

## RESOLUTION NO. NS-xx,xxx

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING  
THE DOWNTOWN RECOVERY PLAN TO EXTEND AND MODIFY HEIGHT ZONES,  
MODIFY DEVELOPMENT STANDARDS, AND RENAME THE PLAN AS “DOWNTOWN  
PLAN”

WHEREAS, the City adopted the Downtown Recovery Plan, a specific plan, by Resolution NS-20-084 on September 10, 1991, and adopted subsequent modifications to the plan in 2000, 2001, 2003, 2004, 2005, 2009 and 2016; and

WHEREAS, the City desires to modify the Downtown Recovery Plan (Downtown Plan) to extend the Additional Height Zone A and modify the Additional Height Zone B areas of the plan and modify associated development standards to provide for more opportunities for housing and increase and improve access to the Santa Cruz Riverwalk; and

WHEREAS, the Downtown Plan modifications will directly support numerous General Plan 2030 Land Use goals and policies including but not limited to: CD2.1.7 “Update the Downtown Recovery Plan to reflect Santa Cruz’s successful recovery from the 1989 Loma Prieta earthquake, and to respond to current opportunities and challenges.”; CD1.5.2 “Provide incentives for new development adjacent to the San Lorenzo River that includes patios overlooking the river, enhanced connections to the levee trails, and other design features that connect the built environment to the river.”; LU2 to maintain “A compact community with boundaries defined by the city’s greenbelt and Monterey Bay”; LU4.1 “Encourage a transition to higher densities along the city’s transit and commercial corridors”; LU4.1.1 “Support compact mixed use development Downtown, along primary transportation corridors, and in employment centers.”; and ED 5.5.7 “Revitalize the Lower Pacific area (Pacific Avenue south of Cathcart Street).”; and

WHEREAS, the City Planning Commission held a public hearing on October 12, 2017 and found that the public necessity, and the general community welfare, and good zoning practice shall be served and furthered with the adoption of the Downtown Plan amendments; and that the proposed amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan and Local Coastal Land Use Plan; and

WHEREAS, the City Council conducted a public hearing on November 14, 2017, and now finds:

1. That the public necessity, and the general community welfare, and good zoning practice shall be served and furthered with the amendments to the Downtown Plan; and that the proposed amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan, Local Coastal Plan and Downtown Plan specific plan.

The proposed Downtown Plan amendments are determined to be in the public interest.

2. The proposed Downtown Plan amendments are consistent and compatible with the all elements of the adopted General Plan 2030 and associated implementation programs.

RESOLUTION NO. NS-xx,xxx

3. The potential impacts of the proposed amendments have been assessed and have been determined to not to be detrimental to public health, safety or welfare. The proposed amendments have been fully analyzed in the Downtown Plan EIR.

4. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was prepared for the Downtown Plan amendments. The EIR concluded that the defined Downtown Plan Project, has few significant impacts upon the environment, other than the cumulatively considerable contribution that traffic generated by the Project will make to significant cumulative traffic impacts.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that the referenced Downtown Plan amendments dated November 2017 are adopted.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following votes:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator