

Santa Cruz Port District
Resolution 22-01
January 13, 2022

On the motion of _____

Duly seconded by _____

A resolution authorizing the Santa Cruz Port Commission to conduct teleconference meetings in accordance with Assembly Bill 361 as a result of the continuing COVID-19 pandemic state of emergency.

WHEREAS, all meetings of the Santa Cruz Port Commission are open and public, as required by the Ralph M. Brown Act (California Government Code Section 54950 – 54963), to ensure that any member of the public may attend, participate, and watch the District's legislative body conduct business; and,

WHEREAS, on September 16, 2021, Governor Newsom signed into law Assembly Bill 361 (AB 361), which amended Government Code Section 54953 to permit legislative bodies subject to the Brown Act the ability to meet under modified teleconferencing rules if they comply with specific requirements set forth in the statute; and,

WHEREAS, under AB 361, a local agency may teleconference under the modified rules if the legislative body holds a meeting during a proclaimed state of emergency and state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, on March 4, 2020, in response to the COVID-19 pandemic, Governor Newsom issued a Proclamation of State of Emergency pursuant to California Government Code section 8550 et seq., which remains in effect; and,

WHEREAS, on September 30, 2021, the Santa Cruz County Public Health Officer, Dr. Gail Newel, strongly recommended that legislative bodies in Santa Cruz County engage in physical / social distancing by meeting via teleconference as allowed by AB 361; and,

WHEREAS, after its initial AB 361 teleconference meeting, a legislative body can continue to hold such teleconference meetings if the legislative body has reconsidered the circumstances of the state of emergency and determined that the state of emergency continues to directly impact the ability of the members to meet safely in person and that local officials continue to recommend measures to promote social distancing; and,

WHEREAS, the Port Commission finds that there is a continuing threat of COVID-19 to the community and requiring all members of the legislative body to appear in-person at meetings presents greater risk to the health and safety of the meeting participants resulting from reduced social distancing, increased exposure for those who are immunocompromised or unvaccinated, and challenges associated with fully ascertaining and ensuring compliance with vaccination, face coverings, and other safety measures at such public meetings; and

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

NOW, THEREFORE, the Santa Cruz Port Commission hereby RESOLVES, and ORDERS as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated into this resolution by reference.

Section 2. Acknowledgement of Governor's Proclamation of a State of Emergency. The Board hereby acknowledges that the Governor of the State of California's Proclamation of State of Emergency, as related to the COVID-19 pandemic, remains in effect.

Section 3. Remote Teleconference Meetings. The Port Director is authorized and directed to carry out the intent and purpose of this Resolution, including conducting open and public meetings in accordance with the modified teleconferencing rules as set forth in Government Code Section 54953(e) and other applicable provisions of the Brown Act.

Section 4. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (1) thirty days from adoption of this Resolution, or (2) such time the Board of Directors adopts a subsequent resolution in accordance with Government Code Section 54953(e)(3) to extend the time during which the Santa Cruz Port Commission may continue to teleconference without compliance with paragraph 3 of subdivision (b) of Section 54953.

PASSED AND ADOPTED, by the Santa Cruz Port District Commission this 13th day of January, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

Approved by:

Reed Geisreiter, Chairman
Santa Cruz Port District Commission

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PORT COMMISSIONERS:

Toby Goddard
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TO: Port Commission

FROM: Holland MacLaurie, Port Director

DATE: January 6, 2022

SUBJECT: Review of Draft Local Coastal Program Harbor Development Plan

Recommendation: *Review the draft Harbor Development Plan.*

BACKGROUND

The City of Santa Cruz is in the process of updating its Local Coastal Program (LCP) for approval by the California Coastal Commission. The Harbor Development Plan is included within the LCP and was last updated in 1999.

Attempts to update the LCP were last initiated by the City in 2015. As part of that process, the Port Commission reviewed the draft Harbor Development Plan and submitted revisions to the City for inclusion. The project ultimately stalled, and the City did not move forward with finalizing updates at that time.

The City reinitiated efforts to update the LCP in 2021. A draft of the Harbor Development Plan is included as Attachment A. The draft incorporates revisions made by the Commission in 2015, and other minor amendments to bring the document current.

ANALYSIS

The City has released a Public Review Draft LCP and is accepting comments on the draft plan until January 18, 2022. After the public comment period has concluded, the City will prepare the document for presentation to the Coastal Commission, which is anticipated to occur in March or April.

Representative from the City are available to present information on the draft LCP at a future Commission meeting, if desired.

IMPACT ON PORT DISTRICT RESOURCES

There are no financial impacts associated with reviewing the draft plan.

ATTACHMENTS: A. Draft Harbor Development Plan

Santa Cruz Harbor Development Plan

Introduction

The Santa Cruz Harbor is part of an extensive federal, state, and regional network of ports and harbors providing refuge, commerce, and marine rescue and educational services. It is a significant regional resource, providing recreational, commercial, social, and economic benefits to the community. It functions as a group of interdependent water-related activities including boat-launching, berthing for commercial fishing vessels and recreational boats, boat repair areas, marine-related retail/commercial businesses, restaurants, sailing programs, a yacht club, and boat sales.

