

STRELOW CONSULTING

Environmental Planning & Analysis

Date: April 5, 2013

To: Heidi Luckenbach, Melissa Hetrick, City of Santa Cruz Water Department
Ann Sansevero, URS Corporation

From: Stephanie Strelow

Re: Desalination Project Growth Review

This memo sets forth the process for reviewing potential General Plan buildout to aid the analyses for the Growth section of the proposed scwd² desalination project EIR. Potential development and buildout for the City of Santa Cruz and UCSC were obtained from the City General Plan 2030 EIR and UCSC LRDP EIR, respectively. The corresponding estimated water demand was updated for both entities as part of the "Water Supply Assessment" prepared for the City's General Plan 2030 EIR. Research was conducted for the City of Capitola and the unincorporated areas of Santa Cruz County located within the City's and the District's water service area to determine potential development that could occur under the general plans for these jurisdictions. Attachment A summarizes potential development and associated water demand for these agencies, which is further explained below.

1. City of Capitola. A meeting was held with Susan Westman, General Plan Coordinator for the City of Capitola, City Water Department staff, Melissa Hetrick, the EIR consultant Project Manager, Ann Sansevero, and myself. Vacant and underutilized properties and potential development were reviewed. It was indicated that the City's Housing Element (2007-2014) provides additional information on development potential within the City.

Based on this review with City staff, the tables in Appendix F of the City's Housing Element were used to identify potential development that could occur pursuant to the City's existing General Plan. Relevant pending projects were added, and the new Best Western Inn was added as it was completed after the Desalination EIR Notice of Preparation (NOP) was released. Additionally, two new hotels and mixed-used land use intensification along 41st Avenue were included per discussions with the City. The "Existing Conditions" paper that is part of the City's General Plan Update was cross-checked to ensure that all potential development sites were included. Attachment B includes excerpts from the City's Housing Element, as well as the Housing Element's Appendix F, which is annotated and specifies the amount of development that would occur within the City's water service area and within the District's service area. Excerpts from the General Plan Update Existing Conditions paper also are included in Attachment B.

The development/buildout estimate was reviewed and confirmed by the Capitola Planning Department.

2. County of Santa Cruz. A meeting was held with County Planning Department staff, Kathy Previsich and Paia Levine, City Water Department staff, Melissa Hetrick, the EIR consultant Project Manager, Ann Sansevero, and myself. The development/buildout potential was estimated for the County planning areas within the City of Santa Cruz and Soquel Creek Water District water service areas, which are Live Oak and small portions of Carbonera and Soquel for the City, and Soquel, part of Aptos and La Selva Beach for the District. The basic approach was to utilize the appendices in the County's Housing Element, the Aptos Village Plan and the Transit Corridors Study as explained below, and supplemented with information provided by County Planning Department staff.
 - a) The Housing Element (2007-2014) includes appendices with an inventory of parcels that could be developed with residential units. The parcels identified in the Housing Element Appendices A (including A-1 & A-2), C-1 & C-2, and E were checked with an APN index map to determine which parcels are in the affected planning areas for the City and District service areas. Attachment C provides an index map for APN pages provided by the Assessor's Office. Attachment D provides the referenced Housing Element appendices that are annotated to identify which properties and potential residential development are within each of the City and District service areas.
 - b) The portion of the Live Oak planning area west of 7th Avenue and south of Capitola Road was not included as a development estimate for this was included in the City's General Plan EIR buildout because it is in the City's adopted Sphere of Influence.
 - c) Development potential identified in the adopted Aptos Village Plan was included separately. Parcels in the Housing Element Appendices' lists that appeared to be within the Village Plan area were deleted from the parcel inventory review conducted in subsection a) so as to not double-count properties. Relevant pages for the Aptos Village Plan are included in Attachment E.
 - d) Properties identified as "larger development projects" & "opportunity sites" in the County's Transit Corridor Study were included, but an attempt to calculate development potential was not conducted for all sites. A quick APN check was conducted to make sure the development parcels and major opportunity sites weren't on the Housing Element Appendices lists. County staff provided an email to confirm size of some the major projects and is included in Attachment G.
 - e) For commercial uses, the square footage in the Housing Element Appendices C-1 and C-2 was used as the assumption stated in the Appendices was that development would result in a 40% floor area ratio with 50% each for residential and commercial.

The development/buildout estimate was reviewed and confirmed by the Santa Cruz County Planning Department.

3. Water Demand. Water demand was estimated for the potential development based on City of Santa Cruz Water Department water demand rates summarized at the end of Attachment A and Soquel Creek Water District water demand rates available on the District's website, and included at the end of Attachment A.

- ATTACHMENT A: Capitola and County Estimated Buildout & Estimated Water Demand
- ATTACHMENT B: Capitola Housing Element and General Plan Update “Existing Conditions” Excerpts
- ATTACHMENT C: Assessors Map Page Index Map
- ATTACHMENT D: Santa Cruz County Housing Element Excerpts & Appendices
- ATTACHMENT E: Aptos Village Plan Excerpts
- ATTACHMENT F: Santa Cruz County Transit Corridors Plan – Existing Conditions Report Excerpts
- ATTACHMENT G: Correspondence From Santa Cruz County Planning Department

GENERAL PLAN DEVELOPMENT POTENTIAL - WATER DEMAND

3/1/13

BACKGROUND

Desal NOP 11/15/10

City Water Service Project Water Demand [2010-2030] - Outside City Limits

[PER ADOPTED UWMP 2010]

• 2030 Water Demand Increase

98-116 MGY

SqCWD Service Area Population Increases [2010-2030]

[PER ADOPTED UWMP 2010]

• 2030 Water Demand Increase

224-750 afy

[before conservation saving; lower number reflects adjusted baseline & higher number is based on 2010 actual use, which UWMP indicates is "abnormal"]

Land Use - GP Development Estimates

	CITY WATER	Water-MGY	SqCWD	Water-afy	Rate
CAPITOLA					
HE Opportunity Sites [Park, Bay]			94		
HE Commercial Districts					
Cap Rd	11				
[pending app] Salvage Yard	23				
Dharma's			19		
HE Second Units					
Edmund Lane	1				
6 citywide, 2007-2014	3		3		
HE Vacant/Underutilize R Lands	8		5		
Subtotal	46		121		
Potential 41st Ave MU with new GP	200				
TOTAL Housing	246	6.5	121	21.0	City - 70 gpd/unit District-0.174afy/apt
Non-Residential					
• Potential Village			70-room hotel	8.5	District-0.122afy/room
• El Salto Resort			40-room hotel	5.0	District - 0.122afy/room
• Best Western-82 rooms		3.0			CEQA Doc
Complete 2010					
TOTAL - Capitola		9.5		34.5	

COUNTY OF SANTA CRUZ

Carbonera, 7th Ave

Included in SC GP [8 MGY]

	CITY WATER	Water-MGY	SqCWD	Water-afy	Rate
HOUSING UNITS					
HE Vacant R Parcels [UL, UM]					
Live Oak	14	1.0			City - 194 gpd/unit
Soquel-Aptos			38		District-.20afy/sfd
HE Non-Vacant R Parcels [UL, UM]					
Live Oak	394	28.0			City - 194 gpd/unit
Carbonera	17	1.5			City - 194 gpd/unit
Soquel-Aptos			251		District-.20afy/sfd
HE Non-Vacant MFR Parcels					
Live Oak	172	4.5			City - 70 gpd/unit
Soquel-Aptos			88		District - 0.2 afy/condo
HE - Mod Income Potential [UH]					
Live Oak	202	5.0			City - 70 gpd/unit
Soquel-Aptos			345		District - 0.2 afy/condo
HE Second Units					
Live Oak	580	15.0			City - 70 gpd/unit
Soquel-Aptos			2,508		District - 0.2 afy/condo
Subtotal	1,379	55.0	3,230	646.0	
HE Non-Vacant C Parcels					
[PER Parcel Table #]					
Live Oak-Soquel	374				City - 70 gpd/unit
Soquel-Aptos			274		District - 0.2 afy/condo
HE Vacant C Parcels					
[Exclude Aptos Village]]					
Live Oak	77				
Soquel-Aptos			61		
Subtotal	451	11.5	335	67.0	
Aptos Village Plan			63		
Subtotal			63	11.0	District - .174 afy/apt
Transit Corridors Study					
1. St.Stephens Hsng	40				
6. Open Space			Not Estimated		
7. Erlach Site Hsng			102		District - 0.2 afy/condo
8. Corte Cabrillo			28		
9. Cabrillo Commons			43		
10. Canterbury Townhomes			19		
12. Aptos Affordable Hng			40		
Opportunity Sites					
Subtotal	40	1.0	232	46.5	
Subtotal Unincorporated Housing	1,870	67.5	3,860	770.5	

COUNTY OF SANTA CRUZ

	CITY WATER	Water-MGY	SqCWD	Water-afy	Rate
Non-Residential					
Aptos Village Plan			75,000		District - .053 afy/1000sf
Seacliff Plan			Not Estimated		
Subtotal			75000	4.0	District - .053 afy/1000sf
HE Non-Vacant C Parcels					
[Comm SF]					
Live Oak	315,145				
Soquel-Aptos			370,500		District - .053 afy/1000sf
HE Vacant C Parcels					
[Comm SF]					
Live Oak	64,000				
Soquel-Aptos			51,750		District - .053 afy/1000sf
Subtotal	379,145	25.0	422,250	22.5	
Others					
Transit Corridors Study					
2. Soquel Ave	30,000	2.0			
3. 40-50 student school	Not Estimated				
4..Renovate-Public Safety	Not Estimated				
5. 4101 Soquel	14,500	1.0			
11. Safeway Remonvate					
Opportnity Sites					
1-Harbor	Not Estimated				
2-Ecliff	Not Estimated				
3-17th Industrial	Not Estimated				
4-Lower 4lst	Not Estimated				
5-Thompson	Not Estimated				
6-Capitola Rd	Not Estimated				
7-Nigh Lumber	80-100 MFD for R-UH parcel	2.5			
	31000 sf	2.0			
8-Commercial Way	Not Estimated				
9-10-Thurber, Flea Market	Not Estimated				
11-Upper 4lst	Not Estimated				
12-Bay-Porter					
13-Erlach-Included ABOVE			Not Estimated		
14-Par 3 Golf			Not Estimated		
15-Safeway			Not Estimated		
16-Poor Clares			Not Estimated		
17-Aptos Village Included ABOVE					
Subtotal Unincorporated Non-Residential	75,500 sf 80-100 DU	7.5	497,250 sf	26.5	
TOTAL - Unincorporated County	1950-1970 DU 454,645 sf	100.0	3860 DU 497,250 sf	797.0	
TOTAL - Capitola & County		109.5		831.5	

