of a building is defined by the roof, walls and floor. It may be a simple box form, but more often it is a composite of various forms. Plant massing can be used to create architectural forms in the landscape such as screens, canopies, barriers and floors, and can be used to define edges of open spaces and directional movement.

“Order” is a hierarchical relationship established between the design principles of harmony, contrast, and balance so as to achieve legible form and space in a building while permitting diversity.

“Planning Commission” means the Planning Commission of the County of Santa Cruz.

“Proportion” is the ordered relationship of bulk, massing and scale in building design so as to create a hierarchical composition from the smallest to the largest of its parts, and as a whole. Proportion can be used to describe height-to-height ratios, width-to-width ratios, width-to-height ratios, and ratios of massing. Proportion can be evaluated for individual buildings, as well as adjacent buildings and groups of buildings.

Landscaping can be used to establish a consistent rhythm along a streetscape which will compensate for the lack of proportion in building size and placement.

(F) “Protected use areas” means riparian corridors and buffer areas, beaches, floodways, lagoons, wetlands, marshes, fault areas, bluffs, ravines, areas with steep slopes or unstable soil conditions, timberlands, and sensitive wildlife habitat and biotic resource areas as defined in SCCC Title 16.



(G) “Remodel,” for the purposes of this chapter, means any alteration of a structure, requiring a development permit and/or building permit approval from the County, which effects a change in the original site plan, exterior building elevation, or landscape design.

“Scale” is the comparison of the size of one object to another. In building design, scale is created by the articulation of building mass by use of design elements such as projections and recesses, doors and windows, texture and color, so as to create the relationship of scale at many levels in the building design. Examples of different levels of scale which can be created in a building include: human scale, or the relationship of the building and its design elements to the size of a human being; the size of building elements in relation to the overall size of the building; the size of a building as a whole in relation to adjacent buildings; and the size of a project in relation to the building site.

(H) “Santa Cruz County Design Guidelines” means an adopted guidance document providing architectural and site design principles, concepts, and examples to guide the development of the physical environment to be compatible with community goals and the natural environment.

(I) “Sensitive site” shall mean any property within a Scenic Area or Coastal Special Scenic Area as identified in the County GIS; located within the Rural Services Line in the La Selva General Plan Area; located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; located on a coastal bluff, or on a ridgeline or ridgetop; on a site that contains unique hydrologic, geologic, or paleontological features as defined by the General Plan/LCP; or is in an area where development may impact public views of the ocean, forests, mountain hillsides, open meadows, or other scenic resource as determined by the Planning Director.

“Unity” is achieved when the design principles of harmony, contrast, balance, and order combine in a relationship which is perceived as a whole entity, rather than as a collection of parts.

(J) “Villages” means one of the communities those areas for which unique design criteria have been or will be established as part of an adopted specific village, town, or area plan. Examples of villages include Aptos Village, Ben Lomond, Boulder Creek, Corralitos, Felton, portions of Live Oak, Seacliff Village, and Soquel Village.

The following section of code is new and provides the procedures and regulations associated with the new site development permit.

13.11.035 Site development permits.

(A) Site development permit. A discretionary permit for physical development or improvement of a site is known as a Site Development Permit (SDP). Certain types of development are permitted by right and other types of development require an SDP as indicated in section 13.11.037: Site Development Permit Chart. Some SDPs require design review as indicated in section 13.11.040.



(B) Procedures. All regulations and procedures regarding application, review, findings and conditions of approval, findings for denial, appeal and enforcement and other requirements for an SDP shall be in accordance with the provisions of SCCC 18.10 and 19.01. Pursuant to SCCC 18.10.240, the approving body may apply permit conditions related to the physical development of the site or require off-site improvements commensurate with the scope of the project, to ensure the physical site development complies with all pertinent County policies and ordinances and with the General Plan.

(C) Modifications to existing development. Modification of an existing site or structure with a valid discretionary permit may be processed as an amendment to the existing discretionary permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see SCCC 13.10.260 et. seq. Modifications to previously unpermitted structures require a new Site Development Permit approved as provided in SCCC 13.11.037.

(D) Compliance with approved plans, maintenance and enforcement.

(1) Compliance. All required improvements on approved plans shall be installed or, in some cases, secured, as shown on the plans prior to issuance of a certificate of occupancy.

(2) Maintenance. All required improvements on approved plans shall be permanently maintained as approved and installed.

(3) Violation. Failure to comply with this chapter is a violation of the County of Santa Cruz zoning ordinance.

(4) Enforcement. Any violation of this chapter, including failure to comply with additional approved conditions and/or agreements between the County and the permittee for the development and maintenance of the project improvements, is enforceable under the provisions of SCCC 13.10.280 and SCCC 1.12. Enforcement may include, without limitation, permit review, permit amendment, permit revocation, or enforcement of a landscape maintenance agreement and other actions authorized under SCCC 1.12.

(E) Compliance with adopted plans, policies and standards.

(1) Compliance with Development Standards. All required site development standards as set forth in SCCC 13.10 shall be met as applicable.

(2) Compliance with Other Applicable Regulations. The project plans shall conform to the provisions of SCCC 13.20 (if located within the Coastal Zone), and Title 16, and other ordinances and regulations as applicable.

(3) Compliance with Special Area Plans and Guidelines. In those areas where design standards and guidelines have been adopted for communities, villages, neighborhoods, specific roads, or other areas with specific plans, town plans, or area plans, the project design shall be



consistent with those standards and guidelines. Where specific plan design standards or guidelines conflict with requirements contained herein, the specific/area plan design standards and guidelines shall take precedence, unless a finding can be made that a provision in the special area or town plan or guidelines has been made obsolete by overriding policies in the County General Plan, changed on-site conditions, or modernized regulations.

13.11.037 Site Development Permit Chart.

The chart Table 13.11.037-1 below provides SDP requirements for physical site development associated with allowed uses. See use charts in SCCC 13.10 for uses allowed in each zone district. Development not identified below may require an SDP where specified in SCCC Chapter 13.10 or in other provisions of the SCCC.

Table 13.11.037-1: Site Development Permit Chart		
KEY:		
P = Site Development Permitted by Right: No discretionary site development permit required.		
MSP = Minor Site Development Permit: Administrative permit, no public notice.		
ASP = Administrative Site Development Permit: Administrative permit with public notice.		
CSP = Conditional Site Development Permit: Permit subject to public hearing with public notice. Hearing is before the Zoning Administrator except where a different hearing body is specified.		
TYPE OF DEVELOPMENT	PERMIT REQUIRED	REFERENCES & NOTES
SUBDIVISIONS		
Land divisions	CSP	14.01
RESIDENTIAL SITE DEVELOPMENT³		
Residential dwellings (<5,000 sf): 1-2 units 3-10 units More than 11-15 units More than 15 units	P/ MSP* ASP CSP CSP-PC	*MSP required on sensitive sites or in CA or TP zone district (see 16.50.090). See 13.10.611 for SDP requirements for accessory structures.
Residential additions > 500 sf on sensitive sites or in Coastal Special Communities	MSP	
Site development accessory to a residential use, including swimming pools and storage tanks	P	
Residential dwelling(s) 5,000 square feet or greater	CSP	13.10.325
Accessory Dwelling Unit (ADU) or Junior ADU	P	13.10.681
NON-RESIDENTIAL DEVELOPMENT, EXCLUDING AGRICULTURE AND TIMBER³		
New construction ≤ 5,000 sf 5,000 sf-10,000sf >10,000sf	ASP CSP CSP-PC	See below for new structures, additions, and remodels related to cannabis.