The Santa Cruz Harbor Development Plan (HDP) was initially adopted by the Port District in December 1980 and subsequently revised and re-adopted in 1992. The 1992 HDP combined and revised the previously adopted 1980 HDP and the certified 1980 Local Coastal Plan (LCP) in one planning document for the lands under the jurisdiction of the Santa Cruz Port District. The 1992 adopted HDP was included in the City of Santa Cruz 1990-2005 General Plan/LCP. The HDP serves as a specific guide to development and permit approvals for the Harbor. The primary objectives of the Plan are to:

- Provide access to the ocean;
- Increase the capacity of the Harbor for use by and service of recreational and commercial vessels;
- Provide facilities for commercial fish receiving;
- Expand marine-related service facilities and recreational businesses in the Harbor;
- Provide non-boating recreational opportunities and shoreline access for the general public;
- Facilitate financial planning by providing for the expansion of facilities within the Harbor;
- Provide visitor-serving facilities for the residents of the local community, visitors, and tourists; and
- Provide a well-coordinated, aesthetically pleasing harbor development that is in harmony with Port District goals and the 1976 California Coastal Act.

Harbor Background

The planning area of the Harbor Development Plan encompasses about 75 acres, of which 46 acres are submerged underwater. The Harbor accommodates approximately 950 berths and dory ties for commercial and recreational boats. Lands under Port District jurisdiction include 3.3 acres of sandy beach on both sides of the Harbor jetties. There are approximately 45,000 square feet of commercial space that accommodate restaurants, retail shops, boat sales, bait and tackle shops, and a variety of other marine-related uses. More than 1,000 parking spaces support the various uses of the Harbor. Table V-HDP-1 below identifies Harbor uses as of 2021.

The preservation and management of the Monterey Bay in its current pristine state is of primary interest to the Santa Cruz Port Commission and the public. In September 1992, Monterey Bay was designated a National Marine Sanctuary by the federal government, becoming the eleventh and largest marine sanctuary in the United States. The Santa Cruz Harbor is the largest harbor complex with access to the

Monterey Bay and will function as the gateway to the sanctuary for millions of visitors in the future. In recognition of the Harbor's significant geographical position on the Monterey Bay, in 1992, the Santa Cruz Port District Commission passed Resolution #92-08, in which the intent and the principles of the Sanctuary Act were formally adopted by the District, and the Commission indicated its intent to actively assist the federal government working through the National Oceanic and Atmospheric Administration (NOAA) in realizing its bay management goals.

TABLE V-HDP-1: Existing Harbor Uses

(As of November 2021)

	South East Harbor	South West Harbor	North Harbor	<u>TOTAL</u>
Land Area	7 Acres	5 Acres	17 Acres	29 acres
Beach Area	58,300 sf	85,000 sf	None	3.3 acres
Boat Berths	223	167	498	888
▪ Dory Ties	None	None	69	69
Dry Boat Storage Spaces	None	99	85	184
Launch Facilities	1 Launch Ramp 1 Small Craft/Hand Launch Float	1 Hoist 1 Small Craft/Hand Launch	None	Four
Approximate Building Square Footage				
▪ Coastal Dependent/Related	21,800 sf	400 sf	2,400 sf	24,600
▪ Visitor Serving	18,400 sf	2,000 sf		20,400
▪ General Office/Commercial	5,900 sf			5,900
TOTAL	46.100 sf	2,400 sf	2,400 sf	50,900 sf
Recreational Space/Activity				
▪ Observation Decks	4	3	5	12
▪ Mini-Parks	3	2	1	6
▪ Charter Boat Operations	25 passengers & varies	50 passengers & varies	20 passengers & varies	100+
▪ Restrooms	2	2	3	7
Parking Spaces				
▪ Auto	419	242	384	1,045
▪ Car/Boat Trailer	68	None	None	68
▪ RV Spaces	0	0	12	12
▪ Bicycle	15	10	5	70
sf = square feet				
Source: Santa Cruz Port District				

Harbor Improvements

Planned Harbor improvements and projects that were envisioned in the 1992 Harbor Development Plan were included in the City's 1994 LCP. Many of these improvements have been completed. In addition, the March 2011 tsunami that struck the Harbor served as a catalyst for rebuilding the majority of the Harbor's docks and their appurtenant utility services. The following section provides an overview of envisioned improvements and uses for the Harbor's three subareas. Table V-HDP-2 summarizes these improvements and identifies which improvements have been completed and which are still planned. The Harbor is divided into three distinct areas which are defined by access and use characteristics: North Harbor, South West Harbor, and South East Harbor.

