

3.0 PROJECT DESCRIPTION

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3.1 PROJECT LOCATION

PROJECT LOCATION & SURROUNDING LAND USES

The project site is located within the City of Santa Cruz in Santa Cruz County, approximately 30 miles south of San Jose and 40 miles north of Monterey, along the northern edge of the Monterey Bay. The site is located on Beach Street across from the Santa Cruz Beach Boardwalk, approximately 600 feet east of the Santa Cruz Municipal Wharf (see Figure 1-1).¹ The site is bordered by Beach Street on the south, Main Street on the west, First Street on the north, and Westbrook Street on the east.

The project site is surrounded predominantly by visitor-serving and recreational land uses. Motels are located to the west (Casa Blanca Inn) and east (Coastview Inn) of the project site, and the beach and Santa Cruz Boardwalk are located south of the site. A mix of ground-level retail and restaurant uses is generally located on the ground level along Beach Street. Residential uses and a small hotel are located along First Street north of the project site. The area south of the project consists of recreational and visitor-oriented uses including the Boardwalk and the Santa Cruz Municipal Wharf. The Santa Cruz Big Trees and Pacific Railway Company operates a tourist-oriented passenger service between Felton and the Santa Cruz Beach Boardwalk on its 9-mile track line from Santa Cruz to its current terminus at Roaring Camp. The tracks run along Beach Street in front of the project site. Further discussion of vicinity land uses is provided in the LAND USE (4.7) section of this EIR.

CURRENT PROJECT SITE CONDITIONS

The approximate 1.4-acre project site slopes from north to south, and consists of two assessor's parcels. The larger parcel (APN 005-213-03) is 0.76 acres and includes the southern and central portions of the site and the existing structures. The northwestern portion of the property consists of 0.64 acres (APN 005-213-02) and contains the existing tenant parking and a filled-in swimming pool. The northern area's elevation is level with First Street. The central area of the

¹All EIR figures are included in Chapter 7.0 at the end of the EIR (before appendices) for ease of reference, as some figures are referenced in several sections.

site contains 44 tenant parking spaces. The existing building footprints and site topography are shown on Figure 1-2.

This project site contains the La Bahia Apartments, which have been used primarily as residential rental housing. The complex consists of six buildings, designed in the Spanish Colonial Revival style, which total approximately 32,000 square feet within a building footprint of approximately 16,640 square feet. The buildings occupy the entire length of the Beach Street between Main Street and Westbrook Street. The existing La Bahia apartment complex has 44 units; the buildings surround two courtyards – Court of the Laurels and Court of the Mariners. Figure 1-3 provides a number reference to these buildings, which are used as a reference point in some of the analyses in this EIR. The majority of the site's landscaping is contained within its two courtyards and consists of decorative trees, shrubbery, and flowers.

3.2 PROJECT & SITE BACKGROUND

The existing La Bahia Apartments (La Bahia) were constructed in 1926 by the Santa Cruz Seaside Company, initially as visitor accommodations to provide vacationers with extended-stay facilities (City of Santa Cruz, October 1998). Over the last ten years, the property has been used as short-term apartments for University of California Santa Cruz (UCSC) students during the school year, and as housing for the Seaside Company's Boardwalk employees during the summer. At the time of project submittal, three (3) units were rented to full time residents with one of the three being an onsite manager.

CITY STUDIES & PLANS

In 1994/95, the La Bahia Apartments site and the Dream Inn (former Coast Hotel) parking lot site at the corner of West Cliff Drive and Bay Street both were analyzed to determine the feasibility of developing either site into a 275- to 300-room, group-oriented conference hotel as part of the preparation of the City's *Beach and South of Laurel Plan Comprehensive Area Plan* (B/SOL Area Plan). The Beach Area Plan Strategy, adopted by the City Council in June of 1996, identified the La Bahia Apartments site as having "the best potential to 'serve as the main catalyst for future beach improvements. Unparalleled views and location suit this site well for development of the premier conference hotel facility in the beach area'" (City of Santa Cruz, October 1998). The Plan Strategy considered two possible hotel development scenarios for the La Bahia site:

- Alternative #1 – approximately 300 rooms, which would entail site consolidation with the adjacent Seaside Lodge (now the Coastview Inn), including the abandonment of Westbrook Street, or
- Alternative #2 – approximately 120-200 rooms on the existing La Bahia site.