City of Santa Cruz Water Demand Rates

SFD	194 gpd/unit	0.071 MG/YR/UNIT
MFD	70 gpd/unit	0.0255 MG/YR/UNIT
SRO	70 gpcd	0.03 MG/YR/UNIT
Hotel	93/gpd/unit	0.0372 MG/YR/ROOM
Commercial	66 gallon/sf/yr	0.00008 MGY/YR/SF
Office	18 gallon/sf/yr	0.000025 MGY/YR/Sf
Industrial	12 gallon/sf/yr	0.000023 MGY/YR/SF

Landscaping 0.02 times sf = billing units per year (100cf) times 100 x 7.48 = MGY

Park - increase above by 1/3 0.0327 x sf x 100 x 7.48 = MGY

Swimming Pool - Area in sf times 4 (ft) x 7.48 = Gallons Per Year

Soquel Creek Water Demand Rates

Per "New Applicant Water Demand Offset Form" (revised 10/9/2012)

Online at: http://www.soquelcreekwater.org/sites/default/files/WDO_New%20App%20Form%202012_0.pdf

Per Capita Water Use**CITY Santa Cruz**

Baseline 113 gpcd
2020 Target 110 gpcd

SqCWD

Baseline 118 gpcd
2020 Target 115 gpcd

New Applicant Water Demand Offset Form

APPLICANT INFORMATION

Property owner name

Last name or company name

First name (if applicable)

Contact person

(If different from property owner)

First and last name

 Title (if applicable) *example: manager*
Mailing address

Street address, apartment no., P.O. box

City

Zip Code

Telephone number

Home

Work

PROJECT INFORMATION

Project address

Street address, apartment no., P.O. box

City

Zip Code

APN number
Notes
Residential water use factors in acre-feet (AF)

- ☐ Apartment (In complex) - 0.174 /apartment
- ☐ Apartment (Added to site) - 0.116 /apartment
- ☐ Apartment (Senior complex) - 0.097 /apartment
- ☐ Condominium, Residential - 0.20 /dwelling
- ☐ Mobile Home - 0.135 AF/mobile home
- ☐ Single-family (Lot >0 to < 0.095 acre) - 0.20 /dwelling
- ☐ Single-family (Lot = 0.095 to < 0.255 acre) - 0.29 /dwelling
- ☐ Single-family (Lot = 0.255 to < 0.5 acre) - 0.58 /dwelling
- ☐ Single-family (Lot = 0.5 to < 1 acre) - 1.0 AF + any ADU offset
- ☐ Single-family (Lot >= 1.0 acre) - Prorated at 1.0 AF per acre of land + any ADU offset.
- ☐ ADU (Accessory Dwelling Unit)
 - ☐ ADU < 640 sq.ft. - 0.116
 - ☐ ADU 640 sq.ft. up to 800 sq.ft. - 0.135
 - ☐ ADU 800 sq.ft. - up to 1200 sq.ft. - 0.174

Commercial water use factors in acre-feet (AF)

- ☐ Auto Repair - 0.027 AF/1,000 sq.ft. (gross floor area)
- ☐ Auto Sales - site specific - to be calculated
- ☐ Bank or S&L (Downtown w/o landscaping) - 0.034 /1,000 sq. ft. (gross floor area)
- ☐ Bank or S&L (Suburban w/ landscaping) - 0.152 /1,000 sq.ft. (gross floor area)
- ☐ Bar - 0.262/1,000 sq.ft. (gross floor area)
- ☐ Church - 0.103/1,000/sq.ft. (gross floor area)
- ☐ Church (w/ school or day care) - 0.136/1,000 sq.ft. (gross floor area)
- ☐ Commercial (Service or manufacturing zone) - 0.053/1,000 sq.ft. (gross floor area)
- ☐ Commercial (Neighborhood office and retail) - 0.262/1,000 sq.ft. (gross floor area)

- ☐ Group Housing (Fraternities, sororities, boarding, convalescent) - 0.076/occupant
- ☐ Hair Salon, Barber - 0.182/1,000 sq.ft. (gross floor area)
- ☐ Health Club (w/ aquatics) - 0.243/1,000 sq.ft. (gross floor area)
- ☐ Health Club (w/o aquatics) - 0.131/1,000 sq.ft. (gross floor area)
- ☐ Laboratory - 0.092/1,000 sq.ft. (gross floor area)
- ☐ Laundromat - site specific - to be calculated
- ☐ Manufacturing (Other than beverages, chemicals) - 0.063/1,000 sq.ft.
- ☐ Motel/Hotel (Guest rooms only) - 0.122/room
- ☐ Motel/Hotel (Guest rooms plus restaurant, shop, meeting rooms) - site specific
- ☐ Offices (Building trades contracting) - 0.029/1,000 sq.ft (gross floor area)
- ☐ Office (General, nonmedical, includes chiropractor) - 0.059/1,000 sq.ft. (gross floor area)
- ☐ Offices (Medical, Dental) - 0.182/1,000 sq.ft. (gross floor area)
- ☐ Offices (Converted from house - Nonmedical) - none
- ☐ Offices (Converted from house - Medical/dental) - 0.21/house converted
- ☐ Park (w/ restroom, irrigated turf) - 1.4/acre
- ☐ Park (w/ community building) - 1.7/acre
- ☐ Restaurant (Full service - 3 meals, dish washing) -1.154/1,000 sq.ft. (gross floor area)
- ☐ Restaurant (Fast-food/takeout w/ on-site prep) - 0.471/1,000 sq.ft. (gross floor area)
- ☐ Restaurant (Take-out w/ minimal on-site prep.) - 0.262/1,000 sq.ft. (gross floor area)
- ☐ Service Station (w/ Mini Mart) - 0.684/site
- ☐ Service Station (w/o Mini Mart) - 0.462/site
- ☐ Store (Downtown w/ existing landscape) - 0.024/1,000 sq.ft. (gross floor area)
- ☐ Store (Freestanding, w/ landscape) - 0.078/1,000 sq.ft. (gross floor area)
- ☐ Store (Department w/ incidental salon/coffee) - 0.044/1,000 sq.ft. (gross floor area)
- ☐ Store (Grocery w/ produce) - 0.278/1,000 sq.ft. (gross floor area)
- ☐ Warehouse, wholesale - 0.049/1,000 sq.ft. (gross floor area)
- ☐ Other - Site specific - to be calculated

OFFSET CALCULATIONS

Single-family	Number of units	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Condominium	Number of units	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Apartment	Number of units	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Mobile home	Number of units	_____ x (water use factor) _____ x 1.20 = _____ offset (acre-feet)
ADU (Accessory Dwelling Unit)	Number of units	_____ x (water use factor) _____ x 1.20 = _____ offset (acre-feet)
Motel/Hotel	Number of rooms	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Commercial (square feet)	Total square feet _____ /1,000 = _____	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Commercial (acre)	Total acreage _____	_____ x (water use factor)_____ x 1.20 = _____ offset (acre-feet)
Commercial (other)	_____ (water use factor) x 1.20 = _____	_____ offset (acre-feet)

Total Offset Required for this Development: =

AFY (One acre-foot equals 325, 851 gallons)

Staff signature

revised 10/9/2012

Date

CITY OF CAPITOLA HOUSING ELEMENT OF THE GENERAL PLAN 2007-2014



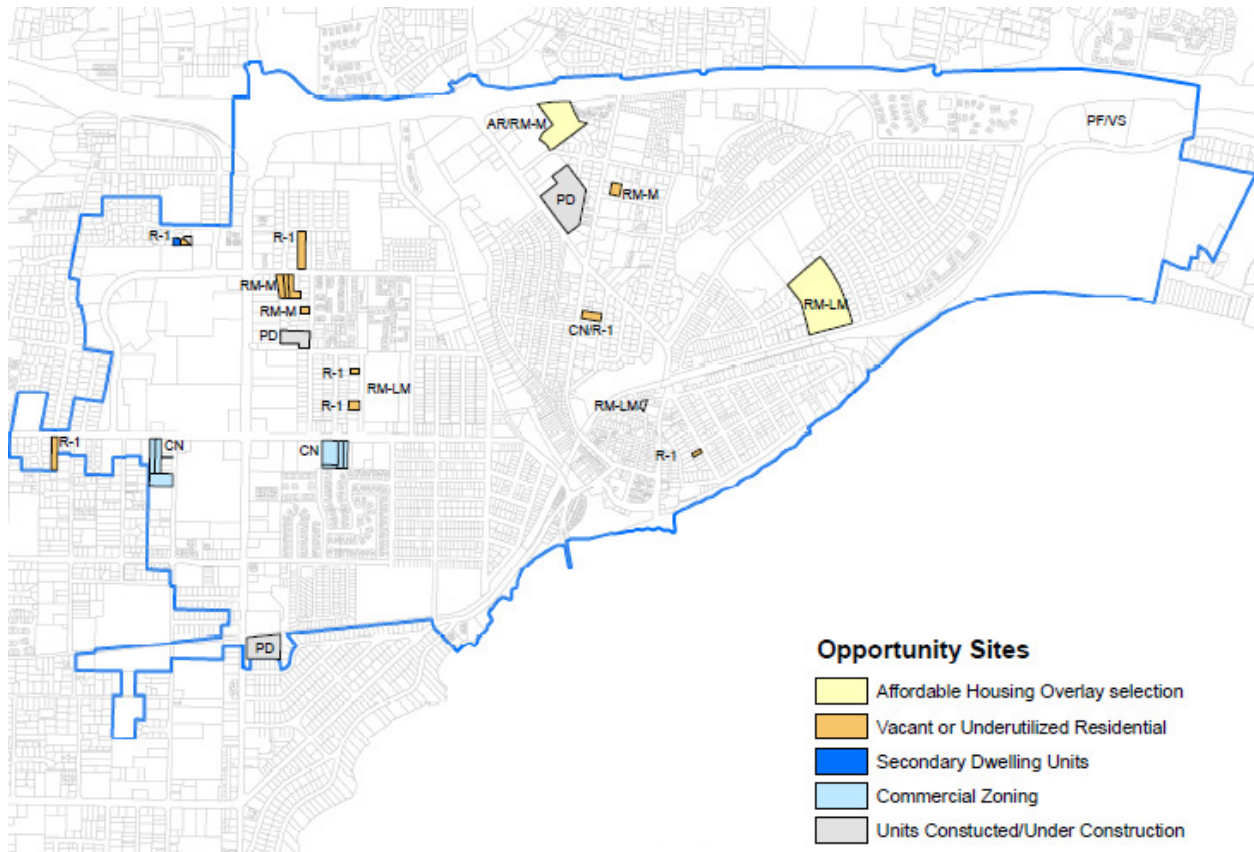
APPROVED BY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, APRIL 6, 2010
ADOPTED BY CITY COUNCIL RESOLUTION NO. 3803, FEBRUARY 11, 2010

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Figure 4-1 below shows the distribution of opportunity sites around the City.