TABLE V-HDP-2: Summary of Harbor Improvements

(As of November 2021)

Improvement	Completed	Planned or To Be Considered in Future
North Harbor		
▸ 100 Space Boat Storage	✓	
▸ 12 Space RV Parking	✓	
▸ 2,200 square foot building for fishing-related concessions	✓	
▸ ADA Accessible Dock & Boat Slips	✓	
South West Harbor		
▸ Dry Boat Storage with Additional Launch Hoist	✓	
▸ UCSC Dock/Turning Basin Reconfiguration	✓	
▸ 5,000 square foot Community Boating Center		✓
▸ New Boat Slips, Visitor Dock, & Water Taxi Landing	✓	
▸ 616 Atlantic Avenue Restaurant Rebuild (approx. 4,000 square feet)		✓
▸ Small Craft/Hand Launch Ramp	✓	
▸ West Jetty Walkway Improvements (a portion of the project, which includes paving the walkway, was completed in 2013)		✓
South East Harbor		
▸ Coast Guard Auxiliary Building Rebuild	✓	
▸ Commercial Fishery Dock Improvements		✓
▸ Mini-Park	✓	
▸ Marine Services Center		✓
▸ Johnny's Harborside Restaurant Expansion (approx. 500 square feet)		✓
Access and Circulation Improvements		
▸ Pedestrian Walkway with self-guided tour: 10 stations, observation decks, and interpretive signage	✓	
▸ 70 bicycle parking spaces	✓	
▸ One Additional Restroom at UCSC Sailing Center	✓	
▸ Easement over Port District Land for Arana Gulch Trail	✓	
▸ Sidewalk/bikeway improvements along Brommer Street Extension	✓	
▸ Overflow Trailer Parking Improvements at 7 th Ave/Brommer Street	✓	

❑ North Harbor

- *Dry Boat Storage and Transient Launching Facilities:* At the north end of the North Harbor, additional dry boat storage with parking for trailers and combined car/boat trailers has been completed. Additionally, parking and utility hook-ups for 12 recreational vehicles (RVs) have been installed, which provide support to boaters.
- *Retail Commercial Uses:* A small (2,200± square foot) building adjacent to the dry boat storage was constructed to house a small fishing-related concessions area, restrooms, and/or other boating support facilities.
- *Charter Boat Operations:* Existing fishing and pleasure craft charter operations are planned to be maintained in the North Harbor area.

❑ South West Harbor

- *Dry Boat Storage and Launching Capability:* An additional launch ramp was constructed and additional boat storage spaces provided. New dry boat storage spaces, a small craft /hand launch ramp, visitor dock, and water taxi landing have been completed.
- *Turning Basin Reconfiguration:* A reconfigured dock has been completed just south of the Murray Street Bridge to accommodate UCSC sailing programs, public charter boat operations, and general boating.
- *Community Boating Center:* A small building (less than 5,000 square feet) is planned for a community meeting facility and to support the UCSC sailing program.
- *616 Atlantic Avenue Restaurant²:* The seawall supporting the restaurant at 616 Atlantic Avenue was replaced in 2019, necessitating demolition of the restaurant building. Modifications of the original building's exterior and interior design are planned, with potential limited expansion to a total of approximately 4,000 square feet. The exact modifications are not yet known, but could include encompassing portions of the original deck area to the west (back) portion of the original building.
- *Jetty Walkway:* Upgrades are planned to existing pedestrian facilities along the Harbor waterfront and the west jetty. The upgrades are anticipated to include seating, landscaping, and garbage receptacles.

❑ South East Harbor.

- *Retail-Commercial Uses:* The South Harbor is generally developed. A modest expansion and/or reconstruction of existing buildings may be planned in the long-term. Limited expansion of the existing marine-related retail commercial uses adjacent to the Crow's Nest Restaurant through expansion of the second floor space at 2222 East Cliff Drive ³ has been completed. The seven existing buildings housing various retail commercial uses in the north and central areas of the South East Harbor will remain; however, these buildings are expected to undergo renovation over time.

² Formerly referred to as "Aldo's" Restaurant.

³ Formerly referred to as the "O'Neill Building."

- ▶ *Coast Guard Auxiliary Building:* Demolition of the existing earthquake-damaged building and reconstruction of a building of similar design to accommodate the Coast Guard Auxiliary functions and public meeting space has been completed.
- ▶ *Commercial Fish Facilities:* Improvements to the commercial fishery dock have been made to better accommodate commercial boats and truck traffic. Additional planned improvements include a 3,200-square foot pier addition to provide improved truck access and circulation, and the potential addition of a limited amount (1,000 square feet) of retail fish sales.
- ▶ *Charter Boat Operations:* Existing fishing and pleasure craft charter operations are planned to be maintained in both the South East and South West Harbor areas. South East Harbor fishing boat charter operations are planned to be expanded from 25 to 65 passenger capacity, while the South West Harbor charter boat capacity has expanded from 50 to 200 person capacity. Some of this expansion is expected as a result of increasing interest and awareness of the Monterey Bay Marine Sanctuary and improved fishing opportunities in the bay.
- ▶ *Marine Services Center:* The existing boatyard and building are planned to continue in operation to serve boaters with berths in the Harbor as well as from outside the area. The existing building is planned to be remodeled or replaced with a lower-profile modern workshop style building to accommodate specialty work.