In January 1997, the Santa Cruz City Council endorsed the Alternative #1 concept and noted that "any proposed conference facility needed to incorporate all the amenities necessary to be fully competitive in the region" (City of Santa Cruz, October 1998). The Council further directed that a historic preservation firm be retained to identify La Bahia's primary architectural

elements that would need to be incorporated into the design of a major conference facility on the site (City of Santa Cruz, October 1998).

The City Council adopted the B/SOL Area Plan in October 1998, and the California Coastal Commission approved an amendment to the City's General Plan/Local Coastal Plan in October 2002 that included zoning ordinance and map changes and revisions to Beach Area policies based on recommendations in the B/SOL Area Plan, as well as, the B/SOL Plan Design Guidelines. The B/SOL Area Plan sets goals and provides recommendations for the Beach area; its objectives include recapturing the City's unique historic ocean resort style by revitalizing older lodging facilities and attracting private development of a quality conference hotel. The B/SOL Area Plan further recognizes that development of year-round activities is a crucial component of revitalizing the Beach area; and a major conference facility is regarded as a catalyst for establishing Beach Street as a signature street.

The 1998 B/SOL Area Plan recommended development of the La Bahia site (including site consolidation with Westbrook Street and the property east of Westbrook) into a quality 250- to 275-room hotel with conference facility, retaining the architectural "character-defining elements" identified in the Architectural Resources Group study (September 1997) prepared in support of the B/SOL Area Plan, and incorporating the amenities necessary to be competitive regionally (Ibid.). The Plan also noted that an increase in building height by one floor might be necessary to maintain the architectural character and break up building mass.

PAST DEVELOPMENT PROPOSALS

Two projects have been proposed for the La Bahia site in the last ten years, both of which are summarized below. Table 3-1 compares key elements of these past development proposals with the current proposal.

In June 2003, the City Council approved a proposal to remodel and expand the existing La Bahia structures to develop a 118-room hotel. An Initial Study, which was tiered from the 1998 B/SOL Area Plan EIR, had concluded that an EIR would not be required, so the City Council adopted a Mitigated Negative Declaration in approving the project. The project included renovation of the existing La Bahia buildings, except for demolition of one existing building (along Westbrook) and partial demolition of another building (interior adjacent to Court of the Laurels) and an approximate 94,600-square-foot addition. Hotel facilities included approximately 3,000 square feet of meeting space, a day spa, and a swimming pool. The application also included a Planned Development Permit to allow an increase in the allowable height and a Tentative Parcel Map so that the rooms could have been sold as commercial condominiums for limited use stays of 45 days/year with a 29-day consecutive stay limitation. The project also included an underground parking garage with valet parking.

The 2003 approved project was proposed in two phases. A development agreement between the applicant and the City was proposed to specify provisions of the planned development and to set forth timeframes for completing each phase and various public improvements upon approval. Subsequent to project approval in 2003 and after completing more detailed planning and feasibility studies, the applicant concluded that the project as approved was not financially feasible and decided not to pursue the project, and the permit expired. In choosing

not to proceed, the applicant cited poor operating efficiencies, and problems with the building's structural integrity, which in the applicant's opinion required demolition of the existing structures in order to proceed. The applicant therefore proposed complete demolition of the existing structures and began planning construction of an all-new La Bahia.

In April 2009, after certification of an EIR for the revised project, the City Council approved a 125-room hotel that included demolition of all the existing La Bahia structures, except for reuse of the bell tower. The project included approximately 5,300 square feet of meeting space, a restaurant, day spa, swimming pool, and underground parking garage with valet parking. The application also included a Tentative Subdivision Map so that each room could have been sold as a commercial condominium for limited use stays of 45 days/year with a 30-day consecutive stay limitation on the 45 days. A new Development Agreement was adopted addressing the revised project.²

The 2009 City-approved project required a Local Coastal Program (LCP) amendment because the proposed heights were above the height limits allowed in the Zoning Ordinance, even under provisions of a Planned Development Permit. The LCP amendment was denied by the California Coastal Commission on August 11, 2011. It is also noted that the 2009 certified EIR was legally challenged and was upheld by the Santa Cruz County Superior Court in April 2010. In November 2011, after the Petitioner, Build a Better La Bahia, had filed an appeal and the California Coastal Commission had denied the LCP amendment necessary for the project as approved by the City Council to proceed, the Court of Appeal directed the trial court to dismiss the litigation as moot. The superior court did so by a "judgment on remand" dated March 14, 2012.