Figure 4-1: 2007-2014 Housing Opportunity Sites



I. Affordable Housing Overlay (AHO) Sites

The City's Density Bonus Ordinance, Inclusionary Housing Ordinance and zoning revisions that now allow for mixed-use residential development in the commercial zones will all work to encourage the development of additional higher density and transportation corridor-sited housing. These ordinances, however, do not meet the State mandated lower-income RHNA housing density requirements. In order to meet the RHNA requirement for low, very low and extremely low-income units the City has also adopted an Affordable Housing Overlay. The Overlay was specifically designed for use with multi-residential zoned properties and requires that at least 50% of the units to be developed will serve lower-income households. Two sites have currently been identified for inclusion under the Affordable Housing Overlay. The Overlay could be applied to additional multi-residentially zoned sites in the future.

The two prospective sites described below qualify for higher density development under the City's Affordable Housing Overlay Ordinance. Under the Overlay, new residential development is permitted at 20 units per acre under the condition that 50% of the units be affordable to lower income households. One site has 80 existing lower-density housing units and can accommodate additional development while the second site is partially vacant. The purpose of the Affordable Housing Overlay is to encourage the preservation

APPENDIX F

Inventory of Opportunity Sites 2007-2014

CONSTRUCTED
NOT INCLUDED

UNITS CONSTRUCTED/UNDER CONSTRUCTION AS OF JANUARY 1, 2007										
Site	Total Built and Projected Units		Notes	Parcel Size	Zoning District	General Plan	Allowable Density with Current Zoning	Total Units	Net Units	Net Units Expected
1066 41 st Avenue Capitola Beach Villas 034-091-06	EL	0	Currently under construction	~1.85 acres	PD	C-SR	~30 du/a	55	55	55
	VL	0								
	L	0								
	M	8								
	AM	47								
750 Bay Avenue Bay Avenue Senior Housing 036-051-33	EL	13	New units	4.18 acres	RM-M	R-M	n/a	13	13	13
	VL	0								
	L	0								
	M	0								
	AM	0								
1911 42 nd Avenue 034-201-33	EL	0	Plans approved by CC	.97 acres	RM-M/PD	R-M	~12 du/a	10	9	9
	VL	0								
	L	0								
	M	1								
	AM	9								
2064 Edmund Land 034-412-57	EL	0	Single-Family home approved	0.12	R-1	R-LM	5-10 du/a	1	1	1
	VL	0								
	L	0								
	M	0								
	AM	1								
107 Fanmar Way 035-163-37	EL	0	Single-Family home finalized 2008	0.12	RM-LM	R-M	5-10 du/a	1	1	1
	VL	0								
	L	0								
	M	0								
	AM	1								

Total Expected Units Constructed/Under Construction as of January 1, 2007 = 79	EL	13
	VL	0
	L	0
	M	9
	AM	57

INCLUDED IN SOQUEL CREEK WATER DISTRICT

AFFORDABLE HOUSING OVERLAY (Multi-Family Residential Zones)										
Site	Total Built and Projected Units		Notes	Parcel Size	Zoning District	General Plan	Allowable Density with Current Zoning	Total Units	Net Units	Net Units Expected
600 Park Avenue Newman Apartments 036-151-15	EL	0	Underutilized land. Developed in 1960s with 20 1-story building containing a total of 80 units; 64 1-bedroom , 16, 2-bedroom units	6.8 acres	RM-LM	R-H (Pending Coastal Commission certification)	Maximum of 20 du/a	133 (based on study)	33	33***
	VL	0								
	L	16								
	M	17								
	AM	0								
822 Bay Avenue Capitola Inn 036-011-28	EL	4	Site constraint: currently commercial use	3.09 acres	AR/RM-LM	R-H (Pending Coastal Commission certification)	Maximum of 20 du/a	61	61	61
	VL	26								
	L	16								
	M	15								
	AM	0								
Total Expected Units from the Affordable Housing Overlay = 94								EL	4	
								VL	26	
								L	32	
								M	32	
								AM	0	

COMMERCIAL ZONING DISTRICTS										
Site	Number of Net Units @ Build Out		Notes	Parcel Size	Zoning District	General Plan	Allowable Density with Current Zoning	Total Units	Net Units	Net Units Expected
Pending 1575 38 th Avenue Freight & Salvage 034-181-17	VL	0	West of Chinese Village	0.7	CN	C-LC	**25 du/a	17.5	17	8
	L	0								
	M	2								
	AM	6								
CITY 3780 Capitola Road Chinese Village Restaurant 034-181-09	VL	0	Same property owner for 034-181-09 & 15	0.51	CN	C-LC	**25 du/a	12.75	12	6
	L	0								
	M	2								
	AM	4								
CITY 3754 Capitola Road Storage 034-181-15	VL	0	East of Chinese Village Restaurant	0.42	CN	C-LC	**25 du/a	10.5	10	5
	L	0								
	M	1								
	AM	4								
Dharma's 034-111-44	VL	0	Underutilized	0.01	CN	C-LC	**25 du/a	0.25	0	0
	L	0								
	M	0								
	AM	0								
DISTRICT 4250 Capitola Road Dharma's 034-111-43	VL	0	Underutilized	0.91	CN	C-LC	**25 du/a	22.75	22	11
	L	0								
	M	2								
	AM	9								
DISTRICT 4300 Capitola Road Dharma's 034-111-34	VL	0	Underutilized	0.33	CN	C-LC	**25 du/a	8.25	8	4
	L	0								
	M	1								
	AM	3								

DISTRICT 4310 Capitola Road Dharma's 034-111-33	VL	0	Underutilized	0.31	CN	C-LC	**25 du/a	7.75	7	4
	L	0								
	M	1								
	AM	3								

Total Expected Units from mixed-use development in the CC, CN, CR and PO Zoning Districts = 38	VL	0
	L	0
	M	9
	AM	29

SECONDARY DWELLING UNITS

Site	Total Built and Projected Units VL-Very Low L-Low M-Moderate AB-Above Moderate		Notes	Parcel Size	Zoning District	General Plan	Allowable Density with Current Zoning	Total Units	Net Units	Net Units Expected
CITY 2040 Edmund Lane 034-412-55	VL	0	Approved Planning Permit	0.12	R-1	R-LM	5-10 du/a	1	1	1
	L	0								
	M	1								
	AM	0								
Split City & District Citywide	VL	0	Expect 6 secondary dwelling units to be built between 2007-2014	N/A	R-1	R-LM	5-10 du/a	6	6	6
	L	0								
	M	6								
	AM	0								

Total Expected Units from Secondary Dwelling Units = 7

VL	0
L	0
M	7
AM	0

VANCANT/UNDERUTILIZED RESIDENTIAL LAND

Site	Number of Net Units @ Build Out		Notes	Parcel Size	Zoning District	General Plan	Allowable Density with Current Zoning	Total Units	Net Units	Net Units Expected
	VL-Very Low L-Low M-Moderate AB-Above Moderate									
CITY 4191 Clares Street 034-222-17	VL	0	Underutilized land; 1 SFR	0.71	R-1	R-LM	5-10 du/a	7	6	1
	L	0								
	M	0								
	AM	1								
DISTRICT 1771 44 th Avenue 034-122-01	VL	0	Underutilized	0.23	R-1	R-LM	5-10 du/a	2.27	1.27	1
	L	0								
	M	0								
	AM	1								
DISTRICT 44 th Avenue 034-122-22	VL	0	Vacant	0.14	R-1	R-LM	5-10 du/a	1.43	1.43	1
	L	0								
	M	0								
	AM	1								
CITY 3120 Capitola Road 034-281-27	VL	0	Underutilized	0.46	R-1	R-LM	5-10 du/a	4.6	4.6	1
	L	0								
	M	0								
	AM	4								
CITY 2052 Edmund Lane 034-412-56	VL	0	Vacant	0.13	R-1	R-LM	5-10 du/a	1.3	1.3	1
	L	0								
	M	0								
	AM	1								
DISTRICT 603 Burlingame Avenue 035-302-14	VL	0	Underutilized	0.37	R-1	R-LM	5-10 du/a	3.7	2.7	1
	L	0								
	M	0								
	AM	2								

CITY FOR ALL OF THE FOLLOWING

4148 Clares Street 034-201-21	VL	0	Underutilized	0.36	RM-M	R-M	10-15 du/a	5.4	3.4	2
	L	0								
	M	0								
	AM	1								
4160 Clares Street 034-201-22	VL	0	Underutilized	0.27	RM-M	R-M	10-15 du/a	4.05	3.05	1
	L	0								
	M	3								
	AM	0								
4172 Clares Street 034-201-23	VL	0	Underutilized	0.38	RM-M	R-M	10-15 du/a	5.7	3.7	2
	L	0								
	M	3								
	AM	0								
1941 42 nd Avenue 034-201-30	VL	0	Underutilized	0.18	RM-M	R-M	10-15 du/a	2.7	1.7	0
	L	0								
	M	0								
	AM	1								
506 Pine Street 036-022-10	VL	0	Underutilized	0.29	RM-M	R-M	10-15 du/a	4.35	3.35	2
	L	0								
	M	3								
	AM	0								

Total Expected Units from Vacant/Underutilized Residential Land = 13	VL	0
	L	0
	M	13
	AM	15

* Expected Net units in the R-1 zoning district were determined by assuming that any parcel would have a maximum of two units. The units in the RM-M zoning district were calculated at roughly 50% development rate.

** Secondary Dwelling Units are naturally affordable to moderate income households due to the unit size.

***600 Park Avenue could be built at 20 units/acre to provide for a net of 56 units. However, 33 units are anticipated due to the rehabilitation/phased nature of the project.

SUMMARY OF OPPORTUNITY SITES

Affordability Level	RHNA Requirement	# Units Developed	# Units with Affordable Housing Overlay	Commercial Zoning Districts	Secondary Dwelling Units	Vacant/ Underutilized Land	Total Units
Extremely Low	16	13	4	0	0	0	17
Very Low	16	0	26	0	0	0	26
Low	24	0	32	0	0	0	32
Moderate	27	9	32	9	7	7	64
Above Moderate	60	57	0	29	0	7	93
TOTAL	143	79	94	38	7	14	232

General Plan Update

Existing Conditions White Paper #1

Community Overview

Land Use

Population and Housing

Parks and Open Space

Historic Resources



Prepared by Design, Community & Environment
For the City of Capitola

March 2011

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TABLE 5 MAJOR DEVELOPMENT PROJECTS IN CAPITOLA (2005-2010)

Project Name	Address	Status	Description
Capitola Beach Villas	1066 41st Avenue	Completed	55 residential condo units and 3,000 square feet of retail commercial condo space.
Whole Foods Market	1710 41st Avenue	Completed	Extensive interior and exterior remodel of the former Ralph's supermarket to establish a new Whole Foods Market.
Goodwill	1550 41st Avenue	Completed	Extensive remodel of an existing 17,000 square foot shopping center to expand a Goodwill store and establish a cosmetology school.
Longs Drugs	1750 41st Avenue	Completed	Extensive remodel of the Longs Drugs store (now CVS).
Bay Avenue Senior Apartments	750 Bay Avenue	Completed	Major remodel of an affordable senior housing apartment complex, increasing the number of units from 96 to 109 units.
Heritage Lane	3606-3610 Capitola Road	Completed	12 single-family homes and 4 secondary dwelling units.
Marriot Fairfield Inn and Suites	1255 41st Avenue	Under Construction	84-unit hotel with 31,582 square feet of associated facilities. Anticipated opening date is June 2011.
Target Store	1825 41st Avenue	Approved, Construction Pending	Interior and exterior remodel of the former Gottschalk's building to establish a new Target store. Construction to start in spring of 2011 with an estimated opening of March 2012.
Pearson Court	1911 42nd Avenue	Approved, Construction Pending	10 single-family homes. Construction to begin in 2011.
Capitola Village Hotel	120 Monterey Avenue	Proposed	Proposal for a new hotel and associated facilities in Capitola Village.

Source: City of Capitola, 2011.

by the City. These projects include new multiple-family housing, major commercial remodels, new hotel development, and new residential subdivisions. As shown in Figure 7, the majority of these projects are located within the 41st Avenue commercial district.

D. Population and Housing

This section describes Capitola's population and housing characteristics and the City's recently adopted Housing Element of the General Plan.

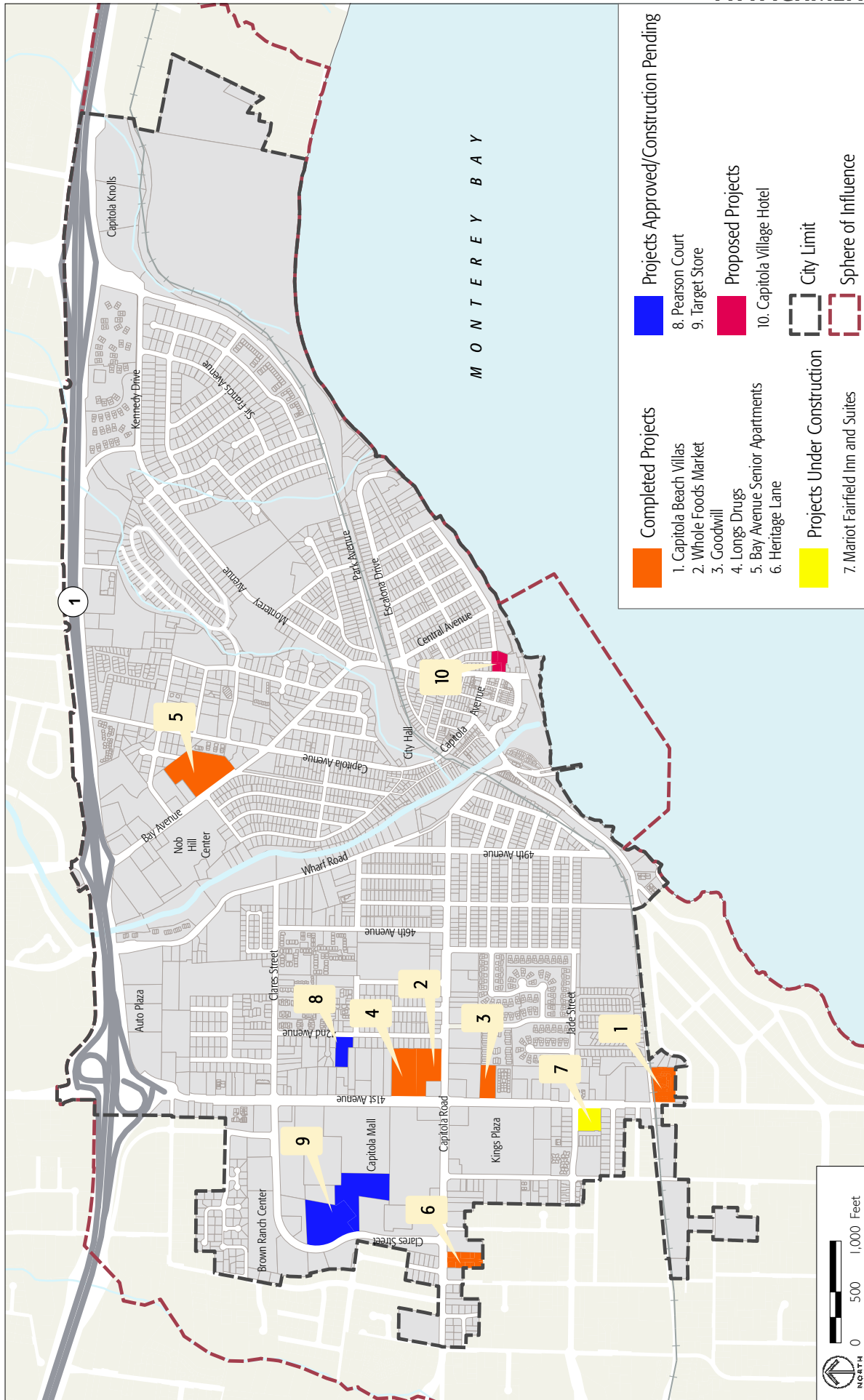


FIGURE 7
MAJOR DEVELOPMENT PROJECTS (2005-2010)

Source: City of Capitola, 2010.

TABLE 10 **HOUSING OPPORTUNITY SITES**

	Number of Parcels	Total Area	Total Units
Affordable Housing Overlay Sites	2	10 acres	94
Commercial Sites	7	3 acres	38
Residential Sites	12	4 acres	14
Secondary Dwelling Units	citywide	N/A	7
Total	21	17 acres	153

Note: This table excludes units “built or under construction,” which are included in Housing Element RHNA Opportunity Sites Chart.

Source: City of Capitola Housing Element, 2010.

TABLE 11 **CAPITOLA PARKS**

Name	Size	Type	Amenities
Cortez Park	1.1 acres	Neighborhood Park	Open field and playground equipment
Esplanade Park	1.2 acres	Neighborhood Park	Oceanfront seating and grassy field
Jade Street Park	9.9 acres	Community Center and Park	Community center, athletics fields, tennis courts, playground equipment
Monterey Park	4.0 acres		Baseball diamond and athletic fields
Nobel Park	1.3 acres	Neighborhood Park	Open field and picnic tables
Perry Park	0.8 acres	Neighborhood Park	Soquel River woodlands
River Park	1.0 acres	Neighborhood Park	Escalona Gulch woodlands
Total	19.3 acres		

Sources: City of Capitola, 2011.

2. State and County Parks and Open Space

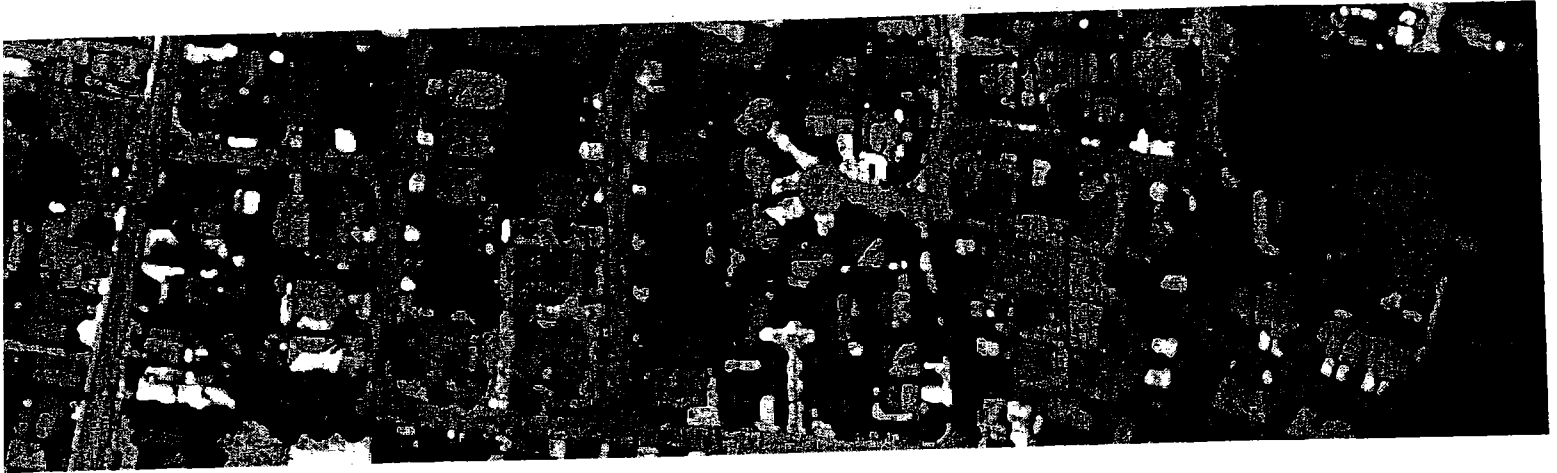
There are over 1,800 acres of State and County parks and open space within a 2.5-mile radius of Capitola. The location of these parks and open space are shown in Figure 10. Major regional parks and open space facilities in and around Capitola include New Brighton State Beach, Seacliff State Beach, Anna Jean Cummings Park, Twin Lakes Park, and the Day Valley Open Space Area.

Santa Cruz County, California

ATTACHMENT C



County of Santa Cruz General Plan **Housing Element**



Adopted by the
Board of Supervisors
January 12, 2010

Certified by HCD
May 5, 2010

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4.6: HOUSING SITES INVENTORY

State law requires local communities to show how they can meet their assigned housing goals for the housing element period. The first step in conducting that analysis is developing an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. This Section inventories all the available sites within the unincorporated portions of Santa Cruz County, and determines the number of housing units that could be developed under the General Plan and zoning ordinance. The analysis of infrastructure and other constraints to potential housing development is provided in Section 4.4 of the Housing Element.

The inventory contained in this Section of the Housing Element provides important information for long-range planning in the County, showing vacant and underutilized land available to meet the housing needs of the community into the future. For the current planning period (2007-2014), the inventory provides a starting point for identifying sites available for residential development to meet the more immediate housing needs of our community — a task undertaken in Chapter 4.7.

Building upon the analysis from the previous Housing Element, the inventory includes a detailed survey conducted in 2008 of the dwelling unit potential of vacant land and underutilized land (parcels with existing units, but with numerous additional potential units) within the County's designated Urban Services Line. Also included is an estimate of the development potential for housing units on vacant rural properties. In addition to traditional single family and multi-family housing, the inventory evaluates the potential for residential units created as part of mixed-use developments, and the potential for second units. As well, potential unit affordability for each housing type is discussed in general. However, the detailed discussion of how the County will meet the Regional Housing Needs Assessment (RHNA) requirements for each income level is addressed in Section 4.7.

EXISTING HOUSING CAPACITY

The analysis of build-out potential, summarized in Figure 4.6.1 and discussed in detail in Section 4.6.3, indicates that there are a substantial number of units and a variety of housing types that could be built in the unincorporated area of the County under current General Plan and Local Coastal Program policies and zoning. The analysis is based upon a site-specific analysis of the housing capacity of all vacant and underutilized urban parcels in the unincorporated areas of the County, along with an estimate of available land in rural areas.

The total build-out capacity in Figure 4.6.1, representing the sum of all of the different types of housing, is 17,191 units for the unincorporated area of the County. This includes a capacity of over 3,035 stand-alone housing units in urban areas and 2,796 in rural areas. Additional housing can be developed in the urban and rural areas of the County as second units (7,883 units), housing for agricultural employees in agricultural areas (2,423 units), and as mixed-use projects in commercial areas (1,054 units).

Figure 4.6.1: Potential Build Out Under the County General Plan/LCP

Type of Development	Existing Capacity at the beginning of the Planning Period
Urban Housing	3,035 units
< 14.5 units/acre	2,249
14.5-17.5 units/acre	176
20 units/acre	610
Rural Housing	2,796 units
Mixed Use on Existing Commercial Sites	1,054 units
Vacant sites	155
Underutilized sites	899
Second Units	7,883 units
Agricultural Employee Housing	2,423 units
TOTAL - New Units	17,191 units
Differences in the estimate of build out capacity from the previous housing element reflects changes in methodology. Whereas the current estimate is based upon an analysis of housing capacity on a parcel by parcel basis, the previous housing element utilized the County's 1994 holding capacity estimate as a base and subtracted the number of units constructed since then.	

State housing law requires cities and counties to provide housing opportunities for all income levels in the community, represented by five income categories. For each planning period, the state establishes regional objectives for housing opportunities for each income level (see Section 4.3.3 in Chapter 4.3). This Section represents the first step in this process: analyzing the total number of sites in the unincorporated areas of the County with the capacity to accommodate housing for all income levels, under the County General Plan and current zoning designations.

The potential for addressing housing needs by income level is discussed in the Section 4.6.3 in a general fashion. A quantitative discussion of housing opportunities by income level is provided in Section 4.7.

ANALYSIS OF THE DEVELOPMENT POTENTIAL OF VACANT AND UNDERUTILIZED PARCELS

This section explains in more detail the analysis used to determine the housing capacity of sites within the unincorporated areas of the County, and to determine the capacity for housing affordable to all income levels.

Urban Sites -- Less Than 14.5 Units per Acre

This analysis focuses upon potential sites inside the Urban Services Line designated by the General Plan as either "Residential – Urban Medium" or "Residential - Urban Low" and zoned accordingly (see Appendices 4.6-1 and 4.6-2). These General Plan designations allow for residential development at densities ranging from 4.4 units/acre to 14.5 units/acre. At these densities, it is anticipated that on properties with the capacity for 7 or more new housing units, 15% of the units will be affordable to

moderate income households, and properties with capacity for 5 or 6 units will contribute in-lieu fees to the County's affordable housing fund as required by County ordinance. The remaining units will be affordable to above moderate-income households.

It is possible that an affordable housing provider could develop any of these sites with 100% affordable housing, depending on the particular property and subsidies available. In fact, the County Redevelopment Agency has successfully created 100% affordable housing projects on sites at the upper end of this density range. Recently developed affordable housing in the County has used the Density Bonus Program to increase project densities by 25% to 35%; however, in order to provide a conservative analysis, density bonus is not factored into the inventory.

These parcels are located in areas where public water and sewer service is available. These locations have generally flat topography, although some parcels are adjacent to riparian corridors. Access, geologic instability and flood plain issues do not constrain development on these parcels. Non-developable land, including rights-of-way and riparian corridors, has been factored into the analysis of the potential development of these parcels (see Appendix 4.6-1).

Urban Sites -- 14.5 to 17.4 Units per Acre

Pursuant to State law, densities of 20 units per acre are presumed to accommodate low, very low and extremely low-income households. Given that legislative requirement, it is reasonable to assume that development densities of approximately 15 units per acre would be affordable to moderate income households.

There are 49 underutilized sites in the County with General Plan designations of "Residential- Urban High", as listed in Appendix 4.6-3. These parcels are located within the Urban Services Line. The General Plan designation for these parcels allows for development with densities of 14.5 to 17.4 units per acre. Therefore, these parcels could be considered as potential moderate-income sites. The sites listed in the inventory allow for the development of at least 2 additional units on each site, with the potential for a total of 176 additional units.

Urban Sites -- 20 Units per Acre

Created in June of 2007, the Regional Housing Need Combining District was established as a condition of certification of the 2006 Housing Element to ensure that Santa Cruz County addressed the needs for adequate zoning to accommodate lower income housing needs. Specifically, this program required the County to rezone a minimum of 30 acres of land for by-right housing at a density of 20 units per acre. This combining district was applied to 6 sites located throughout the urban areas of the County, ultimately resulting in rezoning a total of 30.5 acres of land with a capacity of 610 housing units. All 6 sites are located within the Urban Services Boundary and are served by urban level sewer, water, and drainage infrastructure by their respective sanitation, drainage, and water agencies. It is assumed that these sites would be available to address needs of extremely low, very low, and low-income households for

the next planning period. A list of the parcels included in the combining district is shown in Appendix 4.6-4.

Under this combining district, a minimum of 40% of the units developed must be deed-restricted with long-term affordability covenants for low, very low, and extremely low-income households. As a part of reaching this goal, incentives such as alternative site development standards similar to those offered under State Density Bonus Law (i.e. increased height and decreased parking standards), significant financial incentives, and priority processing are provided by the County, in addition to the priority these sites must receive under state law from water, and sewer agencies. Most importantly, development of these sites is "by-right" – meaning that the use and density are by-right, with the only discretionary permit for the project being for design purposes.

Rural Sites

The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (outside the Urban Services Line) is estimated at 2,796 housing units. The analysis is based on the potential development that could occur on all existing rural residential properties greater than 1 acre in size. The analysis does not include additional development capacity of smaller existing rural parcels or of additional parcels that could be created through minor land divisions. The basis for this analysis was taken from the previous Housing Element, but adjusted for rural housing development that took place during the previous planning period (see Appendix 4.6-5).

Because there are not full urban services available for development on these parcels, development of affordable housing is not generally expected in the rural areas. Additionally, services, amenities and conveniences often desired by residents in affordable housing are scarce in the rural area. Therefore, the 2,796 units are expected to be affordable to households with above moderate incomes.

Commercial Mixed Use

There are more than 130 suitably zoned sites in the County with the potential for mixed-use development, including both vacant and underutilized properties. Mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, residential use is allowed in 50% of the square footage of the structure(s), or in 67% of the structure if the units are deed restricted as 100% affordable.

Appendix 4.6-6 lists vacant and undeveloped properties that could support both commercial and residential development and are appropriately zoned for such uses. For the purposes of this estimate, it is assumed that 50% of the square footage of each mixed-use project would be dedicated to residential use, and that the structures would be built at a 40% floor area ratio. On these vacant commercial properties, potential future mixed-use projects could create as many as 155 residential units, assuming an average size of 800 square feet per unit.

Underutilized commercial sites in the County hold even greater potential for mixed-use development, particularly those sites that are significantly under-developed and/or contain older commercial development that is likely to be replaced in the near future. Appendix 4.6-7 contains an inventory of developed commercial properties with the greatest potential for mixed-use developments: developed commercial properties greater than 20,000 square feet in size with assessed improvement valuations of \$200,000 or less (indicating structures likely to need improvements in the near future). On these underutilized or older commercial sites, potential future mixed-use projects could create as many as 899 residential units, with an average size of 800 square feet per unit.

Including both vacant and underutilized sites, there is the potential for a total of 1,054 units in conjunction with the development and redevelopment of commercial properties. This analysis is conservative in that it does not project additional units that could be developed under the current ordinances that allow 67% of the floor area to be in residential units if 100% of the units are affordable.

Residential units in future mixed-use development projects should be available to households at varying income levels. Due to the location, density and small size of mixed use residential units, it is anticipated that market forces will result in mixed use residential units being affordable largely to moderate and above moderate income households.

Second Units

The County has aggressively pursued second units as a strategy to provide affordable housing in the community. To this end, second units are allowed in rural residential areas on lots greater than 1 acre; in all urban residential zone districts; and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for second unit construction.

A calculation of possible second unit capacity has been developed (see Appendix 4.6-8). Based on that calculation, it is conservatively estimated that the total capacity for new second units in the unincorporated area of the County under existing zoning regulations is 7,883 units. This number includes 4,857 units in the rural area and 3,026 units in the urban area. The 4,857 units in the rural area represents 75% of the total number of properties meeting the minimum requirement of one acre in a residential General Plan land use designation. The reduction accounts for those properties that may be located within floodplains, near geologic hazards or have septic system constraints that would preclude development of a second unit.

The number of potential second units in the urban area (3,026 units) is a very conservative estimate that includes only parcels that are greater than 6,000 square feet, meet the minimum lot size for the zone district, and are zoned R-1 (single family residential). Although existing County ordinances allow second units on all urban properties that meet the minimum parcel size in any residential zone district, because of natural constraints, the County has made the conservative estimate utilizing a number

of factors to generate the overall potential in the urban area, which are illustrated in Figure 4.6.2.

