

TABLE OF CONTENTS

I. INTRODUCTION	1-1
2. LAND USES	2-1
3. COMMUNITY CHARACTER	3-1
4. CIRCULATION AND PARKING	4-1
5. EXISTING PLANS AND POLICIES	5-1
6. OPPORTUNITIES AND CONSTRAINTS	6-1

List of Figures

1. Figure 1-1: Plan Area Context
2. Figure 1-2: Plan Area and Surrounding Context
3. Figure 2-1: Existing Land Uses
4. Figure 2-2: Visitor-Serving Businesses
5. Figure 2-3: Local and Franchise Businesses
6. Figure 2-4: Vacant and Underutilized Sites Based on Assessed Value
7. Figure 2-5: Ownership Patterns
8. Figure 3-1: Ocean Street Cross-Section at Glenwood Avenue
9. Figure 3-2: Ocean Street Cross-Section at Broadway
10. Figure 3-3: Directional Signage
11. Figure 3-4: Building Heights
12. Figure 3-5: Driveways and Commercial Building Entrances
13. Figure 3-6: Destinations and Landmarks
14. Figure 3-7: River Levee Access
15. Figure 4-1: Parking Lots
16. Figure 4-2: Bicycle and Pedestrian Network
17. Figure 4-3: Bus Stops and Routes
18. Figure 5-1: General Plan Land Use Designations
19. Figure 5-2: Redevelopment Areas
20. Figure 6-1: Opportunities and Constraints

CITY OF SANTA CRUZ
OCEAN STREET OPPORTUNITIES AND CONSTRAINTS
TABLE OF CONTENTS

List of Tables

1. Table 2-1: Motels and Hotels in Plan Area 2-6

2. Table 2-2: Transient Occupancy Tax Revenues for Plan Area..... 2-8