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<u>TYPE OF DEVELOPMENT</u>	<u>PERMIT REQUIRED</u>	<u>REFERENCES & NOTES</u>
Storage building <500 sf	MSP	
Additions < 500 sf ≥ 500 sf	MSP ASP	
Interior remodel or tenant improvement not affecting exterior or adding floor area	P	
Minor exterior remodels consistent with existing design and excluding straight in-kind repair and replacement	MSP/ASP*	*ASP in residential zone districts.
Major exterior remodels changing the design, character, or substantial portion of materials	ASP	
New, modified or expanded parking area or site access	MSP*	13.16 * MSP also required with multi-family development.
New structures, additions, and exterior remodels of structures for cannabis cultivation, manufacturing, or distribution	MSP	13.10.650 See "Agricultural and Timber Production" below for cannabis-related development in agricultural and timber production districts.
Signs	MSP	13.10.580-13.10.587
Community facilities: <u>Flood control works and facilities for fish and wildlife enhancement</u> <u>Other community facilities, including public water projects and wireless communication facilities; public facility uses; structures and facilities associated with parks and outdoor recreation uses including public or commercial swimming pools, sports fields, golf courses, and tennis courts</u> ≤ 10,000 sf > 10,000 sf	P CSP CSP-PC	13.10.312(C), 13.10.314, 13.10.642, 13.10.643
AGRICULTURAL AND TIMBER PRODUCTION SITE DEVELOPMENT^{1,2,3}		



(A) Residential development including:

(1) New residence(s) or additions involving 500 square feet or more within coastal special communities or on sensitive sites.

~~(2)~~ New single-family residences or remodels of 5,000 square feet or larger as regulated by SCCC 13.10.325324.

(3) Residential development of three or more units. (Accessory dwelling units are exempt from Design Review.)

~~(B)~~ All minor land divisions, as defined in Chapter SCCC 14.01 SCCC, occurring within the urban services line or rural services line, as defined in Chapter SCCC 17.02 SCCC; all minor land divisions located outside of the urban services line and the rural services line, which affect sensitive sites; and all land divisions of five parcels (lots) or more. For all subdivisions where actual construction of homes is not part of the application, design guidelines for development shall be required as part of the application submittal package. For all subdivisions where actual construction of homes is part of the application, both design guidelines and prototypical house and landscape design plans shall be required as part of the application submittal package, ~~it will be a required part of any design approval to include either conceptual prototypical house and landscape design plans as part of the submittal package, or design guidelines for future home construction.~~ Any major revisions to approved construction prototypes or design guidelines shall be processed pursuant to SCCC 18.10.134 and shall be subject to the design review process.

~~(C)~~ All new commercial, mixed-use, industrial, or public facility construction or remodels or new commercial construction involving exterior alterations.

~~(F)~~ All industrial remodels or new industrial construction.

~~(G)~~ All institutional remodels or new institutional construction.

~~(H)~~ All County projects, including, but not limited to, public buildings, park and open spaces, streets and streetscapes and associated site development.

~~(I)~~ Except for large dwellings as defined in this chapter, all agriculturally related uses and structures proposed in the A, AP, CA, TP or RA Zoning Districts are exempt from the standards and guidelines contained herein. All agriculturally related uses and structures in the CA, A and RA zone districts are exempt from design review.

~~(J)~~ Design review requirements may be waived if the Planning Director, or his/her/their designee, certifies that the nature of the project is minor or incidental in respect to the purpose of design review as defined in this chapter. Conversely, design review requirements may be imposed on a project if the Planning Director, or his/her/their designee, certifies that the nature of the project is significant in respect to the purpose of design review as defined in this chapter.



~~(K) The landscape water conservation requirements set forth in SCCC 13.11.075(C) apply only to the common landscape areas of land divisions and of residential developments of three or more units; to commercial, industrial or institutional construction or remodels 2,000 square feet in size or larger; and to all County projects including, but not limited to, public buildings, parks and open spaces, streets and streetscapes.~~

13.11.050 Procedures for design review.

Design review is required of all projects as specified in the provisions of this chapter and Where required pursuant to SCCC 13.11.040, design review shall occur during the Site dDevelopment pPermit review and shall be completed prior to public hearing or approval of a Site dDevelopment pPermit. Design review shall occur as follows:

- (A) An initial evaluation, to determine consistency of the proposed development project with this chapter, shall occur during the first 30-day completeness review and/or during development review group evaluation, if applicable (see SCCC Chapter 18.10). Any redesign required by as a result of design review can be coordinated with any redesign that may be required as a result of the completeness review of other departments or agencies.
- (B) A second evaluation, to determine consistency of the proposed development project with this chapter, if necessary, shall occur following a submittal of revised plans.
- (C) In the event that an EIR Environmental Impact Report is required under the California Environmental Quality Act, a third evaluation, to determine consistency of the proposed development project with this chapter, shall occur following any redesign necessitated by any required development mitigation measures.

~~13.11.051 Submittal requirements.~~

~~All projects subject to this chapter shall submit the documentation prescribed in SCCC 18.10.210(E). The Planning Department may, however, waive any of the prescribed requirements upon a determination that specific items are not relevant to the application due to project characteristics. Conversely, any other information deemed necessary by the Planning Director or his/her designee, such as photographs, visual analysis, sketches and renderings, shall be required, if determined necessary for a complete design analysis.~~

~~13.11.052 Required findings and action.~~

~~For all projects subject to the provisions of this chapter, the Planning Department is authorized to and shall make a positive, negative, or conditional design review recommendation based upon the following finding:~~

~~The proposed development project is consistent with the design standards and guidelines (SCCC 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.~~



The decision-making body(ies) is(are) authorized to and shall approve, conditionally approve or deny applications and impose reasonable conditions upon such approval as are necessary to make the finding above. No approval and no permit shall be issued unless this finding can be made.

13.11.053 Exceptions.

- (A) Flexibility in the application of design standards and guidelines may be permitted based on the following factors: (1) due to special site circumstances or existing site uses, or (2) the objectives of this chapter are better achieved by allowing flexibility when considering the design standards and guidelines.
- (B) Exceptions to the design standards and guidelines shall be based upon the circumstances of the individual application. Any decision on an exception shall not establish a precedent for future applications.
- (C) Any proposed exception to the design standards and guidelines shall be described as part of the design review application and shall be subject to recommendation by the Planning Department and final action by the decision-making body(ies).

13.11.054 Appeals.

Any appeal of a design review determination made by an administrative or decision-making body as part of its action on a permit application shall be subject to the procedures and provisions of SCCC 18.10.310 through 18.10.360, inclusive.

13.11.060 Compliance with approved site plan, architecture, and landscape architecture requirements, maintenance and enforcement.

- (A) Compliance. All required improvements on the approved building permit application package shall be installed or, in some cases, secured, as shown on the plans prior to issuance of a certificate of occupancy.
- (B) Maintenance. All required improvements on the approved building permit application package shall be permanently maintained as approved and installed.
- (C) Violation. Failure to comply with this chapter is a violation of the County of Santa Cruz zoning ordinance.
- (D) Enforcement. Any violation of this chapter, including failure to comply with additional approved conditions and/or agreements between the County and the permittee for the development and maintenance of the project improvements, is enforceable under the provisions of SCCC 13.10.280 and Chapter 1.12 SCCC. Enforcement may include, without limitation, permit review, permit amendment, permit revocation, or enforcement of a landscape maintenance agreement and other actions authorized under Chapter 1.12 SCCC.



SCCC 13.11.060 is new and provides for consistency with the new General Plan Built Environment Element and reference to the new Santa Cruz County Design Guidelines, which will help to provide design guidance for new multi-family residential, commercial, and mixed-use development.

13.11.060 Santa Cruz County Design Guidelines.

- (A) Purpose. It is the intent of the Santa Cruz County Design Guidelines to foster new and urban infill development that provides for vibrant, safe, and diverse communities, while integrating with existing neighborhoods and protecting natural resources.
- (B) Applicability. New multi-family residential development of three or more units; and commercial and mixed-use developments within the County's urban and rural services lines, including additions and exterior remodels over 500 square feet, shall be consistent with the development and design concepts within the adopted Santa Cruz County Design Guidelines.
- (C) Use. The Santa Cruz County Design Guidelines provide principles and direction for architectural and site development and provide conceptual examples for achieving community design objectives that shall be applied during the design review process.

SCCC 13.10.070 retains certain design review standards and guidance from the existing code that are outside the purview of the Santa Cruz County Design Guidelines, which focus primarily on building design. In particular, most of the detailed design standards retained in this section are moved here from code sections 13.11.072 (Site Design) and 13.11.075 (Landscaping). However, this content is shown in underline for ease of reading.