Although nothing in the outcome of the litigation filed by Build a Better La Bahia would have prevented the City from using the challenged EIR as a starting place for its analysis of the current (revised) project, the City has opted to prepare a whole new EIR. The new proposal will not require a LCP amendment because the proposal is consistent with the height limitations in the current LCP.

3.3 PROJECT CHARACTERISTICS

PROJECT OVERVIEW

The proposed project consists of demolition of the existing 44-unit La Bahia apartment complex, except for a portion of the existing bell tower building as described below, and construction of a 165-room hotel. The existing bell tower and adjacent southeastern portion of the existing complex would be retained and rehabilitated. Hotel amenities include meeting and banquet

² Because the approvals allowed for the demolition of residential rental housing, the applicant was required to either provide replacement housing or demonstrate no substantial adverse impact on housing opportunities for low or moderate income households pursuant to Zoning Code section 24.08.1360. The applicant built the replacement housing at 401 Pacific Street, but also has continued to use the site for rental housing since it did not construct the project approved in 2009. Accordingly, the replacement housing that has been built satisfies the City's requirements should this Project proceed.

space, a restaurant, retail space, a day spa, and a swimming pool. The facility also includes space for business administration and hotel support space.

Access to the project will be provided by a check-in entrance on Beach Street, an entrance/exit on Westbrook Street, and an exit onto Main Street. Project parking, including valet parking, will be provided within a parking garage that is partially underground. The proposed site plan is shown on Figure 1-4.

Required permits/approvals, which include historic demolition authorization, and coastal, design, administrative use, planned development permits and development agreement, are outlined in subsection 3.5, below. The Planned Development Permit is proposed to allow an increase in building height, a reduction to the minimum 15-foot floor to floor height for ground floor retail spaces, and variation in required parking (tandem spaces with a valet component).

TABLE 3-1: Comparison of La Bahia Project Proposals

	Current Proposed Project	2009 Approved Project	2003 Approved Project
Project Size			
▪ Total Number of Rooms	165	125	118
▪ Total Square Footage	198,327 sf	177,040 sf	109,875 sf
▪ Parking Spaces	210 including 49 valet	195 including 62 valet	144 with valet
▪ Building Heights	36-42 ft.-Beach 43 ft.-First Street	32-35 ft.-Beach St. 68-70 ft.-First St.	38 ft.-Maximum 22-31 ft.-Beach St 29-35 ft.-First Street
Amenities			
▪ Meeting / Banquet Prefunction/Banquet Prep	4,350 sf 3,325 sf	5,353 sf	3,000 sf
▪ Restaurant(s) Kitchen	2,500 sf 2,300 sf	2,942 sf	No
▪ Day Spa	750 sf	1,125 sf	Yes
▪ Retail Space	2,500 sf	No	No
▪ Swimming Pool	Yes	Yes	Yes
Other			
▪ Units Sold as Commercial Condominiums	No	Yes	Yes
▪ Retention of Existing Buildings	Retain bell tower building in southeast corner.	Demolish all buildings.	Retain all buildings, except for demolition of one building and partial demolition of another, both in rear of site.
▪ Development Agreement	Yes	Yes	Yes

PROJECT OBJECTIVES

Based on the Applicant's own goals for the project and the City's existing policy framework, as embodied in the B/SOL Area Plan and *General Plan 2030*, the project objectives include the following.

1. Promote economic development in Santa Cruz by transforming the La Bahia site into a quality, full-service hotel with facilities to attract visitors year-round, including a pool, restaurant/bar, banquet space, state-of-the-art meeting spaces, spa, and retail area.
2. Strengthen the City's fiscal health and its ability to provide services to its residents through generation of new Transient Occupancy Tax and Property Tax revenues.
3. Create a new landmark conference hotel facility supporting the objectives of "Beach and South of Laurel Area Plan Design Guidelines" to recapture the "grand resort character" of the beach area through multi-level development and intensification of uses.
4. Preserve and restore the iconic tower and southeast wing of the existing La Bahia apartments and incorporate these elements through high-quality, complementary design into a new, structurally safe hotel.
5. Develop a top-end, full-service hotel that can accommodate conferences and conference-goers while expanding and improving the year-round conference segment of the City's tourism market.
6. Add economic life and provide year-round support through the property's revitalization for the Beach area and businesses along Beach Street and the Wharf.
7. Provide opportunities for year-round employment for the residents of Santa Cruz.
8. Promote Santa Cruz as the principal retail, cultural, recreational, entertainment, and commercial destination in the region.
9. Provide a catalyst for future beach improvements, as envisioned by the Beach and South of Laurel Area Plan.
10. Provide indoor and outdoor space that will be appropriate for public functions, such as community dinners, weddings, and prom.
11. Design a facility that incorporates "universal design" principles³, consistent with the policies of the City's *General Plan 2030*.

³ The City of Santa Cruz *General Plan 2030* defines universal design as "An approach to the design of all products and environments by accommodating limitations so as to be usable by everyone regardless of age, ability, or situation."

12. Design a commercially viable hotel that can attract financing, be constructed, and operated sustainably, e.g., through implementation of energy efficiency and water conservation measures, recycling, and trip reduction and green purchasing programs.

PROJECT ELEMENTS

Proposed Hotel

BUILDING SIZE AND DESIGN

The proposed hotel facility would cover the entire block that is bound by Beach, Westbrook, First, and Main Streets. The proposed building totals approximately 198,325 square feet. The planned 165 hotel rooms include three room types that range in size from 425 to 575 square feet. A summary of the number of rooms per hotel floor is provided on Table 3-2. A description of uses per floor is provided in the following subsection.

TABLE 3-2: Summary of Rooms Per Floor

Hotel Floor	Total Rooms	Rooms in Retained Historic Building
First Floor	6	3
Second Floor	17	4
Third Floor	41	1
Fourth Floor	46	NA
Fifth Floor	33	NA
Sixth Floor	22	NA
TOTAL	165	8

Description of Floor Levels. The proposed hotel is planned primarily as a three-story structure that is stepped up from Beach Street to First Street, although the northeastern corner of the hotel will be up to four stories. Due to the change in elevation, the project contains six levels. An overview of uses per proposed hotel level is provided below, and a summary of square footage per level is provided in Table 3-3. Figures 1-5-1 through 1-5-6 present the floor plans for each level. Figure 1-6 provides a schematic rendering of the proposed hotel development.

- **FIRST LEVEL:** The parking garage would be partially underground on the northern portion of the site, while the southern portion of the site would be accommodate the entrance and lobby to the hotel with street-level retail uses in the southwestern portion of the site. The hotel entrance would be from Beach Street. From the entrance, vehicles can directly access the parking garage, and there would also be an exit onto Main Street from the hotel entrance area. The hotel office, a small administration office, a small conference room, a day spa, and a fitness room also would be located on this level. This level would include six hotel rooms, including three suites in the planned rehabilitated historic building.

- **SECOND LEVEL:** A second level of the enclosed parking garage would be located on the northern portion of the site. A vehicle entrance for hotel guests only would be located on Westbrook at the northeastern corner of the property. The hotel mechanical rooms would be located near the garage entrance on this floor. The hotel restaurant would be located on Level 2 in the southwestern portion of the building, and the remainder of the floor would contain hotel rooms.
- **THIRD LEVEL:** The third level would accommodate the meeting rooms and pre-function prep areas in the southwestern and western portion of the building. The remainder of the floor would contain hotel rooms oriented around a central pool and deck. One suite would be located on the third level in the retained historic building adjacent to the bell tower. The third level would be the uppermost floor of the southern portion of the hotel building.
- **FOURTH LEVEL:** The fourth level would include hotel rooms that would ring the open space that would be created by the pool deck on the third level. Hotel employee rooms and laundry facilities would be located on this level in the rear northwestern corner of the site.
- **FIFTH LEVEL:** The fifth level would include hotel rooms and be slightly stepped back from the fourth level. Private decks as well as rooftop open spaces would be included on this deck. (See further discussion below for proposed landscaping and guest amenities.)
- **SIXTH LEVEL:** The sixth level would include a cluster of hotel rooms in the northwestern corner of the building.