Figure 4.6.2: Second Unit Capacity	
Parcel size (square feet)	Percentage of parcels able to accommodate a second unit
6,000 – 8,999	30%
9,000 – 9,999	50%
10,000 – 14,999	70%
15,000 or larger	90%

Due to their smaller size and configuration, second units should be affordable to moderate and low-, and very-low income households, as well as to those with above moderate incomes. Many households maintain second units for use by family members with lower incomes, such as older adult relatives.

Housing for Agricultural Employees

State Law, under the Employee Housing Act, requires the County to allow for the by-right development of up to 12 agricultural employee housing units on agricultural properties of 20 acres or larger. Within the unincorporated areas of the County, there are approximately 404 properties of 20 acres or more in size zoned for agricultural use (CA, A, or AP properties). Conservatively, it is estimated that half of these properties, or 202 parcels, could be developed with housing for agricultural employees. It is likely that units would be available for lower income households, given the intended residents.

Emergency Shelters

As discussed in Chapter 4.3: People Who Are Homeless, Santa Cruz County has a large homeless population. The County has approximately 301 emergency shelter beds available between April 16 and November 14 each year, and an additional 143 beds available between November 15 and April 15 when the temporary winter shelters open. These shelters are located within the cities of Watsonville and Santa Cruz.

Emergency shelters are a discretionary use (requiring a Development Permit approval) in several zone districts. Currently, this use is not a ministerial use in any zone district. In accordance with recent State law SB2, Policy 5.4 in Chapter 4.7 identifies the PF zone district as appropriate for year-round homeless shelters as by-right uses. For additional information on the PF zone district, see Appendix 4.7-3.

Transitional and Supportive Housing

In accordance with State law, the County Code allows group homes, including those providing supportive services and transitional housing, in all residential zones as "Residential Care Homes". There are no geographical spacing or siting requirements for residential care homes serving six or fewer residents, and they are subject to the same

site standards and processing procedures as other residential uses in these districts. For residential care homes with seven or more residents, a conditional use permit, including a public hearing before the Zoning Administrator, is required. Family Day Care Homes may also provide for the care of disabled persons for period of less than 24 hours. These are permitted in all residential zone districts pursuant to California Health and Safety Code Section 1597.30 et seq.

Single Room Occupancy (SRO) Units

SRO units are currently an allowed principal use in the RM (Multi-Family Residential) zone district. They are allowed ancillary uses (up to 50% of the floor area for market rate, or up to 67% of the floor area for 100% affordable units) to commercial uses in the PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zone districts. In all cases, a discretionary use approval is required with the level of review based on the number of proposed units. These requirements are identical to the requirements for other types of multi-family housing units.

The County encourages SRO units by providing priority processing for projects containing a minimum of 25% affordable units; the possibility of reduced parking requirements based on an approved Alternate Transportation and Parking Program; and the use of density bonuses, incentives and concessions for qualifying projects.

A challenge for SRO production is the density limits of our current zoning districts. Typical densities in the RM and Commercial zone districts are 14.5 units per acre which may make an SRO project economically infeasible. This challenge will be addressed by Policy 2.3 found in Chapter 4.7.

SUMMARY OF HOUSING SITE INVENTORY

This Section has analyzed the overall capacity in the unincorporated areas of the County under the County General Plan and current zoning designations for housing units. Based upon the capacity for a variety of housing units at varying densities, the inventory shows the capacity within the County for a large number of housing units affordable to all income levels, to support the housing needs of the community in the current planning period and into the future.

The following Section, Section 4.7, analyzes sites that can be reasonably developed in the current planning period, to meet the State's RHNA requirements and local housing goals. It also defines programs and policies to facilitate the development of housing that is affordable to all household incomes and that meets the housing needs of our diverse community.

APPENDICES FOR THIS SECTION

- 4.6-1 Table A—Single-Family Non-Vacant Sites Less than 14.5 Units per Acre
Table B—Multi-Family Non-Vacant Sites Less than 14.5 Units per Acre
- 4.6-2 Vacant Sites Less than 14.5 Units per Acre

Santa Cruz County General Plan.

- 4.6-3 Urban Sites 14.5 to 17.4 Units per Acre
- 4.6-4 Sites with a Minimum Density of 20 Units per Acre
- 4.6-5 Summary of Rural Vacant Land Development Potential
- 4.6-6 A—Summary of Vacant Commercial Mixed Use Sites
B—Table of Vacant Commercial Mixed Use Sites
- 4.6-7 A—Summary of Non-Vacant Commercial Mixed Use Sites
B—Table of Non-Vacant Commercial Mixed Use Sites
- 4.6-8 Second Unit Potential

URBAN RESIDENTIAL DEVELOPMENT POTENTIAL

Planning Department staff has developed the probable build-out of the urban area of the County. The build-out was developed using the Geographic Information System (GIS) and applying the densities that have been established under the 1994 General Plan/Local Coastal Program Land Use Plan (GP/LCP) and the Zoning Plan that was adopted to implement the Plan.

Staff identified three categories of residential properties in the urban area for the analysis:

- ~ Potential Development Capacity on Vacant Residential Parcels
Vacant residential parcels (Appendix A-1)
- ~ Potential Development Capacity on NON-Vacant Residential Parcels
Non-vacant parcels (Appendix A-1)
- ~ Potential Parcels for Development of Moderate Income Housing
(Appendix A-2)

Within these tables, R-1 denotes single-family residential use; RM denotes multi-family use.

Appendix A-1

These tables identify parcels which would be developed at a density of up to 14.5 units per acre.

Vacant Residential Parcels were identified through the Assessors Use Codes as properties where no residential use exists. Staff determined the probable build-out by applying the existing zoning for the property to the property size, with appropriate area deducted for rights-of way, riparian corridor and other non-developable areas. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis. This table shows the potential development of 112 units.

Non-Vacant Parcels were also identified from the Assessors Use Codes for parcels zoned R-1 and RM. From these Codes, staff was able to determine the existing use of the property and whether additional residential use was possible. Where additional residential use was determined to be feasible, the existing zoning was applied to the area of the property to determine the number of new units that could be developed. Appropriate areas were deducted for rights-of way, riparian corridor and other non-developable areas depending on the zoning. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis. These tables shows the potential development of 813 and 275 units, respectively.

Appendix A-1 lists the size of the parcel, the specific zoning of the parcel, the number of existing units (if any) and the number of potential units (if any) for

those sites where 5 or more units could be developed under existing zoning. The total number of potential units in Appendix A-1 is 1200.

The parcels listed in Appendix A-1 are anticipated to predominantly fulfill the Above Moderate category of sites, with a small proportion anticipated to be affordable to Moderate income households.

Additionally, Small-scale development, usually in the form of infill, could result in the development of another 2,811 residential units under the existing zoning. It is assumed that almost all of this development will be for above moderate income households.

Appendix A-2

Moderate Income parcels were also identified from the Assessors Use Codes for parcels zoned and RM 2.5 and RM 3. From these Codes, staff was able to determine the existing use of the property and whether additional residential use was possible. Where additional residential use was determined to be feasible, the existing zoning was applied to the area of the property to determine the number of new units that could be developed. Appropriate areas were deducted for rights-of way, riparian corridor and other non-developable areas depending on the zoning. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis.

Appendix A-2 identifies potential parcels for development of moderate income units based on a density range of 14.5 to 17.4 units per acre. A total of 537 units can be developed in this category.

POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	TOTAL UNITS - CDB	VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
vacant	05313123	2716058	SU-SP	R-UL	60	75	-	12	-	63	yes	yes
vacant	10421102	161338	R-1-6	R-UL	20	25	-	4	-	21	yes	yes
LO vacant	02808111	39174	RM-4	R-UM	8	-	-	-	1.20	7	yes	yes
vacant	03905117	95088	R-1-10	R-UL	8	-	-	-	1.20	7	yes	yes
LO vacant	02830204	33096	R-1-5-D	R-UM	6	-	-	-	0.90	5	yes	yes
vacant	03110146	22982	R-1-4	R-UM	5	-	-	-	0.75	4	yes	yes
vacant	04205246	39444	R-1-4	R-UM	5	-	-	-	0.75	4	yes	yes
					112	100		16	5	111		

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POTENTIAL DEVELOPMENT CAPACITY ON NON-VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	VL	L	M	AM	Water Available?	Sewer Available?
underutilized	02501317	131530	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	02503217	42065	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02503330	30823	R-1-3.5	R-UH	1	6	-	-	1	5	yes	yes
underutilized	02604218	39126	R-1-5	R-UM	1	5	-	-	1	4	yes	yes
underutilized	02607101	34484	R-1-5	R-UM	1	5	-	-	1	4	yes	yes
underutilized	02607119	37372	R-1-5	R-UM	1	5	-	-	1	4	yes	yes
underutilized	02607152	35688	R-1-5	R-UM	1	5	-	-	1	4	yes	yes
underutilized	02611101	69867	R-1-6	R-UL	3	9	-	-	2	7	yes	yes
underutilized	02611103	43611	R-1-6-D	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02611116	55678	R-1-6	R-UL	1	7	-	-	2	5	yes	yes
underutilized	02612114	41185	R-1-6-D	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02612213	45856	R-1-6	R-UL	0	6	-	-	1	5	yes	yes
underutilized	02618108	45024	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02620106	50189	R-1-6-D	R-UL	1	6	-	-	1	5	yes	yes
underutilized	02620107	43397	R-1-6-D	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02624107	94580	R-1-6	R-UL	1	13	-	-	2	11	yes	yes
underutilized	02624144	50652	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	02624145	39971	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02630110	47278	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02630130	75508	R-1-6	R-UL	0	10	-	-	2	8	yes	yes
underutilized	02630211	99652	R-1-6	R-UL	1	14	-	-	3	11	yes	yes
underutilized	02649140	38411	R-1-5	R-UM	1	5	-	-	1	4	yes	yes
underutilized	02723125	30936	R-1-4	R-UH	1	5	-	-	1	4	yes	yes
underutilized	02804101	42372	R-1-6-D	R-UL	0	5	-	-	1	4	yes	yes
underutilized	02901350	42409	R-1-5	R-UM	1	6	-	-	1	5	yes	yes
underutilized	02903106	166815	R-1-5	R-UM	1	10	-	-	2	8	yes	yes
underutilized	02906112	77167	R-1-6-D	R-UL	0	10	-	-	2	8	yes	yes
underutilized	02906120	82342	R-1-6-D	R-UL	2	10	-	-	2	8	yes	yes
underutilized	02906121	47477	R-1-6-D	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02907103	44030	R-1-6	R-UL	2	5	-	-	1	4	yes	yes
underutilized	02907138	100935	R-1-6-D	R-UL	0	15	-	-	3	12	yes	yes
underutilized	02907168	92312	R-1-6-D	R-UL	1	13	-	-	2	11	yes	yes
underutilized	02908103	43611	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	02910126	42734	R-1-6	R-UL	1	5	-	-	1	4	yes	yes