13.11.070 Design review standards and guidelines.

The design standards and guidelines for site plan, architectural and landscape design review for the County of Santa Cruz are set forth in SCCC 13.11.071 through 13.11.076, inclusive. applicable to all projects requiring design review as identified in SCCC 13.11.040 are provided in this section. These standards are in addition to design guidance provided in the Santa Cruz County Design Guidelines, where applicable.

- (A) Building design. The Santa Cruz County Design Guidelines provide overarching guidelines for building design, as well as guidance specific to multi-family residential, residential flex, mixed-use, and commercial buildings. Projects that are not subject to the Santa Cruz County Design Guidelines may refer to these guidelines as appropriate in the design of new buildings.
- (B) Environmental considerations for building and site design. All development for which design review is required shall be designed to be compatible with the natural environment and



surroundings, and impacts of new development on the surrounding environment and adjacent properties shall be reduced, in accordance with the following standards:

(1) Coordinated Development.

(a) Coordinated site design (including shared parking and circulation systems, sign facilities, landscaped areas, and recycling and garbage storage and collection areas) shall be encouraged on adjacent parcels with similar uses. In such cases, mutual access easements granted to each property owner are necessary. Site plans which allow for future shared use between adjacent parcels are encouraged, where appropriate.

(b) Clustered commercial use areas with shared facilities, rather than linear commercial use with separate facilities for each site, are encouraged.

(c) Physical barriers (e.g., fences, curbs, or walls) between adjacent parcels with similar uses are discouraged unless needed for drainage, security, screening, or noise attenuation purposes.

(2) Clustered Design. Clustered site design is encouraged for residential development in rural areas, and may be required as indicated in the following areas:

(a) Clustered site design in Protected Use Areas and on Sensitive Sites, as defined in SCCC 13.11.030, shall be required as appropriate to protect sensitive habitats, natural or scenic resources; or to avoid geologic hazards.

(b) On sites having natural amenities such as significant groups of trees or other areas of vegetation, wooded arroyos or other protected use areas, or with views to mountains or the bay, the cluster design concept shall be employed to incorporate these features into the site plan.

(c) On sites where medium- to high-density residential development is permitted by the zoning district, cluster design is encouraged and may be required to increase the potential for useable outdoor amenities.

(d) When the cluster design concept is used, the units should be designed in a manner that incorporates light, air, space and privacy for the individual units while maintaining quality common open space.

(3) Infill development. Infill development within the County's urban services line is encouraged according to the County General Plan. Considerations for neighborhood context and reducing impacts on existing adjacent development shall be accomplished by providing adequate transitions in building massing and rooflines, setbacks, and landscape buffering at property lines shared with lower density development or between commercial/industrial/public facility development and residential properties.



(4) Natural Site Amenities and Features.

- (a) The site plan shall relate to surrounding topography, and significant natural vegetation of long-term quality shall be retained.
- (b) Existing mature trees, rock outcroppings, riparian corridors, natural site amenities and other features shall be retained or enhanced and incorporated into the site design and landscaping to the greatest extent feasible.
- (c) Buildings shall be sited and oriented in such a way as to take advantage of, or make connection to, the natural site amenities and features.
- (d) Hilltop and hillside development shall be integrated into the silhouette of the existing backdrop such as the terrain, landscaping, and other structures. Ridgeline protection shall be ensured by restricting the height and placement of buildings and providing landscape screening in order to prevent any projection above the ridgeline. If there is no other building location on a property except a ridgeline, this circumstance shall be verified by the Planning Department with appropriate findings and mitigation measures to ensure that the proposed structure is low profile and visually screened.

(5) Views.

- (a) Development shall protect the public viewshed, with appropriate siting of structures and maintenance of viewshed corridors from the public rights-of-way.
 - (b) Development should minimize the impact on private views from adjacent parcels, wherever practicable.
- (6) Sustainable Development. Sites shall be designed to encourage sustainable practices that reduce environmental impacts, climate change, and the utilization of resources. Where achievable, measures above and beyond code requirements are encouraged, including:
- (a) Energy conservation measures, such as energy-efficient building design, installation of solar panels and electric vehicle charging stations;
 - (b) Water conservation and reuse, such as low-flow fixtures, graywater irrigation, drought-tolerant landscape species and limited use of green lawns requiring watering;
 - (c) Stormwater control and surface water features, such as alternative pavements that encourage infiltration, low-impact development, drainage percolation, daylighting of streams and creeks, and rooftop gardens;
 - (d) Alternative transportation facilities, such as pedestrian and bicycle facilities that connect to existing facilities and transit corridors, limiting parking to minimum needed, prioritizing location of carpool parking;
 - (e) Interpretive signage that features and explains environmental connectivity; and



(f) LEED or other building and/or site sustainability certification.

(7) Open Space Design.

(a) Activities in “protected use areas” shall be limited to those having minimal impacts, such as paths and benches. Where feasible, a path to and/or along the perimeter of the natural areas shall be provided.

(b) All useable open space requirements for multi-family and mixed-use development shall be satisfied according to SCCC 13.10.323(FD) and 13.10.335334(A).

(8) Noise.

(a) Reasonable protection for adjacent properties from noise may be achieved through site planning, building siting, building orientation, physical barriers such as masonry walls, landscaped earth berms, or setback/buffer areas.

(9) Solar Design.

(a) Buildings shall be designed so that solar access is reasonably protected for the buildable lot area of adjacent, affected properties. A shadow study (plan) may be required when proposed development may impact the solar access of adjacent properties, as determined by the Planning Director.

(b) Wherever lot size and setbacks permit, the building walls with major window areas shall be appropriately oriented for passive solar heating and cooling, and natural lighting. Building layout should encourage energy conservation.

(c) Solar devices are protected from shading due to landscaping in the Solar Shade Control Act (Public Resources Code Sections 25980-25986).

(C) Site Planning Standards.

(1) Utilities and Rooftop Equipment.

(a) New utility and service lines shall be installed underground, unless infeasible due to environmental constraints.

(b) Utility equipment such as electrical and gas meters, electrical panels, and junction boxes on exterior wall elevations facing streets shall be screened from streets and building entries using architectural screens, walls, fences, and/or plant material consistent with the architectural design of the building, unless screening is not allowed for safety purposes.

(c) Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or dense landscaping, and shall not obstruct



views of traffic from tenant spaces or driveways, or views to monument signs.
Underground vaults may be located in the front setback area for aesthetic purposes.
Exceptions may be allowed where required for safety purposes.

(d) All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design and shall be screened.

(2) Waste Management and Recycling. All commercial, industrial, public facility, and multi-family developments shall provide for the separate storage and collection of all waste and recyclable materials generated by the on-site uses.

(a) Recycling and Waste Storage Standards. All waste collection and recycling areas shall be designed according to guidance provided by the Department of Public Works and shall meet the following subsections, and criteria in the Santa Cruz County Design Guidelines where applicable.

(i) Commercial, industrial, institutional and multi-family residential uses shall include areas for waste and recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs.

(ii) Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles.

(iii) Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.

(iv) Recycling and waste storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage. Waste and recycling storage containers shall be of sufficient size to accommodate all waste and recycling generated.

(v) Maximum distance for the storage area shall be no greater than 250 feet from each living unit in a multifamily residential development.

(3) Signage Design.

(a) All requirements relating to signs set forth in SCCC 13.10.580 through 13.10.587 shall be met.

(b) All signage shall be consistent with the design principles and concepts in the adopted Santa Cruz County Design Guidelines, where applicable.

(c) Freestanding signage shall be an integral part of the site or landscape design, or shall be similar to, or consistent with, the design of the proposed building(s).

(4) Lighting.



- (a) All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
- (b) All lighted parking and circulation areas shall utilize low-rise light poles or light fixtures attached to the building. Light poles to a maximum height of 15 feet are allowed.
- (c) Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
- (5) Parking areas shall be subject to the design standards in SCCC 13.16.060.

(D) Landscaping Standards.