❑ **Access and Circulation.**

- ▶ *Parking:* Parking or suitable alternatives will be provided for existing and planned uses in the North and South Harbor, including parking for harbor visitors and beach users. Overflow boat trailer parking improvements have been completed at the northeast corner of the Seventh Avenue/Brommer Street intersection.
- ▶ *Shuttle and Remote Parking Program:* As Harbor development proceeds, the Port District will monitor parking supply and demand.
- ▶ It is the long-term goal of the District to maintain and expand a remote parking program in the North Harbor with a shuttle to transport boaters and visitors to destinations in the South East and West Harbor areas. It is expected that a shuttle would operate primarily during peak periods.
- ▶ *Pedestrian Walkways and Observation Decks:* A pedestrian walkway has been completed bordering the interior shorelines of the Harbor. This widely used path links the various land uses of the harbor, including the public observation decks and mini-parks. The Port District has implemented a self-guided walking tour around the entire Harbor with about ten stations that include observation decks with interpretive signage explaining cultural, historical, and environmental aspects of the Harbor, including the Monterey Bay Marine Sanctuary, and local fish and bird populations. These decks are furnished with benches from which visitors can view Harbor activities, and include bicycle racks, trash containers, and landscaping. Sidewalk and bicycle improvements have been completed along Brommer Street Extension, upgrading pedestrian and cyclist access into the North Harbor and connecting with the Harbor walkway and the multi-use path and bridge to Arana Gulch.

- › *Bicycle Access:* Bicycle access will be maintained via both the existing roadway and path around the Harbor. Bicycle access through the North Harbor provides a link between Seventh Avenue on the east side of the Harbor and the Frederick Street and Seabright neighborhoods on the west side. The Port District approved an easement for the City to install portions of the Arana Gulch Trail on Port District-owned land. The Arana Gulch Trail provides pedestrian and bicycle access via paved paths and a bridge over Arana Creek behind the North Harbor Dry Storage facility and has been completed. The Port District has installed bike racks throughout the Harbor, resulting in approximately 70 bike parking spaces throughout the Harbor. Additional bicycle parking will be provided as part of any new or expanded development. Existing bike parking is shown on Figure V-HDP-1.
- › *Mini-Parks:* Public mini-parks exist on both the east and west sides of the South Harbor adjacent to the water. An additional mini-park is planned for the east side, with construction of public amenities such as benches, drinking fountains, bike racks, and landscaping. Locations of existing mini-parks are shown on Figure V-HDP-1.
- › *Restrooms:* Nine existing restrooms and shower facilities are available to resident and visitor boaters throughout the Harbor, including three public restrooms. One additional public restroom is planned as part of the future reconstruction of the restaurant building at 616 Atlantic Avenue (formerly Aldo's Restaurant) in the South East Harbor. Locations of existing public restrooms are shown on Figure V-HDP-1.
- › *Access for the Disabled:* The Port District has adopted guidelines for providing access to its facilities for disabled persons in regard to recreation, commercial use, and job opportunities. Two docks have been reconstructed (one each in the North and South Harbor) providing accessibility for physically disabled boaters. When any upgrade or new construction takes place, access improvements for physically disabled persons will be included wherever practicable.

Policies and Programs

PUBLIC ACCESS

- 5-HDP-1.1 Pedestrian Access. Maintain and improve pedestrian access to and along the interior Harbor as an important element of the Harbor for visitors and to link various public uses within the North and South Harbor areas. Allow minor exceptions from the continuous pedestrian pathway adjacent to harbor waters (such as the boatyard in the South East Harbor and areas of launch facilities) where conflicts between immediate shoreline access and coastal dependent uses would be severe.
- a. Design Harbor walkways to provide connection to accessways leading to the Harbor with appropriate pedestrian-scale landscaping, lighting, and drinking fountains.
 - b. Improve or expand pedestrian lateral access as part of new development projects in the North and South Harbor areas as outlined below, designed to minimize or remove use conflicts, in order to provide continuous pedestrian access around the Harbor. In the case of potential future restaurants, which are not coastal dependent uses, public pedestrian accessways have priority for the immediate waterfront strip/area.