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POTENTIAL DEVELOPMENT CAPACITY ON NON-VACANT URBAN RESIDENTIAL PARCELS

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	VL	L	M	AM	Water Available?	Sewer Available?
underutilized	02912101	90826	R-1-6-D	R-UL	1	13	-	-	2	11	yes	yes
underutilized	02915102	59484	R-1-6	R-UL	1	7	-	-	2	5	yes	yes
underutilized	02917104	70301	R-1-6-D	R-UL	1	9	-	-	2	7	yes	yes
underutilized	02917105	68469	R-1-6-D	R-UL	0	6	-	-	1	5	yes	yes
underutilized	02917106	70855	R-1-6-D	R-UL	2	8	-	-	2	6	yes	yes
underutilized	02917112	60261	R-1-6	R-UL	1	8	-	-	2	6	yes	yes
underutilized	02937118	105806	R-1-6	R-UL	0	16	-	-	3	13	yes	yes
underutilized	03004111	66149	R-1-6	R-UL	1	9	-	-	2	7	yes	yes
underutilized	03006116	80143	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03010162	89275	R-1-6	R-UL	1	12	-	-	2	10	yes	yes
underutilized	03024120	52169	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03025372	40479	R-1-6	R-UL	0	5	-	-	1	4	yes	yes
underutilized	03026109	60191	R-1-6	R-UL	4	5	-	-	1	4	yes	yes
underutilized	03101114	52995	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03103136	109250	R-1-6	R-UL	1	16	-	-	3	13	yes	yes
underutilized	03103180	51355	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03109101	189360	R-1-6	R-UL	1	10	-	-	2	8	yes	yes
underutilized	03111349	28488	R-1-4	R-UH	1	5	-	-	1	4	yes	yes
underutilized	03114115	140952	R-1-6	R-UL	1	15	-	-	3	12	yes	yes
underutilized	03114118	77949	R-1-6	R-UL	1	10	-	-	2	8	yes	yes
underutilized	03114120	40475	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03115137	29130	R-1-4	R-UH	1	5	-	-	1	4	yes	yes
underutilized	03115203	34134	R-1-4	R-UH	1	6	-	-	1	5	yes	yes
underutilized	03706108	66535	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03706154	69408	R-1-6	R-UL	1	9	-	-	2	7	yes	yes
underutilized	03710101	111408	R-1-6	R-UL	2	15	-	-	3	12	yes	yes
underutilized	03710143	50672	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03712129	157734	R-1-10	R-UL	0	14	-	-	3	11	yes	yes
underutilized	03713106	86769	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03719112	152631	R-1-6	R-UL	1	20	-	-	3	17	yes	yes
underutilized	03722135	40315	R-1-5	R-UM	1	6	-	-	1	5	yes	yes
underutilized	03902118	70716	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03902124	106176	R-1-10	R-UL	1	8	-	-	2	6	yes	yes
underutilized	03903102	60841	R-1-10	R-UL	1	5	-	-	1	4	yes	yes

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POTENTIAL DEVELOPMENT CAPACITY ON NON-VACANT URBAN RESIDENTIAL PARCELS

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	VL	L	M	AM	Water Available?	Sewer Available?
underutilized	03903148	66092	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03904131	61195	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03905110	110315	R-1-10	R-UL	1	9	-	-	2	7	yes	yes
underutilized	03905117	95088	R-1-10	R-UL	1	7	-	-	2	5	yes	yes
underutilized	03905119	88990	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	03912110	75475	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03912118	107738	R-1-10	R-UL	1	8	-	-	2	6	yes	yes
underutilized	03931151	44332	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	03952103	76245	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04032301	64635	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04106103	244346	R-1-20	R-UVL	1	6	-	-	1	5	yes	yes
underutilized	04122114	72167	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04122140	141688	R-1-20	R-UVL	1	5	-	-	1	4	yes	yes
underutilized	04123350	88686	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	04210106	29934	R-1-4	R-UH	0	5	-	-	1	4	yes	yes
underutilized	04823101	109548	R-1-10	R-UL	1	8	-	-	2	6	yes	yes
underutilized	04922120	43320	R-1-6	R-UL	2	5	-	-	1	4	yes	yes
underutilized	04926121	46769	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04931203	61660	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04931205	80497	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	04931211	61711	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
underutilized	04932115	58122	R-1-6	R-UL	2	6	-	-	1	5	yes	yes
underutilized	05004112	57165	R-1-5	R-UM	1	9	-	-	2	7	yes	yes
underutilized	05133116	50656	R-1-6	R-UL	1	6	-	-	1	5	yes	yes
underutilized	05141107	165665	R-1-10	R-UL	1	14	-	-	3	11	yes	yes
underutilized	05141120	101524	R-1-10	R-UL	1	8	-	-	2	6	yes	yes
underutilized	05141123	87068	R-1-10	R-UL	1	6	-	-	1	5	yes	yes
underutilized	06026124	805503	R-1-20	R-UVL	1	17	-	-	3	14	yes	yes
underutilized	06708150	209396	R-1-20	R-UVL	1	8	-	-	2	6	yes	yes
underutilized	06708152	213805	R-1-20	R-UVL	1	8	-	-	2	6	yes	yes
underutilized	06708154	206001	R-1-20	R-UVL	1	8	-	-	2	6	yes	yes
underutilized	06708155	463049	R-1-20	R-UVL	1	12	-	-	2	10	yes	yes
underutilized	06720221	288293	R-1-20	R-UVL	1	12	-	-	2	10	yes	yes
underutilized	06748104	110286	R-1-15	R-UVL	1	5	-	-	1	4	yes	yes

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Appendix A-1

POTENTIAL DEVELOPMENT CAPACITY ON NON-VACANT URBAN RESIDENTIAL PARCELS

ASSESSORS		SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	VL	L	M	AM	Water Available?	Sewer Available?
PARCEL NUMBER	Status											
06824137	underutilized	152769	R-1-20	R-UJVL	1	5	-	-	1	4	yes	yes
10217113	underutilized	141647	R-1-20	R-UJVL	1	5	-	-	1	4	yes	yes
10218108	underutilized	157630	R-1-10	R-UL	4	9	-	-	2	7	yes	yes
10222153	underutilized	59600	R-1-6	R-UL	1	7	-	-	2	5	yes	yes
10237211	underutilized	93764	R-1-10	R-UL	1	5	-	-	1	4	yes	yes
10251105	underutilized	72277	R-1-6	R-UL	1	7	-	-	2	5	yes	yes
10421128	underutilized	47430	R-1-6	R-UL	1	5	-	-	1	4	yes	yes
						813				162		
										651		

* For projects of 10-units or larger, 146 additional units are possible from the County's Density Bonus Ordinance, resulting in 116 low income (instead of 94 moderate income) units and 30 additional above moderate income units

**POTENTIAL DEVELOPMENT CAPACITY ON
NON-VACANT URBAN MULTIFAMILY ZONED PARCELS**

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	VL	L	M	AM	Water Available?	Sewer Available?
underutilized	025-202-02	54089.0	RM-4	R-UM	1	10	-	-	2	8	yes	yes
underutilized	025-202-17	37897.2	RM-4	R-UM, O-U	1	7	-	-	2	5	yes	yes
underutilized	025-202-18	60028.0	RM-4	R-UM	1	11	-	-	2	9	yes	yes
underutilized	025-211-02	83051.0	RM-6	R-UL	0	12	-	-	2	10	yes	yes
underutilized	025-211-06	102460.0	RM-6-L	R-UM	1	14	-	-	3	11	yes	yes
underutilized	026-051-21	56880.0	RM-4	R-UM	0	12	-	-	2	10	yes	yes
underutilized	026-221-15	41382.0	RM-4	R-UM	1	9	-	-	2	7	yes	yes
underutilized	026-621-12	65720.0	RM-4	R-UM	0	15	-	-	3	12	yes	yes
underutilized	026-641-01	77403.0	RM-4	R-UM	2	15	-	-	3	12	yes	yes
underutilized	027-051-25	73545.0	RM-6-D	R-UL	1	9	-	-	2	7	yes	yes
underutilized	028-014-01	41382.0	RM-4	R-UM	2	8	-	-	2	6	yes	yes
underutilized	028-062-28	37026.0	RM-4	R-UM	1	8	-	-	2	6	yes	yes
underutilized	028-062-29	88697.0	RM-4	R-UM	1	21	-	-	4	17	yes	yes
underutilized	028-062-32	31363.2	RM-4	R-UM	1	6	-	-	1	5	yes	yes
underutilized	028-081-04	44961.0	RM-4	R-UM	1	9	-	-	2	7	yes	yes
underutilized	028-081-11	39204.0	RM-4	O-U, R-UM	1	7	-	-	2	5	yes	yes
underutilized	029-042-08	29620.8	RM-4	R-UM	1	6	-	-	1	5	yes	yes
underutilized	029-182-04	40075.2	RM-4	R-UM	2	8	-	-	2	6	yes	yes
underutilized	037-101-02	109205.0	RM-4	R-UM	1	25	-	-	4	21	yes	yes
underutilized	037-113-26	46857.0	RM-4, RM-6	R-UM, R-UL	2	8	-	-	2	6	yes	yes
underutilized	037-151-13	69691.0	RM-4	R-UM	1	16	-	-	3	13	yes	yes
underutilized	037-171-25	30927.6	RM-4	R-UM	1	6	-	-	1	5	yes	yes
underutilized	037-181-07	79242.0	RM-4	R-UM	1	18	-	-	3	15	yes	yes
underutilized	037-241-36	26136.0	RM-4	R-UM, O-R	1	5	-	-	1	4	yes	yes
underutilized	041-221-32	75433.0	RM-6	R-UL	0	10	-	-	2	8	yes	yes
					25	275			55	220		

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50%

50% 88

Potential Parcels for Development of Moderate Income Housing Zoned for 14.5 to 17.4 Units per Acre

