

GENERAL PLAN LAND USES

The General Plan establishes seventeen land use categories with which development must be consistent. The General Plan Land Use Map indicates the general location of these land uses within the Planning Area. If a project is proposed which is inconsistent with the General Plan Land Use Map, the owner of the property may apply for a General Plan Amendment. The City Council must be able to make a specific finding that the proposed amendment to the General Plan is in the public's interest or deny the amendment. Amendments to each required General Plan element are allowed up to four times per year.

The zoning process consists of the rezoning of lands within the incorporated City limits (or the rezoning of property proposed for annexation) from one zoning district to another. The rezoning of property directly implements the land use designations as shown on the Land Use Map since, by state law, the rezoning of property must be consistent with the General Plan.

Zoning applications are reviewed by various City departments for consistency with City Council and General Plan policy, as well as to identify specific public improvements and requirements such as streets, storm and sanitary sewer and street lights. Review by other public agencies is also incorporated in the zoning process as appropriate.

Zoning changes take two forms: conventional zoning and Planned Development overlay zoning. Conventional zoning districts contained in the City's Zoning Ordinance include a range of allowed land uses, development intensities and standards within the major land use categories: residential, commercial and industrial, together with zoning districts for other land uses such as Public/Quasi-Public and Open Space. The various ranges of allowed use and development intensity correspond generally to the respective General Plan land use designations, thereby allowing the application of a zoning district to a property which implements the land use intended by the General Plan.

Planned Development zoning reflected in a General Development Plan and adopted by the City Council provides the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district which reflects the General Plan designation are tailored as part of a General Development Plan. Tailored zoning regulations include, but are not limited to, site intensities, location, height, coverage and appearance of structures.

The second phase of a Planned Development zoning process, the Planned Development permit, is a site/architectural permit which implements the approved Planned Development overlay zoning of the property.

There are eight residential categories in the land use plan, with various population and dwelling unit densities as shown in table LU-1. Development at the designated densities will achieve the

buildout population of 15,000 while preserving the hillsides and open spaces discussed in the other elements of the general plan. The population density figures are based on the 1990 census information of 2.5 persons per household average in Scotts Valley.

TABLE LU-1 - RESIDENTIAL DENSITIES

| <u>Residential Category</u> | <u>Allowable Density</u> | <u>Population Density</u> |
|---------------------------------|--------------------------|---------------------------|
| Very High | 15.1 - 20 units/acre | 37.7 - 50 psn/acre |
| High | 9-15 units/acre | 22.5-37.5 psn/acre |
| Medium High | 5-9 units/acre | 12.5-22.5 psn/acre |
| Medium | 2-5 units/acre | 5-12.5 persons/acre |
| Low | 2 units/acre | 5 persons/acre |
| Estate | 1 unit/acre | 2.5 persons/acre |
| Rural | 1 unit/2.5 acres | 1 person/acre |
| Mountain | 1 unit/5 acres | .5 persons/acre |

In the commercial and industrial zones, the following maximum building coverage and height limits are established, in order to control the impacts of development on the environment:

| <u>Category</u> | <u>Bldg Coverage</u> | <u>Max Height</u> |
|----------------------|----------------------|-------------------|
| Professional Comm | 35% | 35' |
| Service Comm | 45% | 35' |
| Shopping Center Comm | 35% | 35' |
| Light Industrial | 50% | 35' |

The following description of various land use designations will be further refined in the zoning ordinance and through implementation of the policies and actions of the general plan.

Professional Commercial - administrative, business, and professional offices in which merchandise is not manufactured or sold. Examples of uses in this category include insurance offices; tax consulting services, real estate agencies, banks and other financial and investment services, architects and other design professional, doctors and dentists, attorneys, and similar business and professional offices.

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.

Light Industrial - industrial and industrial related land uses are neither commercial/retail nor residential, but may create noise, odor, dust, glare, traffic, or impacts on the aquifer and/or air quality. Planning review shall assure that activities conducted on property do not unreasonably interfere with the character of adjoining land uses. There are two kinds of light industrial uses: Class 1 and Class 2.