- c. Where existing pathways accommodate both pedestrian and bicycle use (such as both sides of the southern portion of the North Harbor), provide appropriate signage to alert pedestrians of bicycle use in area and vice versa.
 - d. Consider and plan for other long-range pedestrian improvements after other priority Harbor projects are complete and as funds become available.
 - Improve the east Harbor jetty as a pedestrian walkway, similar to the west side jetty, if engineering studies demonstrate feasibility and pedestrian safety, and if funds are available.
 - e. Where existing pedestrian pathways are interrupted by Harbor uses (such as the boatyard and launch facilities), provide appropriate signage, special paving, or design features to guide pedestrians throughout the Harbor.
- 5-HDP-1.2 Bicycle Access. Maintain bicycle circulation along Harbor roadways in support of regional alternative transportation systems and allow for bicycle links to adjacent bike routes along City and County streets. Provide appropriate signage to minimize potential conflicts between motorists and bicyclists wherever possible.
- a. Provide additional bicycle parking as part of new or expanded development projects in accordance with city standards.
- 5-HDP-1.3 Disabled Access Improvements. Improve access to Harbor facilities for physically disabled persons as part of any upgrade or new construction project.
- 5-HDP-1.4 West Jetty Access Improvements. Work with the California Department of Parks and Recreation, the U.S. Army Corps of Engineers, and the City of Santa Cruz to maintain and improve access to and along the west jetty.
- 5-HDP-1.5 Transit and Recreational Access. Continue to promote seasonal water taxi service and explore other means of access between the North and South Harbor as Harbor development occurs and activities/uses increase.
- 5-HDP-1.6 Beach Access. Continue to cooperate with efforts of the City and County of Santa Cruz and the California State Department of Parks and Recreation to plan, develop, and manage public parking and expansion of transit systems to area beaches.
- 5-HDP-1.7 Beach Parking. Maintain the existing level of beach parking spaces within Harbor boundaries (31 spaces in the South West Harbor and 22 spaces in the South East Harbor), but allow relocation of such spaces in conjunction with implementation of a Harbor shuttle, or if relocation is necessary to accommodate coastal dependent uses.
- a. Provide clear signage to indicate location of Harbor parking areas available for beach parking to guide visitors to appropriate parking areas.
- 5-HDP-1.8 Shuttle Transportation. In areas where future parking shortages have been projected, require new or expanded uses to provide shuttle transportation to remote parking areas in accordance with Port District requirements and/or require participation in an integrated

Harbor shuttle system to be developed by the Port District and approved by the City of Santa Cruz and California Coastal Commission.

- 5-HDP-1.9 Parking for Special Events. Parking for special events at the Harbor will be coordinated and managed by the Port District. Depending on the size of the event, implementation of appropriate measures, such as but not limited to directing of traffic to overflow parking in the North Harbor (if it doesn't conflict with peak boating use) and coordination and operation of a shuttle to both onsite and offsite parking areas.

RECREATION AND VISITOR-SERVING USES

- 5-HDP-2.1 Priority to Boating, Recreation, Marine/Tourist Uses. To facilitate boating, coastal recreation, and marine- and tourist-related uses within the Harbor, give priority for new or expanded development to facilities that support boating, fishing, coastal recreation, and visitor-serving uses over general retail, office, and commercial uses.
- 5-HDP-2.2 Waterfront Recreational Uses. Maintain waterfront recreational uses in Harbor waters, sandy beaches, and a portion of land along the immediate shoreline. Principal uses include active (e.g., bicycling, jogging, walking, or swimming) and passive (e.g., sunbathing, painting, photography, etc.) on-shore recreation, and boating uses, including catamaran boat storage. Only minimal public safety improvements, piers, and floating docks shall be permitted to intrude upon the beach, Harbor channel, or the jetties.
- 5-HDP-2.3 Visitor Recreational Vehicles. Maintain overnight visitor parking use in the North Harbor for visitor recreational vehicles, with priority given to boating-related users, upon demonstration that provision of such use does not remove or preclude priority boating facilities (dry storage, boat trailer parking); does not conflict with boating support activities; and that appropriate measures are incorporated into recreational vehicle overnight parking project design to limit the length of stay to a short-term duration (14 days). Provide adequate security and support services (water, sewer) for recreational vehicle overnight parking.
- 5-HDP-2.4 Non-Boater Visitor Recreation. Continue to provide non-boater recreational opportunities (pathways, mini-parks, benches, observation decks) throughout the Santa Cruz Small Craft Harbor in park-like settings. Develop and improve recreational facilities as part of any new or upgraded commercial development.
- a. Maintain a self-guided walking tour with informational stations depicting historical, boating, and environmental elements associated with Harbor.
 - b. Maintain existing public restrooms (1 in South West, 1 in South East Harbor areas, and 1 in North Harbor) and construct additional public restrooms as part of new development when appropriate.
 - c. Provide trash containers and trash/recycling enclosures in convenient locations for Harbor visitors. Properly design and screen trash enclosures to minimize visual impacts and be compatible with the design of existing development and improvements.

MARINE ENVIRONMENT

Maintain and Enhance Marine Resources

- 5-HDP-3.1 Marine Habitat Protection. Avoid permanent adverse impacts on the marine habitat within the Harbor by investigation and use of least environmentally damaging construction techniques (e.g., pilings instead of fill), mitigation of adverse impacts through enhancement of marine resources within the City of Santa Cruz to the satisfaction of the California Department of Fish and Wildlife, and by the avoidance of projects that would require dredging or fill unless they are necessary to the effective functioning of recreational or commercial boating.
- 5-HDP-3.2 Monterey Bay National Marine Sanctuary. Support the principles of the Monterey Bay National Marine Sanctuary Act and actively assist the federal government, working through the National Oceanic and Atmospheric Administration, in realizing its management goals.