Building Height. The new building heights would be two to three stories at Beach Street, with building height ranging from 32 to 43 feet. The elevation along First Street would consist of three stories to three and one-half stories, with a building height at approximately 43 feet. Rooftop mechanical equipment and architectural elements such as parapets would extend above this height, as permitted by City regulations. The current maximum building height allowable in the Beach Commercial zone district is 36 feet. However, under provisions of the City's Zoning Ordinance, a Planned Development Permit could allow an increase in building height not to exceed one story or twenty percent of the allowed height (in feet) over and above regulations established in the zone district in which the project is proposed. Thus, a height of 43 feet could be allowed with approval of a Planned Development Permit. Figures 1-7-A and 1-7-B present the proposed exterior building elevations from each side of the property.

Proposed Rehabilitation of Retained Historic Building. As previously indicated, the proposed project would include preservation and rehabilitation of the existing bell tower and a portion of the southeastern building. Figure 1-8, the proposed Demolition Plan, shows the area of the proposed building retention. The existing eight apartment units in the retained building would be maintained and rehabilitated into guest rooms. The tower element and existing stairs would be incorporated into the proposed new guest rooms. New bathrooms and building systems (mechanical, electrical, plumbing, fire protection) would be installed in the new hotel guestrooms.

According to information provided by the Applicant to the City Planning Department, the exterior walls and primary structural bearing walls would be maintained and would be

structurally upgraded with new shear plywood and required seismic upgrades. The exterior finishes (stucco, terracotta clay tile roof, eave details, balcony, etc.) would be repaired. The exterior wall configuration, fenestration, and entry gates also would be maintained and rehabilitated. New painted aluminum windows would be installed within the existing window openings to replace the non-historic windows. The window size and profile would be compatible with the historic building. The existing stairs, entry gate, and circulation would be maintained. The project would include structural upgrade of the tower, repair of the historic tower elements including the decorative tile features, as well as the terracotta clay tile roof and stucco finishes.

TABLE 3-3: Summary of Proposed Uses & Sizes

Proposed Land Use	Square Footage By Floor					
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6
Parking	34,360	26,948				
Hotel Rooms	3,300	9,900	24,030	25,770	19,290	11,790
Meeting/Banquet Rooms			4,350			
Prefunction/Banquet Prep			3,325			
Restaurant		2,500				
Kitchen		2,300				
Spa	750					
Retail Space	2,500					
Admin/Business	1,250	200		1,245		
Support	6,620	8,400	2,950	1,985	210	210
TOTAL ENCLOSED SPACE*	51,610	51,899	34,755	28,804	19,450	11,800
Exterior Landscape**	8,200	2,300	13,200		7,600	1,550
* Totals are taken from the project site plans (Parking Analysis); the building has a total of 198,327 gross square feet. **Total exterior landscape area is 32,850 gross square feet.						

New Building Architectural Design. The architecture of the new structure would incorporate white stucco walls with red tile roofs, but would be differentiated from the retained historic portion of the building to “avoid false historicism.” Architectural features would include balconies, some bay windows, ornamental glazed tiles, decorative iron work and trellises.

HOTEL OPERATIONS & AMENITIES

Hotel. The proposed hotel would be operated as a full-service hotel in the 3.5- to 4.5-star range. According to the Applicant, the services would be commensurate with comparable hotels such as Marriot, Hilton, or Kimpton Hotels. The facility would include meeting and banquet space, a restaurant, retail space, a day spa, pool and outdoor decks, and administrative/support service space.

The hotel is expected to operate with approximately 90 employees, although the maximum number of employees at any given time is estimated to be 32. According to information provided by the Applicant, all employees would be encouraged to use public transit or bicycle, and bicycle storage would be available at the restaurant for staff.

Restaurant. The planned hotel restaurant would be 2,500 square feet, with 150 seats and an additional 2,300 square feet for kitchen space. The restaurant would operate primarily as a

hotel amenity between the hours of 6 AM and 10 PM. It is expected that the restaurant would operate with a full liquor license.

Meeting/Banquet Space. The proposed hotel would include 4,350 square feet of meeting space and 3,325 square feet of “pre-function”/prep space. The meeting space is anticipated to accommodate meetings and/or banquets with attendance of up to 290 people.⁴ It is anticipated that conference attendees also would be guests at the hotel. Most of the meeting room use would be expected to occur from November to June, although events will be held throughout the year.

Retail Space. The proposed facility would include 2,500 square feet of retail space located on the ground floor along Beach Street at the southwestern corner of the site. No specific uses are proposed; however, a range of retail, food service, art gallery and other uses are permitted and allowed in the underlying zone district with approval of a Zoning Clearance or an administrative use permit.

Pool and Day Spa. Other hotel amenities would include an approximately 1,000-square-foot outdoor pool with deck, day spa and private terraces for some rooms. The swimming pool and main deck would be located on the third level in the center of the structure. The pool deck would be open to only to hotel guests, except the deck would be available for events and functions in the meeting spaces for breakout sessions and potentially for ceremonies. Pool deck hours typically would be dawn until dusk. A 750-square-foot day spa, geared toward guest use, is planned on the first level. Some guestrooms would have terraces that could be used for small gatherings. One terrace that would be available for hotel guests could include some activities such as bocce ball and a fire pit.

Proposed Access and Parking

Access. As previously indicated, access to the project would be provided by a check-in entrance on Beach Street. From the entrance, vehicles could directly access the parking garage, and there would be an exit-only onto Main Street from the hotel entrance area. An entrance/exit for hotel guests only would be located on Westbrook Street from the second level. This will be a gated entry for access by hotel guests only.

Parking. The project would include an enclosed, partially underground parking garage with a total of 210 parking spaces, including 49 valet spaces. According to the Applicant, valet parking would be provided only once the hotel occupancy approaches full capacity. Project plans include provision of 70 bicycle parking spaces, including 40 interior spaces and 30 exterior spaces.

Hotel Deliveries. Hotel and restaurant deliveries and laundry would be received at the loading dock toward the top of Westbrook Street. After receiving, all goods would be moved to the appropriate internal storage areas. All trash (hotel and restaurant) would be separated,

⁴ Based on estimates included in the project traffic analysis that is based on 15 square feet per occupant, including tables and chairs.

and bulk trash would be compacted using a trash compactor. Trash would be picked up from the trash zone and/or loading docks toward the rear of the property.

Proposed Utilities & Landscaping

Utilities and Services. Existing water, sewer, storm drain, electricity, and natural gas services currently serve the project site. These existing systems would be upgraded and sized to serve the new development.

Drainage from the proposed project would continue to drain to existing storm drains. According to a stormwater management plan prepared for the project, a detention system is proposed under the pervious pavement, with a control structure to regulate post-development flow to pre-development level and provide 48 hours of extended detention.

Landscaping. Project plans include approximately 32,850 square feet of exterior landscaping, including courtyards, patios, and landscaping. The proposed landscaping design is a collection of outdoor courtyards and patios featuring a large north-south courtyard on the third level that would support the pool and surrounding pool deck. A bocce ball court is planned for the fifth level of the hotel. A shallow water feature is planned at the hotel entrance.

The landscaping would include entry plantings, street trees, decorative planters (that also serve as stormwater bio-planters), and internal landscaping, as well as use of permeable pavers. Irrigated landscape area would total approximately 7,900 square feet. Thirteen trees are planned around the perimeter of the proposed hotel, including bay laurel, palm, and yucca trees, as well as four clusters of three Mexican fan palm trees. Additional yuccas and planter boxes are proposed for each floor, although the upper levels would have fewer planters than the entry and pool levels. The project landscaping plan indicates that plant materials would reflect Mediterranean, native or low-maintenance species, and the intent would be to salvage and maintain a portion of the existing mature aloe plants and re-install them in the new project courtyards.