(1) It shall be an objective of landscape design to relate to the building and site design, the proposed use, and to site conditions. In addition to the standards in this subsection, landscaping design shall meet the intent of the relevant principles and concepts provided in the Santa Cruz County Design Guidelines where applicable, landscape requirements for parking lots in SCCC 13.16, and the water-efficient landscape standards of SCCC 13.13.

(a) Site Landscaping.

- (i) The required yard (setback) adjoining a street shall incorporate appropriate landscape and/or hardscape. Landscaping shall be required where noted below, and shall be required in all other setbacks along streets where feasible. Appropriate landscape elements may include trees, shrubs, and groundcover. Appropriate hardscape materials may include brick or other modular pavers; stamped or textured concrete; or colored concrete and shall create useable exterior space appropriate to the site and buildings.
- (ii) Front yards of each single-family residential parcel in new subdivisions shall contain at least one tree with a minimum canopy diameter of 15' at maturity, where the existing tree canopy covers less than 25% of the required front yard.
- (iii) Front yards of all newly created multi-family developments shall contain at least one tree with a minimum canopy diameter of 15 feet at maturity for every 50 feet of linear footage.
- (iv) Where a commercial or industrial use is located adjacent to a residential district, the following landscaped buffers shall be applied at the property line:
 - A. Commercial and industrial buildings under 5,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development and a six-foot-high solid wood fence or masonry wall.



B. Commercial and industrial buildings between 5,000 square feet and 10,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development with a six-foot-high masonry sound wall.

C. Commercial and industrial buildings between 10,000 and 20,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development plus an additional one-foot width for each additional 1,000 square feet of building over 10,000 square feet, up to 20,000 square feet, and a six-foot-high masonry sound wall. Trees are encouraged in landscaped areas with adequate space to allow for healthy tree growth. The landscaping which is required in excess of the minimum five-foot-wide strip may be modulated to provide additional buffer, where appropriate. The balance may not be less than the required total square footage of landscaping.

(v) Landscaping shall be planted in the ground. If this is not feasible, planter boxes of an appropriate size are acceptable.

(b) Existing Trees.

(i) Mature trees over six inches in diameter at five feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal.

(ii) Circumstances where tree removal may be appropriate include: an appreciably better project design not possible without the tree removal; retention of solar access to adjacent properties; dead, dying or diseased trees; nuisance trees; and trees which threaten adjacent development due to instability. Any proposal to remove more than 50% of the healthy trees on a site may require the submittal of an alternate design to evaluate the feasibility of retaining additional trees while meeting the project objectives. (See also SCCC 16.34, Significant Trees Protection.)

(iii) An evaluation and recommendation by a landscape architect or a licensed arborist shall be required to substantiate the removal of any mature tree based on a claim that the tree is unhealthy or poses a nuisance or threat to adjacent development.

(iv) The applicant shall be required to replace any mature trees which are permitted to be removed to the greatest extent feasible, as determined through the design review process.

(v) The decision-making body may waive the requirement of removal of invasive species in order to protect visual amenities or where trees provide habitat value.

(c) Street Trees.



(i) Where required pursuant to the County Design Criteria or as a condition of project approval, street trees (or private yard trees providing similar effect) shall match any existing street tree species and spacing; shall implement any proposed street tree program; and complement any existing trees in the area, if a street tree program does not exist for the street. Street trees installed within County rights-of-way shall be chosen from the "Recommended Santa Cruz County Right of Way Trees" list in the Santa Cruz Urban Forestry Master Plan, where applicable. (See also Section H of the County Design Criteria.)

(d) Screening, Fences and Walls.

(i) When landscaping is required to screen views of a site or site uses, the plant material shall be appropriately sized and spaced so that a dense screen grows in a short period of time and views of objects on the opposite side are effectively screened. In narrow planting areas, trellises and vines may be used to screen development.

(ii) All shrubs used for screening purposes shall be a minimum five-gallon size when planted.

(iii) A fence or wall, when required as a screening device, shall be of solid wood or masonry, or other material, modulated and landscaped where appropriate to provide visual relief from continuous wall or fence surfaces. Fencing shall comply with SCCC 13.10.525.

(2) It shall be a landscape design objective to select plant material appropriate to the design and site conditions. Site conditions which affect the selection of appropriate plant material include soil conditions, microclimate, maintenance, and solar access. Factors which affect the landscape design include the growth pattern, color, and texture of the plant material.

(a) Plant Material Type, Size and Growth.

(i) Invasive species such as acacia, pampas grass, broom, acacia, etc., should not be used and should be eliminated if already present.

(ii) Landscaping shall be provided in sufficient size and quantity to adequately screen and soften the effect of new building planes and asphalt within the first year of growth.

(iii) All trees planted shall be a minimum of 15-gallon size. Larger specimens may be required, e.g., 24-inch box or field specimens, depending upon the scale of the proposed project. The trees shall have been grown to the minimum nursery standards for tree height, caliper and canopy for the container size and tree species specified.



(iv) Landscape plans prepared by a landscape architect or designer shall be required for all projects with new construction square footage of 2,000 square feet or greater. The plans shall specify appropriate plant species, spacings and locations, given the plant types and characteristics, type of soil, availability, watering needs and similar considerations, so that the plantings will achieve their purpose and mature size within a reasonable time.

(b) Landscape Maintenance.

(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.

(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in 13.10.324(C).

(iii) The decision-making body shall, as a condition of approval of a SDP including any landscaping or landscaped area, require the execution of a landscape maintenance agreement and security as defined in SCCC 13.11.030, or other acceptable surety, for the maintenance of any or all landscaping on a building site. A landscape maintenance security shall not be required for commercial, industrial or residential projects where a property owners' association is established to assure-ensure that landscape maintenance of common areas is satisfactorily accomplished. Proof of the formation of the property owners' association shall be supplied to, and approved by, the Planning Department before the landscape maintenance bond requirement is waived.

(3) It shall be an objective of the landscape design to conserve water and to maximize water use efficiency through plant selection, soil conditioning and irrigation management.

(a) Applicability. The landscape water conservation requirements set forth in this subsection apply only to the common landscape areas of land divisions and of residential developments of three or more units; to commercial, industrial, or institutional construction or remodels 2,000 square feet in size or larger; and to all County projects including, but not limited to, public buildings, parks and open spaces, streets and streetscapes.

(b) Turf Limitation and Plant Selection.



- (i) The turf area shall be limited to no more than 25 percent of the total landscaped area. This limitation shall not apply to projects such as public parks, cemeteries and recreation areas where water use efficiency is evaluated on a regular basis through a landscape irrigation audit or to any project that uses reclaimed or recycled water for irrigation purposes.
- (ii) Turf shall be of low to moderate water-using varieties, such as tall fescue. Turf shall be used in a practical manner for high use or aesthetically desirable areas. Turf should not be used in median strips, on slopes greater than 33 percent or in areas less than eight feet wide.
- (iii) At least 80 percent of the plant materials selected in non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area) need not be drought tolerant; provided, that they are grouped together and can be irrigated separately. The use of trees and native plants is encouraged in appropriate locations.

(c) Soil Conditioning.

- (i) In new planting areas, soil shall be tilled to a depth of six inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention.
- (ii) After planting, a minimum of two inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

(d) Irrigation Management.

- (i) All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation or, where feasible, a drip irrigation system.
- (ii) Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- (iii) Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.
- (iv) Plant materials having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.



(v) An irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

(vi) Whenever possible, landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative loss.

(4) Site Furniture and Fixtures. Outdoor furniture and fixtures such as lighting, freestanding signs, trellises, raised planters, benches, trash receptacles, newspaper racks, bus stops, and fencing shall be compatible with project architecture, shall be integral elements of the building and landscape design, and shall be included in, and shown on, all site and landscape plans.

13.11.072 Site design.

~~(A) It shall be the objective of new development to enhance or preserve the integrity of existing land use patterns or character where those exist and to be consistent with village plans, community plans and coastal special community plans as they become adopted, and to complement the scale of neighboring development where appropriate to the zoning district context. New development, where appropriate, shall be sited, designed and landscaped so as to be visually compatible and integrated with the character of surrounding areas:~~

~~(1) Compatible Site Design:~~

~~(a) The primary elements of site design which must be balanced and evaluated in relation to the proposed project site and surrounding development in order to create compatible development include:~~

~~(i) Location and type of access to the site.~~

~~(ii) Building siting in terms of its location and orientation.~~

~~(iii) Building bulk, massing and scale.~~

~~(iv) Parking location and layout.~~

~~(v) Relationship to natural site features and environmental influences.~~

~~(vi) Landscaping.~~

~~(vii) Streetscape relationship.~~

~~(viii) Street design and transit facilities.~~



- ~~(ix) Relationship to existing structures.~~
- ~~(b) Consideration of the surrounding zoning district, as well as the age and condition of the existing building stock, is important in determining when it is appropriate to continue existing land use patterns or character and when it is appropriate to foster a change in land use or neighborhood character.~~
- ~~(c) Where the existing zoning allows the creation of new land use patterns, applicants are encouraged to provide an analysis of the surrounding neighborhood in support of their proposal for a new type of land use. The analysis would include one block on each side of the proposed site, on each side of the street. Supporting material may include the use of photographs, building elevations, or maps indicating the surrounding land uses, and a written analysis.~~
- ~~(d) Transitions shall be provided between existing and new projects of different zoning, where appropriate.~~
- ~~(2) Coordinated Development.~~
 - ~~(a) Coordinated site design (including shared parking and circulation systems, sign facilities, landscaped areas, and recycling and garbage storage and collection areas) shall be encouraged on adjacent parcels with similar uses. In such cases, mutual access easements granted to each property owner are necessary. Site plans which allow for future shared use between adjacent parcels are encouraged, where appropriate.~~
 - ~~(b) Clustered commercial use areas with shared facilities, rather than linear commercial use with separate facilities for each site, are encouraged.~~
 - ~~(c) Physical barriers (e.g., fences, curbs, or walls) between adjacent parcels with similar uses are discouraged unless needed for drainage, security, screening, or noise attenuation purposes.~~
- ~~(B) It shall be an objective to preserve or enhance natural site amenities and features unique to the site, and to incorporate these, to a reasonable extent, into the site design.~~
- ~~(1) Natural Site Amenities and Features.~~
 - ~~(a) The site plan shall relate to surrounding topography, and significant natural vegetation of long-term quality shall be retained, where appropriate.~~
 - ~~(b) Existing mature trees, rock outcroppings, riparian corridors, natural site amenities and other features shall be retained or enhanced and incorporated into the site design and landscaping, where appropriate.~~



~~(c) Buildings shall be sited and oriented in such a way as to take advantage of, or make connection to, the site amenities and features, where appropriate.~~

~~(d) Hilltop and hillside development shall be integrated into the silhouette of the existing backdrop such as the terrain, landscaping, and other structures. Ridgeline protection shall be ensured by restricting the height and placement of buildings and providing landscape screening in order to prevent any projection above the ridgeline. If there is no other building location on a property except a ridgeline, this circumstance shall be verified by the Planning Department with appropriate findings and mitigation measures to ensure that the proposed structure is low profile and visually screened.~~

~~(2) Views:~~

~~(a) Development shall protect the public viewshed, where possible.~~

~~(b) Development should minimize the impact on private views from adjacent parcels, wherever practicable.~~

~~(C) It shall be an objective of the site plan to incorporate safe and functional circulation, accessible to the disabled, pedestrians, bicycles and vehicles.~~

~~(D) It shall be an objective of the site plan to locate, buffer and screen accessory uses and utilities so as to reduce impacts on adjacent properties and on primary site uses.~~

~~(1) Accessory Uses:~~

~~(a) "Accessory uses" are defined as recycling and garbage storage and collection areas, exterior storage areas, service yards, loading docks, utility service areas and other nonprimary uses.~~

~~(b) Accessory uses which may be visible from public streets and adjacent properties shall be screened.~~

~~(c) Acceptable methods of screening include wood fencing, masonry walls, dense hedges, landscape earth berms, or a combination of these devices. Chain-link fencing will usually not be acceptable.~~

~~(d) Accessory uses shall be integrated into the site design, and grouped together into "service yards" where feasible, in order to minimize on-site and off-site impacts.~~

~~(e) Accessory uses shall not be located adjacent to residential properties unless such uses can be screened and buffered to prevent adverse impacts to the adjacent residential property.~~

~~(f) Accessory buildings, walls, storage areas, and fences shall be architecturally consistent with the primary structures of the site and compatible with the surrounding area.~~



Architectural consistency can be achieved by repeating building forms, materials, colors, or detailing.

- (g) Accessory uses shall be located and designed for ease of access by service vehicles and tenants, and in such a way as to minimize conflicts with circulation, parking, and other site uses.

~~(2) Utilities:~~

- ~~(a) New utility and service lines shall be installed underground, unless inappropriate.~~
- ~~(b) Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.~~

~~(E) It shall be an objective of site design to provide for the separate storage and collection of all recyclable materials generated by the on-site uses.~~

~~(1) Recycling. The County of Santa Cruz recycling design criteria on file in the Planning Department shall be consulted for all recycling area design guidelines.~~

- ~~(a) Commercial, industrial, institutional and multi-family residential uses shall include areas for recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs.~~
- ~~(b) Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles as specified by the County of Santa Cruz recycling design criteria.~~
- ~~(c) Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.~~
- ~~(d) Recycling storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage.~~
- ~~(e) Maximum distance for the storage area to be no greater than 250 feet from each living unit in a multifamily residential development.~~
- ~~(f) An exterior sign with the international recycling logo shall be required, including the name and phone number of the responsible person and an interior sign for the types of materials to be recycled as specified by the County of Santa Cruz recycling design criteria.~~



- ~~(g) The property owner is responsible for arranging with the collector/broker for regular pick-up of material. Recyclable materials shall not be allowed to accumulate in such a manner that visual or public health nuisance is created.~~
- ~~(h) Security shall be provided to prevent theft of recyclable materials by unauthorized persons; however, the enclosure shall also be accessible for deposit of materials by authorized persons.~~
- ~~(F) It shall be an objective of site signage design to provide adequate, attractive identification and direction, consistent with the area and use.~~
 - ~~(1) Signage Design.~~
 - ~~(a) All requirements relating to signs set forth in SCCG 13.10.580 through 13.10.587 shall be met.~~
 - ~~(b) Freestanding signage shall be an integral part of the site or landscape design, or shall be similar to, or consistent with, the design of the proposed building(s).~~
- ~~(G) It shall be an objective of site design to promote energy conservation and to reduce the impacts of adverse environmental influences.~~
 - ~~(1) Solar Design and Access.~~
 - ~~(a) Buildings shall be designed and located so that off-site solar access is reasonably protected for the buildable lot area of adjacent, affected properties.~~
 - ~~(b) Buildings shall be sited and designed so that solar access is reasonably protected for benefitting properties currently occupied by a building using a solar energy system.~~
 - ~~(2) Noise.~~
 - ~~(a) Reasonable protection for adjacent properties from noise may be achieved through site planning, building siting, building orientation, physical barriers such as masonry walls, landscaped earth berms, or setback/buffer areas.~~
- ~~(H) It shall be an objective of an open space design, whether landscape or hardscape, to relate to building and site design.~~
 - ~~(1) Open Space Design.~~
 - ~~(a) Activities in "protected use areas" shall be limited to those having minimal impacts, such as paths and benches. Where feasible, a path to and/or along the perimeter of the natural areas shall be provided.~~
 - ~~(b) All useable open space requirements for RM Districts shall be satisfied according to SCCG 13.10.323(F).~~



~~(f) It is an objective of residential site design, when permitted by zoning, to encourage cluster design for residential development in rural and protected use areas; for sites where natural amenities could be retained or enhanced; or where cluster design could be used to accommodate outdoor amenities for higher density development in urban areas.~~

~~(1) Cluster Design. Cluster site design is encouraged in the following areas, when permitted by zoning:~~

~~(a) Protected Use Areas. Protected use areas include: riparian corridors and buffer areas, beaches, floodways, lagoons, wetlands, marshes, fault areas, bluffs, ravines, areas with steep slopes or unstable soil conditions, timberlands, and sensitive wildlife habitat and biotic resource areas.~~