Class 1 - land uses allowed in Class 1 shall be those that, because of their benign nature, do not expose the environment to hazard. This category could include research and development, building construction and supplies, warehousing of non-toxic materials, mechanical assembly of electronic or mechanical goods, testing, occasional "touch-up" and repair soldering, machining of wood or metals without toxic cleaners, and processing and packaging of components and finished materials. This list of examples is not inclusive of all types of industrial in Class 1. The key element is that neither toxic materials are used in manufacturing a product, nor does any process involve a change of phase/state of any material in significant quantities.

Class 2 - when the light industrial land user requires the use of toxins or involves a change of phase/state of any material in their processing, the user must obtain a Conditional Use Permit to ensure that the health, safety and welfare of adjoining land uses and the City are protected. Examples of these uses include the production of printed wiring boards, most semi-conductor processes, and wave or re-flow soldering. Under the conditional use permit process, any impact normally addressed by this process may be examined, as well as methods of handling hazardous materials and protection of the aquifer and air quality.

Heavy Industrial - industrial and industrial related uses which, because of their operations, may not be compatible with residential and commercial categories. Because of their potential to create traffic impacts, undesirable noise, odor, vibration, glare, and/or heat, land uses in this category may require special mitigation measures such as buffering from adjacent land uses. Examples of land uses include but are not limited to lumber processing; production of food and kindred products; milling of wood, heavy machinery and equipment; manufacturing of chemicals; mining and quarrying of minerals.

Public/Quasi-Public - public and private educational facilities, emergency services, health care facilities, religious facilities, governmental buildings, and cultural facilities.

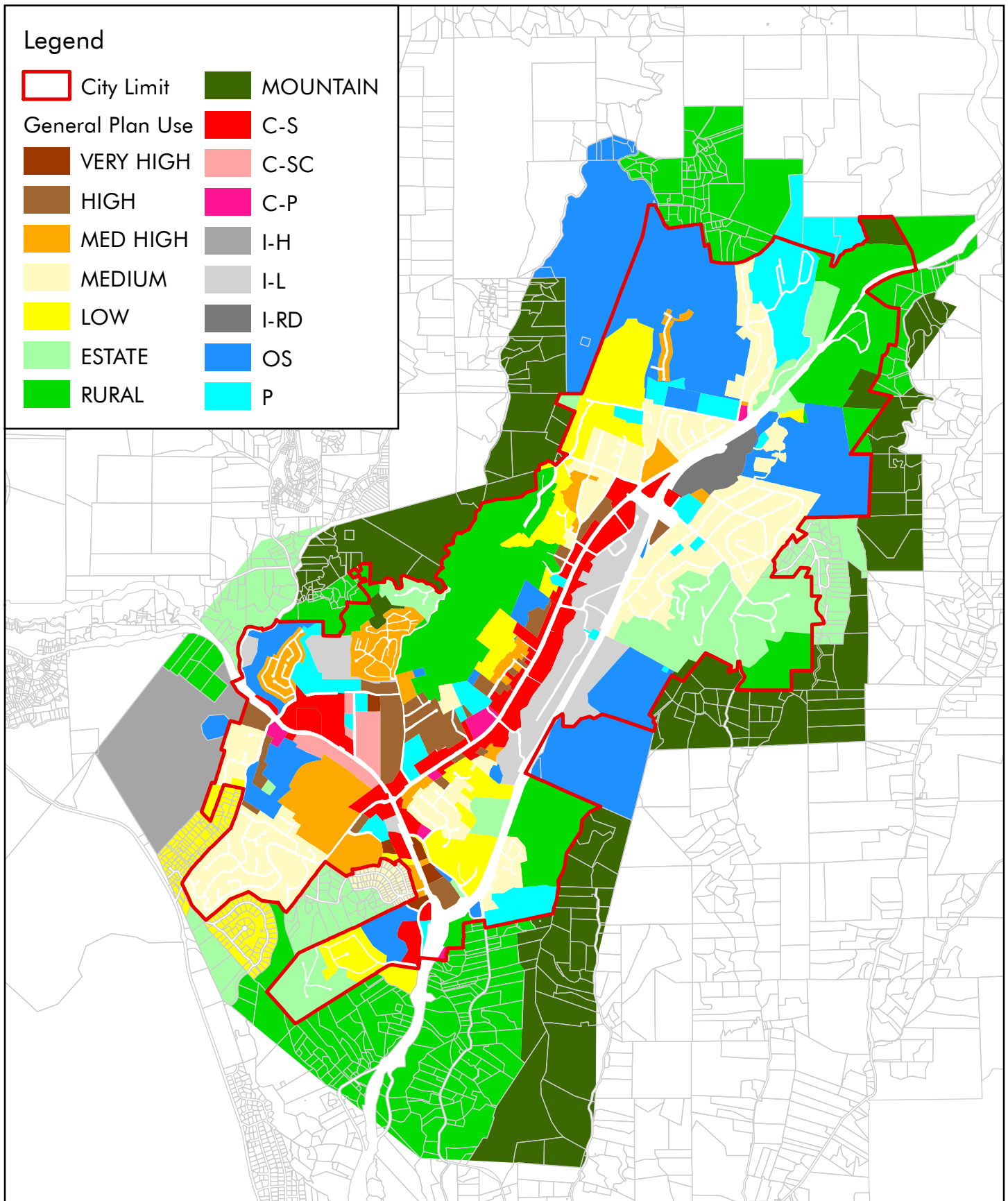
Open Space - areas for the conservation of the community's natural or scenic resources. Appropriate open space areas include wetlands and open water, plant and wildlife habitats, timber production zones, farmlands and grazing areas, and park and recreational areas.