Boating Opportunities

- 5-HDP-3.3 Boat Berths. Minimize losses of wet boat berthing opportunities due to provision of new or expanded boat launch facilities or shoreline uses and seek to increase berthing and/or boating opportunities, where feasible.
- 5-HDP-3.4 Boating Opportunities. Continue to encourage increased access to the Harbor and Monterey Bay waters through boating opportunities provided by teaching programs, commercial group fishing and recreational trips, and boat or slip use.
- 5-HDP-3.5 Boat Launch Capability. Maintain the overall launching capability of the Harbor at a level limited only by demand and safety considerations, availability of parking, and appropriate facility design to mitigate traffic, marine, and other impacts.
- 5-HDP-3.6 Boat Storage. Maintain the existing beach storage area within Port District Harbor boundaries for a maximum of 80 boats. The area designated for boat storage on the beach shall be clearly marked and managed to minimize conflicts with other beach users.

Dredging

- 5-HDP-3.7 Harbor Dredging. Continue annual or periodic dredging, as required, to maintain the safe boating functions of Santa Cruz Small Craft Harbor. Dredging shall be carried out in a manner protective of the public's health and safety, and the public's right to enjoy the use of downcoast beaches. Guidance for dredging includes:
- a. Sample dredged materials periodically in accordance with permit requirements of U.S. Army Corps of Engineers, Regional Water Quality Control Board, and other agencies to ensure proper disposal of dredge spoils.

- b. Install any dredging spoils disposal system on land or offshore to minimize visual and physical disruption of recreational beach use. Systems may be buried, to the greatest extent possible.
- c. Maximize use of dredged materials to replenish upcoast and downcoast beaches to help enhance the recreational values of the beaches and help protect adjacent properties.
- d. Maintain procedures for addressing public complaints regarding dredging operations. Monitor dredging operations to ensure compliance with above measures and refine operations as necessary to correct deficiencies.

Water Quality

- 5-HDP-3.8 **Storm Water Runoff**. Control storm water runoff by minimizing the quantity of potential runoff through use of drainage retention measures and protect the water quality through means necessary to meet Regional Water Quality Control Board Standards. Continue to install oil, grease, and silt traps as part of any Harbor development or improvement projects, and implement improvements to the existing drainage system where appropriate.
- 5-HDP-3.9 **Water Aeration System**. Continue to maintain and improve the water aeration system utilized within Harbor waters for anchovy life support. To date, the existing system has been effective in minimizing or eliminating conditions that lead to periodic anchovy kills. Support and utilize other environmentally-sound water aeration methods or technologies as they become available, and if proven to prevent anchovy kills.
- 5-HDP-3.10 **Arana Gulch Sediment Control**. Continue to work with the City and County of Santa Cruz and the Resource Conservation District to prevent any increased sediment from Arana Gulch from entering Harbor waters.

LAND RESOURCES

- 5-HDP-4.1 **Scenic Views**. Future development proposals shall ensure that: scenic and visual qualities of the Santa Cruz Small Craft Harbor are protected; public views to and along the waters of Harbor Beach and Twin Lakes Beach are protected; development is compatible with the architectural character of surrounding developed areas; and development is designed to complement the existing visual and structural character of the Harbor environs.
- 5-HDP-4.2 **Tree Protection**. Protect existing trees, unless proven to be diseased, unhealthy, or unsafe as determined by a certified arborist or tree specialist. Provide appropriate native and drought-tolerant landscaping throughout the Harbor as part of any new development and facility improvement projects, and to screen unattractive uses (i.e., trash containers), where needed.