~~(b) Amenities. On sites having natural amenities such as significant groups of trees or other areas of vegetation, wooded arroyos or other protected use areas, or with views to mountains or the bay, the cluster design concept could be employed to incorporate these features into the site plan.~~

~~(c) Urban Areas. On sites where medium to high density residential development is permitted by the zoning district, cluster design is encouraged to increase the potential for useable outdoor amenities.~~

~~(2) When the cluster concept is used, the units should be designed in a manner that incorporates light, air, space and privacy for the individual units while maintaining quality common open space.~~

~~13.11.073 Building design.~~

~~(A) It shall be an objective of building design that the basic architectural design principles of balance, harmony, order and unity prevail, while not excluding the opportunity for unique design.~~

~~Successful use of the basic design principles accommodates a full range of building designs, from unique or landmark buildings to background buildings.~~

~~(B) It shall be an objective of building design to address the present and future neighborhood, community, and zoning district context.~~

~~(1) Compatible Building Design.~~

~~(a) Building design shall relate to adjacent development and the surrounding area.~~

~~(b) Compatible relationships between adjacent buildings can be achieved by creating visual transitions between buildings; that is, by repeating certain elements of the building design or building siting that provide a visual link between adjacent buildings. The building elements listed below shall be reviewed to achieve a level of neighborhood~~



compatibility appropriate to the architectural style, character and identity of both the proposed new building and the neighborhood:

- (i) ~~Massing of building form.~~
- (ii) ~~Building silhouette.~~
- (iii) ~~Spacing between buildings.~~
- (iv) ~~Street face setbacks.~~
- (v) ~~Character of architecture.~~
- (vi) ~~Building scale.~~
- (vii) ~~Proportion and composition of projections and recesses, doors and windows, and other features.~~
- (viii) ~~Location and treatment of entryways.~~
- (ix) ~~Finish material, texture and color.~~

(2) ~~Building design should be site and area specific. Franchise type architecture may not achieve an appropriate level of compatibility and is not encouraged.~~

(C) ~~It shall be an objective of building design to address scale on the appropriate levels ("scale" is defined in SCCC 13.11.030).~~

(D) ~~It shall be an objective of building design to use design elements to create a sense of human scale, and pedestrian interest.~~

(1) ~~Building Articulation:~~

(a) ~~Variation in wall plane, roof line, detailing, materials and siting are techniques which can be used to create interest in buildings, where appropriate. Roof and wall plane variations including building projections, bay windows, and balconies are recommended to reduce scale and bulk.~~

(b) ~~All exterior wall elevations visible from and/or facing streets are to have architectural treatment. No building surface fronting on a street shall have a flat, void surface without architectural treatment. The provision of projections and recesses, windows, doors and entries, color and texture, are methods of articulating facades.~~

(E) ~~It shall be an objective of building design to locate and screen mechanical equipment, and other accessory uses, so as to reduce impacts on primary building uses and on adjacent properties.~~

(1) ~~Rooftop Equipment.~~



- ~~(a) All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.~~
- ~~(b) Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.~~
- ~~(F) It shall be an objective of building signage to relate to the building design.~~
 - ~~(1) Building Signage. Signage attached to buildings shall relate to the building design by being an integral part of that design or by use of compatible materials and colors.~~
- ~~(G) It shall be an objective of building design to promote energy conservation and to reduce the impacts of environmental influences.~~
 - ~~(1) Noise. Where noise will impact the building users, the building design shall incorporate buffering to reduce the interior sound levels.~~
 - ~~(2) Solar Design:~~
 - ~~(a) Buildings shall be designed so that solar access is reasonably protected for the buildable lot area of adjacent, affected properties.~~
 - ~~(b) Wherever lot size and setbacks permit, the building walls with major window areas shall be appropriately oriented for passive solar heating and cooling, and natural lighting. Building layout should encourage energy conservation.~~
 - ~~(3) Recycling:~~
 - ~~(a) Encourage recycling areas or storage systems within all commercial, industrial, institutional and residential structures for use by the building occupants. Recommended storage space and design concepts can be found in the Santa Cruz County Recycling Design Criteria.~~

SCCC 13.11.074 has been consolidated with other standards related to access and parking to create the new SCC Chapter 13.16, Parking and Circulation.

13.11.074 Access, circulation and parking:

- ~~(A) It shall be an objective to design pedestrian, bicycle and vehicle circulation, and parking, to be safe, convenient, and readily understandable to users. Access, circulation and parking design shall relate to the proposed development on adjoining properties.~~
 - ~~(1) Vehicle Access for Multifamily Residential, Commercial and Industrial Projects:~~



- ~~(a) Refer to the County of Santa Cruz "Design Criteria for Streets, Storm Drains, Sanitary Sewers and Water Sewers," as prepared by the County Department of Public Works, for all street design and driveway design requirements.~~
 - ~~(b) Corner lots with frontages on both an arterial street and a local or collector street shall concentrate driveway access on the local or collector street wherever possible. If access is necessary from both streets, an entrance and exit should be located on the local or collector street and an "exit, right turn only" on the arterial. However, parking lots serving commercial uses should be accessed from commercially developed streets whenever possible.~~
 - ~~(c) Parking areas shall be designed, whenever feasible, so that all vehicles shall enter and exit public streets in a forward movement only, with the exception of projects of under 2,000 square feet on local streets or projects on cul-de-sacs. Directional arrows for one-way entrances and exits shall be clearly marked on the pavement.~~
 - ~~(d) Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.~~
 - ~~(e) The location and design of curb cuts, and curb cut widths on public streets shall be determined by the Public Works Director according to the public works design criteria. Minimize the number of curb cuts.~~
 - ~~(f) Pavement width for interior driveways shall be a minimum of 24 feet for two-way circulation and 12 feet for one-way circulation, unless additional width is required for emergency access by the Fire Department.~~
 - ~~(g) Driveways between commercial or industrial parcels shall be shared where appropriate.~~
 - ~~(h) Where an interior driveway or parking area parallels the side or rear property line, a minimum five-foot-wide net landscape strip shall be provided between the driveway and the property line. Where the interior driveway occurs between commercial or industrial properties with like zoning, the five-foot net landscape strip can be divided leaving a minimum two-foot net at the property line and the balance three feet net of landscaping on the other side of the driveway.~~
 - ~~(i) Driveways shall be coordinated with existing or planned median openings.~~
 - ~~(j) Entry drives on commercial or industrial projects greater than 10,000 square feet should include a five-foot minimum net landscaped median to separate incoming and outgoing traffic, where appropriate.~~
- ~~(2) Standards for Pedestrian Travel Paths:~~
- ~~(a) On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by~~



walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.

(b) Sidewalks or pedestrian pathways shall be provided where required by County regulations. Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.

(3) Access for the Disabled. State laws require that all facilities which are open to the public must be accessible to, and usable by, the physically disabled. Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.

(4) Public Transit. Support facilities for public transit, including bus turnouts and bus shelters, shall be provided when required by the transit district.

(B) It shall be an objective to reduce the visual impact and scale of interior driveways, parking and paving.

(1) Parking Lot Design.

(a) The site design shall minimize the visual impact of pavement and parked vehicles. Parking design shall be an integral element of the site design. Siting buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.

(b) Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate, in accordance with SCCC 13.11.076.

(c) Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.

(C) It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.

(1) Parking Lot Landscaping.

(a) Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses. Techniques to achieve screening include: the use of mixed planting which incorporates trees, shrubs, and groundcovers; mounds; low walls; parking set below grade; or a combination of these techniques which achieves this function.



- (b) ~~Parking lots shall be landscaped with large canopy trees. A landscape strip shall be provided at the end of each parking aisle.~~
 - (c) ~~A minimum five-foot-wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.~~
 - (d) ~~Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement. A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces. Planting areas for trees required within parking rows should be achieved by one of the following methods (see Figure 2):~~
 - (i) ~~A continuous landscape strip, at least five feet wide net, between rows of parking spaces; or~~
 - (ii) ~~Tree wells, eight feet wide, resulting from the conversion of two opposing full-sized spaces to compact spaces; or~~
 - (iii) ~~Tree wells, at least five feet square, placed diagonally between standard or compact car spaces.~~
 - (e) ~~At least 25 percent of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15-gallon size or larger when planted.~~
 - (f) ~~As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch-high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.~~
 - (g) ~~A minimum of one tree for each five parking spaces shall be planted along rows of parking.~~
 - (h) ~~Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.~~
 - (2) ~~Service Vehicles/Loading Space. Loading space shall be provided as required in SCCC 13.10.570 through 13.10.578, inclusive, for commercial and industrial uses. Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.~~
 - (3) ~~Parking Structures. Parking within structures including basement and roof parking is encouraged in order to minimize asphalt pavement and maximize open areas.~~
 - (4) ~~Bicycle Parking. Bicycle parking spaces shall be provided as required in SCCC 13.10.560. They shall be appropriately located in relation to the major activity area.~~
- (D) ~~It shall be an objective of lighting design to relate to the site and building design and reduce off-site impacts.~~



~~(1) Lighting:~~

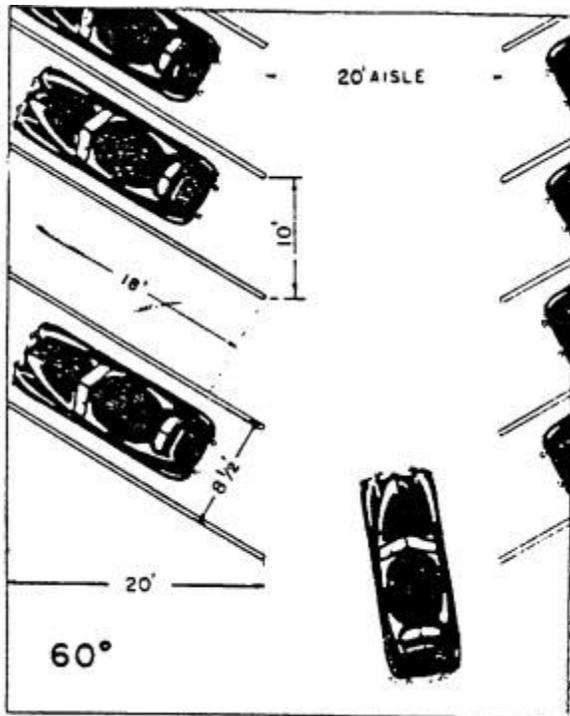
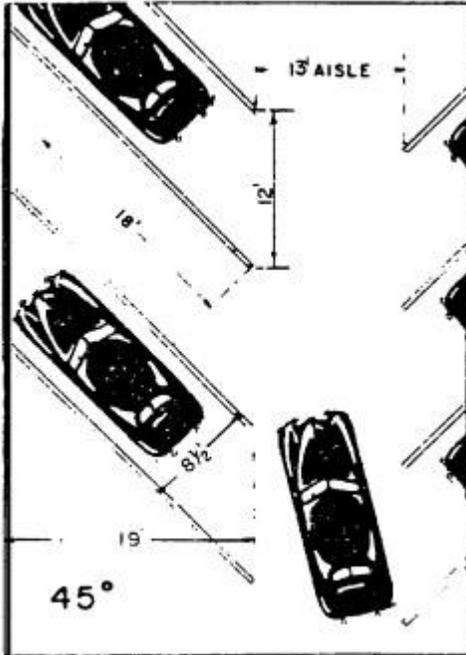
- ~~(a) All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.~~
- ~~(b) All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.~~
- ~~(c) Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.~~

FIGURE 1

OFF-STREET PARKING REGULATIONS

Minimum Aisle and Stall Dimensions for Various Angles of Parking

Parking Angle	WIDTH OF LOT REQUIRED	
	Cars on One Side of Aisle	Cars on Both Sides of Aisle
90°	44'	62'
60°	40'	60'
45°	32'	51'



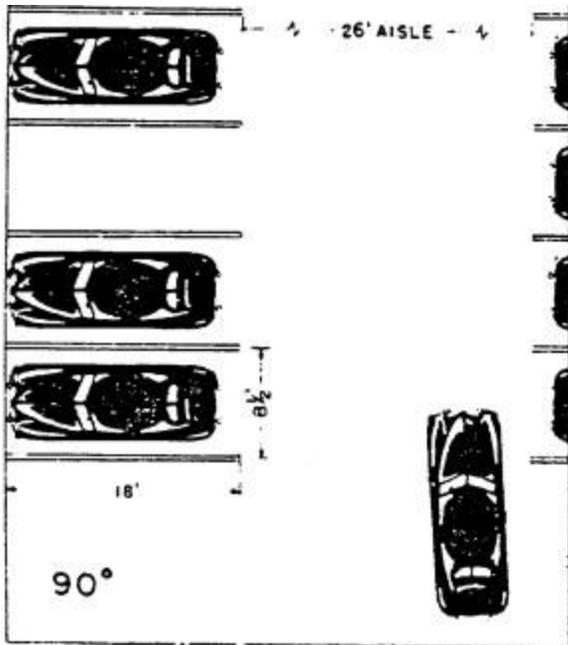
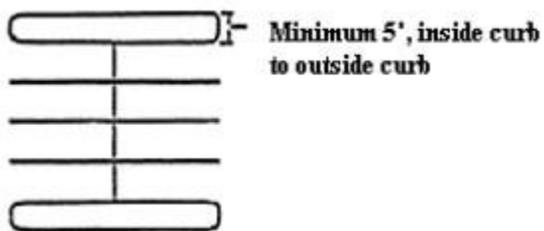
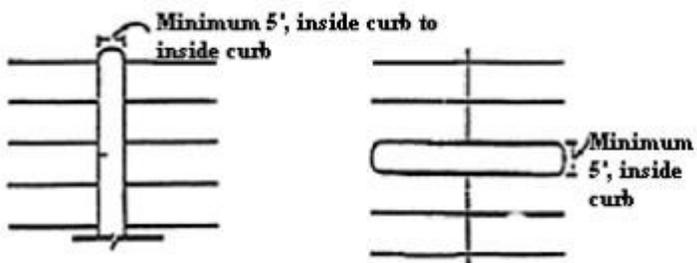


FIGURE 2

1. Landscape Island Which Terminates a Row of Parking

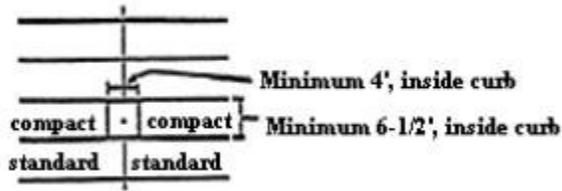


2. Continuous Landscape Strip Between Bays

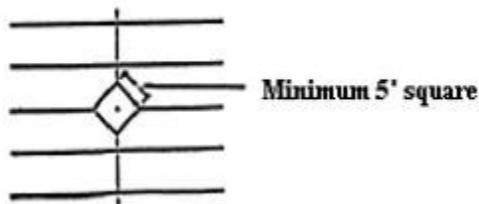




3. Tree Wells



4. Tree Wells



Landscaping requirements in SCCC 13.11.075 have been moved SCCC 13.11.070 above.