Special Treatment Areas - The Special Treatment Area ("STA") overlay designation is established for areas where planned developments or some form of special treatment is required to allow future development. Bethany College ("BCSTA"), the mid-town interchange ("MTISTA"), Camp Evers ("CESTA") area and Mt. Hermon Road near Highway 17 ("MHRSTA") are designated special treatment areas.

The BCSTA is approximately 80 acres in size with approximately 26 acres of buildable area. The area is located at the northern portion of the City, west of Highway 17. The area is bordered on the west by Bethany Drive/Bethany Way and on the east by Scotts Valley Drive. The center portion of the BCSTA includes parcels around Gaston Circle. Buildable areas are those areas where the slopes are generally less than 10%. Development has already occurred to some extent in the buildable areas. The sole access to the Bethany area is via Bethany Drive. Most of the built and buildable areas of the existing college lie in the narrow valleys between the hills at elevations of 800 to 850 feet. Development includes single family dwellings, student housing, a new 15,000 square foot office building, child daycare center, church, gymnasium, and other college related buildings and uses. Approximately 16 lots are developed with single family homes under separate ownership from the college. These single family homes under separate ownership from the college will be permitted additions or modifications to the existing structures based upon zoning regulations applicable to the R-1-10 zoning district. The remaining properties in the BCSTA will be developed under the Planned Development zoning regulations. The land use for these properties in the BCSTA will reflect a mix of commercial, residential, park, and open space designations similar to the existing campus in order to minimize traffic impacts and disruption to the surrounding residential neighborhood.

The MTISTA includes properties east and west of State Highway 17, located half way between the Granite Creek and Mt. Hermon Road overpasses. The Circulation element proposes a new interchange to be developed in this area within the next 5-15 years to provide direct access to Green Hills Road and alleviate congestion on Mt. Hermon Road and Scotts Valley Drive. The current access to properties on Green Hills Road is from Mt. Hermon Road to Glen Canyon Road to Green Hills Road. Access from the north is barricaded for emergency access only. Future development of the vacant properties on Green Hills Road must include design and development of an alternative access to alleviate the congestion on Mt. Hermon Road and Glen Canyon Road. Land use designations for the properties in the MTISTA will not be changed until the mid-town interchange is ensured.

The MHRSTA includes properties fronting Mt. Hermon Road on the east between State Highway 17 and Glen Canyon Road. The purpose of the MHRSTA is to develop a plan coordinating circulation and land uses for all the properties to limit ingress and egress along Mt.

