

**List of Santa Cruz County
Objective Standards
County Code**

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**List of Santa Cruz County
Objective Standards
General Plan**

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¹ General Plan Objectives generally provide guidance for the County; however, they may be considered applicable to proposed projects in so far as they pertain to the uses and densities allowed in each land use designation.

² The Portion of this policy related to % increase in the traffic volume is not longer enforceable. All other portions of the policy still apply.

³ Riparian exceptions will not be granted under SB 35, therefore proposed projects cannot propose any development activities within these areas.

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Aptos Village Plan

Residential Uses: "...this Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core)" (Page 33).

Pedestrian Improvements: "Making the Village pedestrian friendly is an important Village Plan goal. New development will be required to create a network of sidewalks that provide for pedestrian connectivity. The elements of a pedestrian-friendly neighborhood include:

- Sidewalks along the edge of all streets, where feasible, and along all building frontages.
- Sidewalk widths that are comfortable for walking two or three people abreast.
- Sidewalks within parking areas and connecting parking areas to street frontages.
- Mid-block sidewalks that connect to parking located at mid-block.
- Crosswalks of a contrasting color and/or texture to heighten their visibility and aid in calming traffic.
- Pedestrian amenities such as benches, lights, trash receptors and landscaping.
- Shading for principal sidewalks with street trees, awnings, canopies and arcades.

It is critical that most of these improvements be installed concurrently with the private commercial and residential improvements, particularly the crossings of Soquel Drive. Needed sidewalk improvements are illustrated in Figure 16" (Page 41).

Storm Drainage: "Future development must provide engineered drainage improvements that will maintain or improve pre-development release rates and include an engineered system of inlets and storm drains designed to convey peak runoff to designated points of discharge near Aptos Creek and Valencia Creek (as conceptually illustrated in Figure 21). Detention basins, bioswales, rain gardens and other similar "Best Management Practices" will be required to maintain or improve pre-development release rates, maintain water quality and supply and protect the two creeks from hydrologic disturbances. Future developers of the Village Core area will be required to coordinate drainage infrastructure and management" (Page 49).

Infrastructure Financing: “Design and construction of a new east-west street, and new north-south street connecting Soquel Drive to the new east-west street by the developer will qualify for fee offsets.

The following off-site improvements qualify for fee offsets, based on total costs:

- Design and construction of drainage systems outside the boundaries of the Village Core.
- Although not offsite, the active public recreational use area donation (dedication) to the County.
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village.” (Page 53).

Private Business Signage: “The following are the sign standards for the Village Plan area:

- The maximum sign area is limited to ½ square foot (72 square inches) per lineal foot of the frontage of the business. Sign area includes:
 - The area within a well-defined sign border;
 - On a sign without a defined border, the area within the perimeter which encloses the letters, symbols or logo.
- More than one sign per business is allowed as long as the maximum sign area is not exceeded.

Allowable sign types include (also see Figure 22):

1. Wall signs
2. Blade signs: Blade signs may extend out from the façade or hang from porch and arcade soffits. There must be at least 7 feet of headroom to the bottom of the sign. The sign is limited to 24” extending from a wall or hanging from a soffit. Soffit signs must have a 6” gap between the sign and the soffit. One blade sign is allowed per business
3. A-Frame (Sandwich Board) sign: (one maximum per business) not exceeding 24” in width and 36” in height located inside a dooryard and not impeding pedestrian traffic. The sign shall be removed when the business is not open.
4. Window Signs: Window signs are allowed in storefront windows except in any portion of the window between 3 feet and 6 feet above the sidewalk. Window sign area must not exceed 20% of the glass area of the window in which it is located.
5. One monument sign may be allowed for each of those buildings facing Soquel Drive or Trout Gulch Road.

Prohibited sign types include:

1. Roof signs
2. A-Frame (Sandwich Board) signs located outside of a dooryard or impeding pedestrian traffic.
3. Monument signs for buildings not facing Soquel Drive or Trout Gulch Road.

Sign Lighting

Wall, blade and window signs may be lit from above. Monument signs may be lit from below. Internally lit and box signs are not allowed. Neon signs are not allowed; however, accents are allowed.” (Page 56).

Defining Opportunity Sites: “At the time of initial construction, the total number of residential units, and the residential square footage, may be modified up to 10% to allow minor flexibility in the construction of the project. (Added by Resolution 239-2012)

- A. Increases in the residential square footage and the total number of units can only occur within the building sites defined by the Aptos Village Plan. No increase in building height or overall square footage is allowed.

- B. Residential units are not allowed within the first floor or second floor of Building 4, or on the first floor of any mixed-use commercial building.
- C. The maximum increase in residential units is not allowed to exceed 6 additional residential units.
- D. Any increase in residential square footage shall replace approved commercial square footage in the mixed use portion of the development. No additional commercial square footage is authorized.” (Page 59)

Figure 23: Map of Village with Key Features and Development Opportunity (Page 60)

Figure 24: Description of Development Potential of Sites (Page 61-62)

Residential Transitional Area: “Solely residential uses are allowed along the northern edge of the Village Core and on both sides of the existing Granite Way, opposite the Post Office, at densities consistent with the Residential Urban-High and Residential Urban-Medium land use designations. Since land on the south side of Granite Way will be redesignated from commercial to exclusive residential use, future developers will be required to provide 40% of the resulting residential units as affordable units, pursuant to Chapter 17.10 of the County Code. Inclusionary housing requirements can be met by dispersing the units throughout the Village Core area” (Page 71).

Boulder Creek Village Plan

Commercial Development Standards in Village Core: C-I (Chapter IV, Page 24-27)

Design Guidelines for the Railroad Avenue/Junction Area: A. 1-4 (Chapter IV, Page 31)

Development Standards: 1-9 (Chapter IV, Page 37)

Commercial Use Performance Standards: 1-4, 6-7 (Chapter IV, Page 37-38)

Felton Village Plan

Scenic View Corridor #1: Guideline a2, Application Requirements A-E (Page 14)

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