DEVELOPMENT

New Development

- 5-HDP-5.1 **Coastal Dependent Facility.** The Harbor is designated "Coastal Dependent" in the City of Santa Cruz General Plan and Zoning Ordinance. This designation, as applied to the Harbor, allows land uses that provide marine-related services or goods which contribute to the diverse activities associated with boating, fishing, recreational, pedestrian, and beach uses of the Harbor; are compatible with existing uses; and represent diverse activities. These land uses are described below, and shown on Table V-HDP-3.
- 5-HDP-5.2 **Harbor Land Uses.** Maintain and intensify existing Harbor development in accordance with the permitted land uses and development intensities discussed below and outlined in Table V-HDP-3. Permit requirements for these uses are also included in Table V-HDP-3. Uses and development intensities to be maintained within three subareas of the Harbor are discussed below.
- South East Harbor: High intensity boating, marine-related and visitor commercial uses;
 - South West Harbor: High intensity boating and recreational uses; and
 - North Harbor: Moderate intensity boating and recreational uses with limited support facilities.
- a. **South East Harbor:** Continue to concentrate marine- and visitor-related commercial development in the southern and central portions of the South East Harbor. Principal uses include: boat rental/sport fishing charters; fishing and marine equipment and supplies rentals/sales; restaurants/food service; other retail sales and commercial services oriented to harbor visitors and boaters; and public offices, meeting facilities, and storage for the Port District and Coast Guard Auxiliary. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, boat wash-down areas, and fuel sales. Maintain existing public uses (Port District and Coast Guard Auxiliary) to support the Harbor-related activities of these agencies. Allow a limited amount of general office, retail, and commercial uses, subject to development standards outlined in Policy 5-HDP-5.3 below.
- Maintain marine industrial uses in the northern portion of the South East Harbor to allow industrial-type marine-related and commercial fishery support uses dependent on a shoreline location. The principal uses are boat repair and construction, and commercial fish receiving and other support facilities. Allow continued operations of restaurants as previously approved. Encourage retail fish sales in support of the commercial fishery operations.
- b. **South West Harbor:** Maintain recreational boating support facilities as the primary land use. Principal uses include: boat hoist; slip renter parking; dry boat storage; pleasure craft charters; and public or quasi-public offices, meeting rooms, and storage for the Coast Guard and UCSC Boating Program. Accessory uses include restrooms, mini-parks, and boat wash-down areas. Allow construction of a restaurant at 616 Atlantic Avenue (formerly Aldo's Restaurant), including limited expansion from original building for a total square footage of 4,000 square feet with a Special Use

Permit. Allow additional dry boat storage and boat hoist facilities upon demonstration that adequate parking can be provided. Allow one new building (less than 5,000 square feet of floor area) to accommodate public or quasi-public uses of a recreational, educational, cultural, or public service nature, which are in support of existing boating, marine, and harbor uses.

- c. North Harbor: Maintain recreational boating support facilities as the primary land use. Principal uses include: launch ramp; slip renter parking; dry boat storage; charter boat operations; and Port District maintenance facilities. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, and boat wash-down areas. Maintain recreational vehicle parking spaces in support of recreational boating activities subject to compliance with development standards in Policy 5-HDP-5.3.

Allow limited marine/visitor commercial uses (less than 5,000 square feet of floor area) to accommodate fishing/marine and visitor-related concessions, lockers for boaters, and other boating support facilities. Allow construction of visitor-serving restaurant upon approval of a Special Use Permit by the City of Santa Cruz.

Limit uses within areas of steep slopes and sensitive habitats along the northern and eastern perimeters of the North Harbor to non-vehicular public access, consistent with provisions of the City's Conservation regulations and protection of habitat, visual resources, and other resources present.

5-HDP-5.3 Development Standards. Allow new, expanded, and/or replacement development and uses in accordance with permitted uses outlined in Policy 5-HDP-5.2 and in Table V-HDP-3, CD (Coastal Dependent) Zone District standards, development/design standards outlined below, provision of adequate parking, and the mitigation of significant environmental impacts. Building sizes and uses shall be restricted by availability of parking, provision of adequate public access, and the ability to mitigate traffic and other impacts of development.

- a. New or expanded structural development in the South East Harbor shall not exceed 12,000 square feet, excluding replacement square footage, and shall be allowed upon demonstration of adequate parking, including implementation of parking management programs as may be necessary. Ensure that Harbor land uses continue to be oriented toward boating, marine, and coastal visitor/recreational uses, by allowing no more than 5,000 square feet of new or expanded building square footage in the South East Harbor for non-marine related, general retail, commercial, and office uses. Such uses will only be allowed in the central and northern portions of the South East Harbor area upon demonstration that parking demand can be accommodated without decreasing overall parking availability for other principal Harbor uses.
- b. Ensure that proposed site design for future Harbor development is consistent with the "General Site Design Standards" of the City's Zoning Ordinance.
- c. Require that new development shall not exceed two stories (35 feet) in height, except for accessory uses, which shall not exceed one story (15 feet) in height.

Development shall be consistent with the City's CD (Coastal Dependent) District regulations and development standards.

- 5-HDP-5.4 Buildings over water. Buildings shall not be expanded over the water, except under a Coastal Development Permit approved by the Coastal Commission.
- 5-HDP-5.5 Harbor Parking. Maintain existing level of parking, and expand, where feasible, through parking lot reconfiguration, to support addition/expansion of Harbor uses. Utilize parking rates in accordance with City standards and as shown below.
- a. Require each development in Santa Cruz Small Craft Harbor to be served by adequate parking according to applicable standards of the City.
 - b. Periodically review and update the Harbor Parking Management Plan to ensure parking availability is optimized.
- 5-HDP-5.6 City and County land use designations. Support City and County of Santa Cruz land use designations that accommodate marine-oriented retail and commercial service in commercial zones within approximately a half mile of the Harbor, and boat building and storage uses in heavy commercial/industrial zones within a mile of the Harbor.
- a. Work with the County of Santa Cruz to maintain a commercial land use designation on Port District-owned property along Seventh Avenue that can accommodate potential future coastal/marine-related and visitor-serving commercial uses associated with Harbor uses and activities.