Demolition and Construction Activities

Construction would be expected to occur over approximately 1½ years, with an estimated start date in May 2015. Construction of the proposed project would include demolition of most of the existing La Bahia structures, including courtyards, with the exception of the bell tower and southeastern portion of the existing building, as described above. Demolition would result in removal of approximately 2,750 tons of material and is estimated to be completed in approximately six weeks. Grading activities would result in excavation of 22,250 cubic yards of soil, all of which would be exported offsite. Grading is estimated to take approximately three weeks.

3.4 AREA PLANS & ZONING

The project site currently is designated “Regional Visitor Commercial”—RVC in the City’s existing *General Plan 2030* and in the 2005 Local Coastal Plan (LCP). The property is zoned “Tourist Residential, Subdistrict C- Beach Commercial” (R-T(C)) with a / Coastal Zone (CZO) Overlay and Shoreline Protection Overlay (SPO). The B/SOL Area Plan does not provide land use designations, but recommended that the R-T(C) zone district be maintained for the La Bahia site. A description of relevant plans that govern the project area and a discussion of potential project conflicts with adopted plans, policies, or regulations are provided in the LAND USE (Chapter 4.7) section of this EIR.

3.5 INTENDED USES OF EIR

As indicated in the INTRODUCTION (Chapter 1.0) of this EIR, the EIR is an informational document for decision makers. The EIR includes a “project-level” analysis, meaning that no additional CEQA review should be required if the project is approved and constructed without change. (See CEQA Guidelines, § 15161.) CEQA requires that decision makers review and consider the EIR in their consideration of this project. The City of Santa Cruz is responsible for the following approvals:

- *Residential Demolition Authorization Permit* – Required pursuant to Municipal Code Section 24.08.1310 to allow for demolition of most of the existing structures, which would remove 44 apartment units from the City’s rental housing stock.
- *Historic Demolition Permit* – Required pursuant to Municipal Code Section 24.08.1000 to allow for demolition of the existing historic structures.
- *Historic Alteration Permit* – Required pursuant to Municipal Code Section 24.08.900 to allow for alteration/rehabilitation of the retained bell tower and southeastern portion of the existing facility.
- *Historic Building Survey Deletion* – Historic Building Survey Deletion will be considered by the Historic Preservation Committee and a recommendation made to the City Council as the final decision authority pursuant to Municipal Code Section 24.12.440.
- *Coastal Permit* – Required pursuant to Municipal Code section 24.08.210.
- *Planned Development Permit* – Required pursuant to Municipal Code Section 24.08 Part 8, section 24.08.700 to allow for an increase in building height, a reduction in height from the minimum fifteen foot floor to ceiling height for a first floor retail space, and a variation to parking to permit tandem spaces as part of a valet system..
- *Administrative Use Permit* – Required pursuant to Municipal Code Section 24.10.620(i) to allow for the restaurant that will include the service of alcohol.
- *Special Use Permit* – Required pursuant to Municipal Code Section 24.12.290-4 of the Santa Cruz Municipal Code to qualify for a 10 percent reduction in the on-site parking supply for cooperative parking facilities.

- *Design Permit* – Required pursuant to the City's Municipal Code Section 24.08 Part 8, section 24.08.400 to provide comprehensive design approval for the overall project layout; maximum building square footage; building footprint; building scale, form, and massing; building elevations; building architecture; building compatibility with the surrounding neighborhood; conceptual landscaping, lighting, circulation plan, and construction phasing.
- *Boundary Line Adjustment* - Boundary Line Adjustment to merge the two existing parcels.
- *Zoning Administrator Approval for Reduction in Parking Requirements for Nonautomobile Use Programs* – Required pursuant to Municipal Code Section 24.12.290-7 of the Santa Cruz Municipal Code to qualify for a 10 percent reduction in the on-site parking supply for commercial or industrial developments that include measures such as staggered work hours, provision of employee bus passes, provision of van/car pool programs or the like and provide enforceable permanent agreements to carry out the program .
- *Development Agreement* – To establish permit expiration timelines and to vest the project under the codes in effect at the time of project approval I.

Other required agency approvals or reviews include:

- California Regional Water Quality Control Board (RWQCB): Review of Notice of Intent & Storm Water Pollution Prevention Plan (SWPPP) filed by Applicant
- Monterey Bay Unified Air Pollution Control District (MBUAPCD): Review of Asbestos Inspection and Removal Notification filed by Applicant