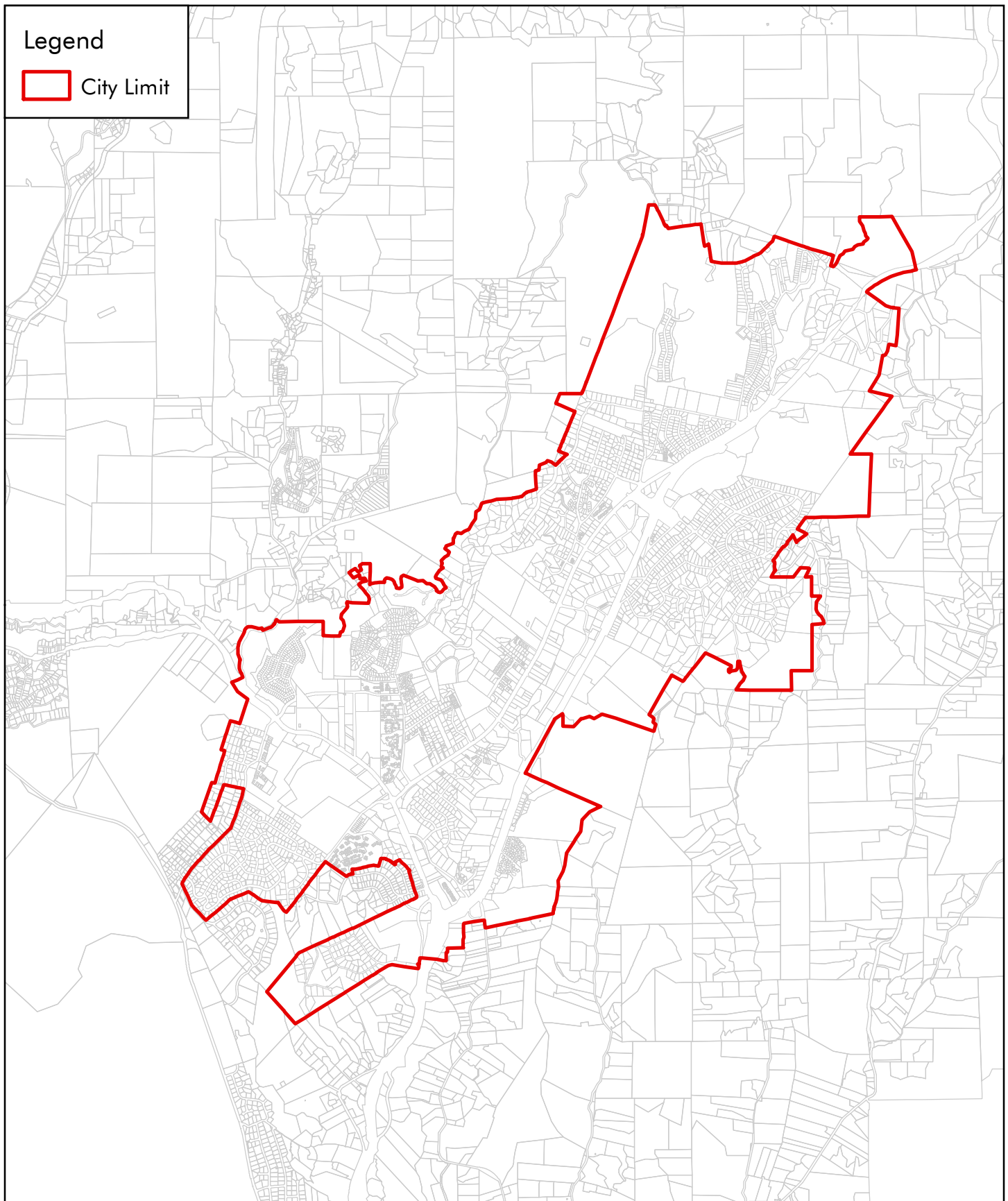


Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

General Plan Land Use

Figure x-x



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