TABLE V-HDP-3: Harbor Land Use Map Designations

<p>The Land Use Maps establish coastal land use designations for the Harbor. Policies contained in the Harbor Development Plan provide additional guidance regarding permitted uses in specific areas of the Harbor. Uses and intensities are limited in accordance with Policies 5-HDP-5.2 and 5.3 and uses outlined below. Any other uses or service establishments that are determined by the Zoning Administrator to be of the same general nature as the below uses that will not impair the present or potential uses of adjacent properties and are consistent with the policies of the Harbor Development Plan may be allowed by Special Use Permit.</p>			
Uses	South East Harbor	South West Harbor	North Harbor
<p><u>Waterfront Recreation</u>: This designation includes most of the Harbor's waters and sandy beaches and a portion of land along the immediate shoreline. Principally permitted uses include: active (e.g., bicycling, jogging, walking, swimming) and passive (e.g., sunbathing, photography) recreation and boating uses, including boat storage. Only minimal public safety improvements, piers and floating docks shall be permitted to intrude upon the beach, Harbor channel, or the jetties with approval of an Administrative Use Permit.</p>	✓	✓	✓
<p><u>Marine/Visitor Commercial</u>: This designation includes structures, parking, and leased areas for primarily commercial purposes. Principally permitted uses include: boat rental/sport fishing charters, fishing and marine equipment sales and services, retail sales and services oriented to Harbor visitors and boaters, public offices, and a limited number of general office, retail, and commercial uses, subject to development standards outlined in Policies 5-HDP-5.2 and 5.3. Restaurants can be permitted with approval of a Special Use Permit. Accessory uses include: restrooms, laundry facilities for boaters, mini-parks, observation decks, boat wash-down areas, and fuel sales.</p>	✓		✓
<p><u>Marine Industry</u>: This designation includes areas devoted to industrial-type (marine-related) uses and commercial fishery support uses dependent on a shoreline location. The principally permitted uses include: boat repair and construction, and commercial fish receiving and support services, including a limited amount of related retail fish sales. Continued operation of previously approved restaurant is allowed.</p>	✓		
<p><u>Boating Support Facilities</u>: This designation includes Port District and private lands which are needed for land-based support of recreational boating. Principally permitted uses include: launching facilities, slip renter parking, dry boat storage, and pleasure craft charters. Accessory uses include: restrooms, laundry facilities for boaters, mini-parks, observation decks, and boat wash-down areas.</p>	✓	✓	✓
<p><u>Public Offices and Storage</u>: This designation includes Port District, University and U.S. Coast Guard land-based facilities needed to support the Harbor activities of those agencies. Principally permitted uses include: public offices, meeting rooms, and equipment storage.</p>	✓	✓	✓
<p><u>Open Space</u>: This designation includes lands within the Port District that are part of (or provide a buffer to) a larger natural habitat or visually significant natural area. Uses are limited to non-vehicular public access consistent with the resources present.</p>			✓

Minimize Adverse Effects of Development

- 5-HDP-5.7 FEMA Flood Hazards. Development in the Harbor will be in accordance with FEMA flood hazard regulations.
- 5-HDP-5.8 Efficient Building Design. Design buildings to minimize energy use and maximize the use of natural ventilation and lighting to the greatest extent feasible.
- 5-HDP-5.9 Water Conservation Devices. Utilize water conservation devices such as low flow toilets, flow reducing faucet aerators, and pressure reducing valves to the greatest extent feasible.

Permit Procedures for the Harbor Area

Any development or improvement project proposed by the Port District is subject to site-specific environmental review and review/approval of coastal, use, and/or design permits by the City of Santa Cruz for those portions of the Harbor within City jurisdiction. Portions of the Harbor are also within the jurisdiction of the California Coastal Commission, as shown on Figure VI-1. In these areas, the Coastal Commission will be responsible for issuing Coastal Development Permits. Additionally, Coastal Development Permits issued by the City for any Harbor development are subject to appeal to the Coastal Commission.

The City of Santa Cruz General Plan and Zoning Ordinance designate the Harbor for "coastal-dependent/related" (CD) land uses. The CD Zoning District will allow all identified Harbor uses, except restaurants, as principally permitted uses. Principally permitted uses may require approval of a Design Permit and Coastal Development Permit from the City. For restaurants and uses not specifically referenced in the Harbor Development Plan, a Special Use Permit may be required in addition to Design and Coastal Permits. See Table V-HDP-3 above for summary of principally permitted, accessory, and other uses allowed within each Harbor area. Proposed development will be subject to all applicable City General Plan and LCP policies and Zoning Ordinance regulations and shall be designed to be compatible with the architectural character of surrounding developed areas and complement the existing visual and structural character of the Harbor environs.