



M E M O R A N D U M

June 12, 2019

GPAC Members:

Please find attached the following for you to insert into Tab #12 of your GPAC binder:

1. GPAC Meeting #11 Meeting Minutes
2. GPAC Meeting #12 Agenda
3. Draft Land Use Element

At our GPAC meeting #4, we talked about the existing General Plan land use designations and what, if any, change in land use designations the GPAC might want to consider recommending to the Planning Commission/City Council. As we discussed at that meeting, apart from sites that are; actively engaged at some level in re-development or have been contemplated through previous planning efforts (e.g. the Town Center), there are very few vacant and underdeveloped parcels in the City. This would suggest that changes in land use designations may not be necessary, but rather we look at the General Plan Land Use definitions to see if they warrant refinement.

At our GPAC meeting #5, we discussed these land use definitions, particularly for non-residential uses starting on page LAND USE-7 of your existing General Plan. In particular, we discussed the Service Commercial (C-S) and Shopping Center Commercial (C-SC) designations that affects the Mount Hermon Road and Scotts Valley Drive corridors. In the past, the City has received inquiries regarding the level of residential allowed associated with mixed-use development. Prior to the meeting, we did a walking tour of the Scotts Valley Drive corridor to familiarize ourselves with land use uses and future appropriate development opportunities.

As a reminder, below is the current General Plan definition. Attached are similar definitions from two comparable cities, Santa Cruz and San Luis Obispo.

City of Scotts Valley

Service Commercial - retail stores and shops, food and motel/hotel establishments, services such as printing shops and electrical repair shops, heating and ventilating shops. Very high density mixed use residential is permitted, providing adjacent uses are compatible and the residential use is secondary to the retail use.

Shopping Center Commercial - retail and service establishments for the development of community and/or regional shopping centers. Examples of uses in this category would include stores, shops, and offices included in the professional office and service commercial categories, providing adjacent uses are compatible. Very high density mixed use (residential/commercial) is permitted providing adjacent uses are compatible and the residential use is secondary to the retail use.

City of Santa Cruz

Recognizing that there is a limited amount of vacant land available for new development in Santa Cruz, the City allows mixed-use development (including residential) in any commercial designation. The goal is to promote (generally) higher-density along the city's commercial corridors that are served by transit. The mixed-use designation currently requires a General Plan amendment. The City is trying to amend their zoning code to allow such development "by-right", albeit not without controversy.

City of San Luis Obispo

SLO takes a more straightforward approach. Commercial development standards are defined using floor area ratio (FAR) that describe allowed development intensity. (Scotts Valley uses building height, setbacks, and parking standards to define maximum densities.). As noted in the attached (see GPAC Meeting #5, available at <http://www.scottsvalleynaturalplan.com/participate.html>), "Dwellings may be provided in non-residential districts as part of mixed-use projects. So long as the floor area ratio for the applicable designation is not exceeded, the maximum residential density (listed in Table 1 starting on page 24) may be developed in addition to non-residential development on a site."

The total number of residential units is also limited. Neighborhood Commercial (which is generally equivalent to Scott's Valley's C-S designation) is limited to 12 dwelling units per acre (du/ac). Community Commercial (C-SC equivalent) is limited to 36 du/ac.

Conclusions

While the density definition discussion can get complicated quickly, we ask that you consider the following high-level issues as posed by the following questions:

1. Should the existing mixed-use definition in the C-S and C-SC be modified to encourage higher (or lower) residential density? Should this mixed-use definition also apply to the Commercial Professional (C-P) land use designation?
2. Should the General Plan identify new Special Treatment Areas to address key future development areas, and if so where?
3. Are there other high-level objectives that we should discuss?



Please take the above into consideration and we look forward to seeing you next Monday, June 17 at 6:00 PM at the Council Chambers.

Regards,

A handwritten signature in blue ink that reads "Bill Wiseman".

Kimley-Horn & Associates