~~13.11.075 Landscaping:~~

~~(A) It shall be an objective of landscape design to relate to the building and site design, the proposed use, and to site conditions:~~

~~(1) Site Landscaping:~~

~~(a) The required yard (setback) adjoining a street shall incorporate appropriate landscape and/or hardscape. Appropriate landscape elements may include trees, shrubs, and groundcover. Appropriate hardscape materials may include brick or other modular pavers; stamped or textured concrete; or colored concrete and shall create useable exterior space appropriate to the site and buildings.~~

~~(b) Where a commercial or industrial use is located adjacent to a residential district, the following landscaped buffers shall be applied at the property line:~~

~~(i) Commercial and industrial buildings under 5,000 square feet shall provide a minimum five-foot net landscape strip and a six-foot-high solid wood fence or masonry wall.~~

~~(ii) Commercial and industrial buildings between 5,000 square feet and 10,000 square feet shall provide a minimum five-foot net landscape strip with a six-foot-high masonry sound wall.~~



~~(iii) Commercial and industrial buildings between 10,000 and 20,000 square feet shall provide a landscape strip of five feet wide plus an additional one foot width for each additional 1,000 square feet of building over 10,000 square feet, up to 20,000 square feet, and a six-foot-high masonry sound wall. The landscaping which is required in excess of the minimum five-foot-wide strip may be modulated to provide additional buffer, where appropriate. The balance may not be less than the required total square footage of landscaping.~~

~~(c) Landscaping shall be planted in the ground. If this is not feasible, planter boxes of an appropriate size are acceptable.~~

~~(2) Existing Trees:~~

~~(a) Mature trees over six inches in diameter at five feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal.~~

~~(b) Circumstances where tree removal may be appropriate include: the obstruction of the prime building site to provide an appreciably better project design not possible without the tree removal; retention of solar access to adjacent properties; dead, dying or diseased trees; nuisance trees; and trees which threaten adjacent development due to instability.~~

~~(c) An evaluation and recommendation by a landscape architect or a licensed arborist shall be required in order to substantiate the removal of any mature tree based on a claim that the tree is unhealthy or poses a nuisance or threat to adjacent development.~~

~~(d) The applicant may be required to replace any mature trees which are permitted to be removed, as determined through the design review process.~~

~~(e) The decision-making body may waive the requirement of removal of invasive species in order to protect visual amenities.~~

~~(3) Street Trees:~~

~~(a) Street trees (or private yard trees providing similar effect) shall match any existing street tree species and spacing; shall implement any proposed street tree program; and complement any existing trees in the area, if a street tree program does not exist for the street. Street trees installed within County rights-of-way shall be chosen from the Santa Cruz urban forestry master plan or the County street tree list. Street tree species selected for the north side of east/west streets shall be chosen from those included on the "Street Tree List for the North side of East/West streets."~~

~~(4) Screening, Fences and Walls:~~



- (a) ~~When landscaping is required to screen views of a site or site uses, the plant material shall be appropriately sized and spaced so that a dense screen grows in a short period of time and views of objects on the opposite side are effectively screened.~~
 - (b) ~~All shrubs used for screening purposes shall be a minimum five-gallon size when planted.~~
 - (c) ~~A fence or wall, when required as a screening device, shall be of solid wood or masonry, or other material, modulated and landscaped where appropriate to provide visual relief from continuous wall or fence surfaces.~~
- (B) ~~It shall be a landscape design objective to select plant material appropriate to the design and site conditions. Site conditions which affect the selection of appropriate plant material include soil conditions, microclimate, maintenance, and solar access. Factors which affect the landscape design include the growth pattern, color, and texture of the plant material.~~
- (1) ~~Plant Material Type, Size and Growth:~~
- (a) ~~Invasive species such as acacia, pampas grass, broom, etc., should not be used and should be eliminated if already present.~~
 - (b) ~~Landscaping shall be provided in sufficient size and quantity to adequately screen and soften the effect of new building planes and asphalt within the first year of growth.~~
 - (c) ~~All trees planted shall be a minimum of 15-gallon size. Larger specimens may be required, e.g., 24-inch box or field specimens, depending upon the scale of the proposed project. The trees shall have been grown to the minimum nursery standards for tree height, caliper and canopy for the container size and tree species specified.~~
 - (d) ~~Where a specific height of planting is required, such landscaping shall be within two feet of the prescribed height at the time of planting if the prescribed height is five feet or more, and shall be within one foot of the prescribed height at the time of planting if the prescribed height is less than five feet. All heights are measured above the ground level at the point the landscaping will be planted.~~
 - (e) ~~All plants shall be planted with spacings and locations, given the plant types and characteristics, type of soil, availability and likelihood of watering regularity and similar considerations, so that the plantings will achieve their purpose within a reasonable time.~~
- (2) ~~Landscape Maintenance:~~
- (a) ~~All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.~~



- ~~(b) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground covers another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in this chapter.~~
 - ~~(c) The Planning Commission or Zoning Administrator shall, as a condition of approval of any landscaping or landscaped area, require the execution of a landscape maintenance agreement and bond as defined in SCCC 13.11.030, or other acceptable surety, for the maintenance of any or all landscaping on a building site. A landscape maintenance security shall not be required for commercial, industrial or residential projects where a property owners' association is established to assure that landscape maintenance of common areas is satisfactorily accomplished. Proof of the formation of the property owners' association shall be supplied to, and approved by, the Planning Department before the landscape maintenance bond requirement is waived.~~
- ~~(C) It shall be an objective of the landscape design to conserve water and to maximize water use efficiency through plant selection, soil conditioning and irrigation management (the following requirements apply only to those projects listed in SCCC 13.11.040(K)):~~
- ~~(1) Turf Limitation and Plant Selection:~~
 - ~~(a) The turf area shall be limited to no more than 25 percent of the total landscaped area. This limitation shall not apply to projects such as public parks, cemeteries and recreation areas where water use efficiency is evaluated on a regular basis through a landscape irrigation audit or to any project that uses reclaimed or recycled water for irrigation purposes.~~
 - ~~(b) Turf shall be of low to moderate water-using varieties, such as tall fescue. Turf shall be used in a practical manner for high use or aesthetically desirable areas. Turf should not be used in median strips, on slopes greater than 33 percent or in areas less than eight feet wide.~~
 - ~~(c) At least 80 percent of the plant materials selected in nonturf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established. Up to 20 percent of the plant materials in nonturf areas (equivalent to 15 percent of the total landscaped area) need not be drought tolerant; provided, that they are grouped together and can be irrigated separately. The use of trees and native plants is encouraged in appropriate locations.~~
 - ~~(2) Soil Conditioning:~~
 - ~~(a) In new planting areas, soil shall be tilled to a depth of six inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention.~~



~~(b) After planting, a minimum of two inches of mulch shall be applied to all nonturf areas to retain moisture, reduce evaporation and inhibit weed growth.~~

~~(3) Irrigation Management:~~

~~(a) All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation or, where feasible, a drip irrigation system.~~

~~(b) Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.~~

~~(c) Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.~~

~~(d) Plant materials having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.~~

~~(e) An irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.~~

~~(f) Whenever possible, landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative loss.~~

~~(D) It shall be a design objective that site furniture relate to the building and landscape design.~~

~~(1) Site Furniture and Fixtures. Required outdoor furniture and fixtures such as lighting, freestanding signs, trellises, raised planters, benches, trash receptacles, newspaper racks, bus stops, phone booths and fencing shall be compatible with project architecture, shall be integral elements of the building and landscape design, and shall be included in, and shown on, all site and landscape plans.~~

13.11.076 Preparation of design review standards and guidelines manual:

The Board of Supervisors, upon consideration of the Planning Commission's recommendation, may adopt by resolution a "Design Review Standards and Guidelines Manual" setting forth standards and guidelines for the use of persons planning future developments subject to site, architectural, and landscape design plan approval. The purpose of the manual shall be to assist the public, the community, applicants, designers, architects, landscape architects, engineers, staff and the



recommending and decision-making bodies in applying and evaluating conformance with the requirements of this chapter. Review and revision of the design standards and guidelines shall be conducted periodically in order to consider any changing aesthetic and environmental concerns of the community.

Existing provisions allowing for flexibility in the application of design standards are retained in a SCCC 13.11.080 and are also applied to the new Santa Cruz County Design guidelines.

13.11.080 Exceptions to design review standards and Santa Cruz County Design Guidelines.

- (A) Flexibility in the application of design standards in SCCC 13.11 and the Santa Cruz County Design Guidelines may be permitted based on the following factors: (1) due to special site circumstances or existing site uses, or (2) the objectives of this chapter are better achieved by allowing flexibility when considering the design standards and guidelines.
- (B) Exceptions to the design standards and the principles in the Santa Cruz County Design Guidelines shall be based upon the circumstances of the individual application. Any decision on an exception shall not establish a precedent for future applications.
- (C) Any proposed exception to the design standards and the Santa Cruz County Design Guidelines shall be described as part of the design review application and shall be subject to recommendation by the Planning Department and final action by the decision-making body(ies).