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
025-013-07	21344.4	RM-2.5	R-UH	1	7	YES	YES
025-013-13	12196.8	RM-2.5	R-UH	1	3	YES	YES
025-013-14	11761.2	RM-2.5	R-UH	1	3	YES	YES
025-023-07	21344.4	RM-3	R-UH	1	6	YES	YES
025-023-10	20037.6	RM-3	R-UH	1	5	YES	YES
025-082-14	39204.0	RM-3	R-UH	1	12	YES	YES
025-082-33	9147.6	RM-3	R-UH	1	2	YES	YES
025-082-42	17859.6	RM-3	R-UH	1	4	YES	YES
025-082-50	18295.2	RM-3	R-UH	1	5	YES	YES
025-231-13	23522.4	RM-3	R-UH	1	6	YES	YES
025-411-10	12196.8	RM-2.5	R-UH	1	3	YES	YES
025-421-17	22215.6	RM-2.5	R-UH	1	7	YES	YES
026-193-01	23958.0	RM-2.5	R-UH	1	8	YES	YES
026-193-53	16552.8	RM-2.5	R-UH	1	5	YES	YES
026-341-20	30492.0	RM-3	R-UH	1	9	YES	YES
026-441-13	30492.0	RM-3	R-UH	1	9	YES	YES
027-221-03	10454.4	RM-3	R-UH	1	2	YES	YES
027-261-39	20473.2	RM-3	R-UH	1	5	YES	YES
027-261-50	10890.0	RM-3	R-UH	1	2	YES	YES
027-273-05	14374.8	RM-2.5	R-UH	1	4	YES	YES
027-273-15	14374.8	RM-3	R-UH	1	3	YES	YES
027-273-17	21780.0	RM-3	R-UH	1	6	YES	YES
027-282-07	25264.8	RM-3	R-UH	1	7	YES	YES
027-351-04	10890.0	RM-2.5	R-UH	1	3	YES	YES
027-421-04	10018.8	RM-2.5	R-UH	1	3	YES	YES
028-081-10	27007.2	RM-2.5	O-U, R-UH	1	8	YES	YES
028-081-26	10890.0	RM-2.5	R-UH	1	3	YES	YES
028-091-16	20473.2	RM-3	R-UH	1	5	YES	YES
028-091-38	31363.2	RM-2.5	R-UH	1	11	YES	YES
028-202-44	30492.0	RM-3	R-UH	1	9	YES	YES
028-381-08	23958.0	RM-3	R-UH	1	6	YES	YES
028-401-12	11761.2	RM-3	R-UH	1	2	YES	YES
029-221-14	39204.0	RM-3	R-UH	1	12	YES	YES
029-251-17	40075.2	RM-3	R-UH	1	12	YES	YES
030-151-02	10454.4	RM-3-GH	R-UH	1	2	YES	YES
030-151-03	16117.2	RM-3-GH	R-UH	1	4	YES	YES
030-151-26	15246.0	RM-3-L-GH	R-UH	1	4	YES	YES

Potential Parcels for Development of Moderate Income Housing Zoned for 14.5 to 17.4 Units per Acre

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
030-151-27	14374.8	RM-3-GH	R-UH	1	3	YES	YES
030-152-02	19602.0	RM-3-L-GH	O-U, R-UH	1	4	YES	YES
030-152-03	23086.8	RM-3-GH	O-U, R-UH	1	5	YES	YES
030-152-04	22651.2	RM-3-D-GH	R-UH	1	6	YES	YES
030-152-06	12196.8	RM-3-GH	O-U, R-UH	1	3	YES	YES
030-152-08	16117.2	RM-3-GH	R-UH	1	4	YES	YES
030-161-03	9147.6	RM-3	R-UH	1	2	YES	YES
030-161-04	15246.0	RM-3	R-UH	1	4	YES	YES
030-161-05	9583.2	RM-3	R-UH	1	2	YES	YES
030-161-07	11761.2	RM-3	R-UH	1	2	YES	YES
030-161-10	18295.2	RM-3-L	R-UH	1	5	YES	YES
030-161-28	10890.0	RM-3	R-UH	1	2	YES	YES
030-194-60	9583.2	RM-3	R-UH	1	2	YES	YES
030-194-61	13068.0	RM-3	R-UH	1	3	YES	YES
030-194-63	17424.0	RM-3	R-UH	1	4	YES	YES
030-194-64	16117.2	RM-3	R-UH	1	4	YES	YES
030-221-44	13068.0	RM-3	R-UH, O-U	1	3	YES	YES
030-361-03	10454.4	RM-3	R-UH	1	2	YES	YES
031-071-40	11761.2	RM-3	R-UH	1	2	YES	YES
031-072-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
031-101-20	9583.2	RM-3	R-UH	1	2	YES	YES
031-101-37	9147.6	RM-3	R-UH	1	2	YES	YES
031-101-52	10890.0	RM-3	R-UH	1	2	YES	YES
031-113-26	11325.6	RM-3	R-UH	1	2	YES	YES
031-152-17	10454.4	RM-3	R-UH	1	2	YES	YES
031-201-56	34412.4	RM-3	R-UH	1	10	YES	YES
032-032-57	11325.6	RM-2.5	R-UH	1	3	YES	YES
032-032-59	10454.4	RM-2.5	R-UH	1	3	YES	YES
032-041-66	10890.0	RM-3	R-UH	1	2	YES	YES
032-075-06	10890.0	RM-3	R-UH	1	2	YES	YES
037-141-22	12196.8	RM-3	R-UH	1	3	YES	YES
037-141-23	16552.8	RM-3	R-UH	1	4	YES	YES
037-271-45	12632.4	RM-3	R-UH	1	3	YES	YES
037-271-46	10454.4	RM-3	R-UH	1	2	YES	YES
037-391-09	23522.4	RM-3	R-UH	1	6	YES	YES
037-441-19	33105.6	RM-3	O-U, R-UH	1	9	YES	YES
038-073-18	8276.4	RM-2.5	R-UH	1	2	YES	YES
038-252-03	7840.8	RM-2.5	R-UH	1	2	YES	YES

504

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504

120

Potential Parcels for Development of Moderate Income Housing
Zoned for 14.5 to 17.4 Units per Acre

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
038-281-05	8276.4	RM-2.5	R-UH	1	2	YES	YES
038-291-04	8712.0	RM-2.5	R-UH	1	2	YES	YES
038-301-11	19166.4	RM-2.5	R-UH	1	6	YES	YES
038-311-40	23522.4	RM-3	R-UH	1	6	YES	YES
038-341-22	13939.2	RM-3	R-UH	1	3	YES	YES
038-401-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
038-422-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
038-442-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
038-481-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
038-501-03	11761.2	RM-2.5	R-UH	1	3	YES	YES
038-531-19	9583.2	RM-3	R-UH	1	2	YES	YES
039-182-06	34412.4	RM-3	R-UH	1	10	YES	YES
039-281-19	40075.2	RM-3	R-UH	1	12	YES	YES
039-301-11	29620.8	RM-3	R-UH	1	8	YES	YES
039-411-01	12632.4	RM-3	R-UH	1	3	YES	YES
041-021-34	22215.6	RM-3	R-UH	1	6	YES	YES
041-021-36	11761.2	RM-3	R-UH	1	2	YES	YES
041-021-37	10890.0	RM-3	R-UH	1	2	YES	YES
041-021-40	9147.6	RM-3-L	R-UH	1	2	YES	YES
041-031-09	14374.8	RM-3	R-UH	1	3	YES	YES
041-052-14	17859.6	RM-3	R-UH	1	4	YES	YES
042-023-16	14374.8	RM-3	R-UH	1	3	YES	YES
042-301-23	27442.8	RM-3	R-UH	1	8	YES	YES
043-251-01	34412.4	RM-2.5	R-UH	1	12	YES	YES
054-091-34	14810.4	RM-3	R-UH	1	3	YES	YES
054-091-38	9147.6	RM-3	R-UH	1	2	YES	YES
054-091-53	14374.8	RM-3	R-UH	1	3	YES	YES
054-091-58	11761.2	RM-3	R-UH	1	2	YES	YES
054-101-40	9583.2	RM-3	R-UH	1	2	YES	YES
054-101-43	16117.2	RM-3	R-UH	1	4	YES	YES
054-101-49	9147.6	RM-3	R-UH	1	2	YES	YES
054-101-60	9147.6	RM-3	R-UH	1	2	YES	YES
054-102-15	9583.2	RM-3	R-UH	1	2	YES	YES
054-111-58	9147.6	RM-3	R-UH	1	2	YES	YES
054-111-67	10890.0	RM-3	R-UH	1	3	YES	YES
054-111-70	10454.4	RM-3	R-UH	1	2	YES	YES
054-161-53	13068.0	RM-3	R-UH	1	3	YES	YES
054-161-57	9147.6	RM-3	R-UH	1	2	YES	YES

509
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Potential Parcels for Development of Moderate Income Housing Zoned for 14.5 to 17.4 Units per Acre

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
054-161-58	12196.8	RM-3	R-UH	1	37	YES	YES
054-161-63	9147.6	RM-3	R-UH	1	2	YES	YES
054-161-70	9147.6	RM-3	R-UH	1	2	YES	YES
054-161-71	9583.2	RM-3	R-UH	1	2	YES	YES
054-161-82	9147.6	RM-3	R-UH	1	2	YES	YES
054-161-89	9147.6	RM-3	R-UH	1	2	YES	YES
054-271-05	12632.4	RM-3	R-UH	1	3	YES	YES
054-281-04	10454.4	RM-3	R-UH	1	2	YES	YES
054-311-19	10018.8	RM-3	R-UH	1	2	YES	YES
054-311-20	38768.4	RM-3	R-UH	1	11	YES	YES
054-311-21	10018.8	RM-3	R-UH	1	2	YES	YES
054-321-04	10018.8	RM-3	R-UH	1	2	YES	YES
054-331-08	23958.0	RM-3	R-UH	1	6	YES	YES
054-351-04	9583.2	RM-3	R-UH	1	2	YES	YES
054-361-07	18730.8	RM-3	R-UH	1	5	YES	YES
054-381-05	13503.6	RM-3	R-UH	1	3	YES	YES
054-561-13	13068.0	RM-3	R-UH	1	3	YES	YES
054-561-21	10018.8	RM-3	R-UH	1	2	YES	YES
054-571-10	9147.6	RM-3	R-UH	1	2	YES	YES
054-571-21	9147.6	RM-3	R-UH	1	2	YES	YES
054-581-04	10018.8	RM-3	R-UH	1	2	YES	YES
054-611-03	10454.4	RM-3	O-U	1	2	YES	YES
				135	537		

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**RESIDENTIAL CONSTRUCTION POTENTIAL
IN CONJUNCTION WITH REDEVELOPMENT OF NON-VACANT COMMERCIAL PARCELS**

The following table shows a summary of the potential development of residential units on parcels zoned for commercial development as part of mixed use development. The parcels included in this summary are currently not vacant. A complete table including specific parcel sizes and zoning follows the summary.

All of the parcels included in this list would allow 50% of the square footage of the structure to be residential under the zoning ordinance. The zones which allow 50% of the square footage to be residential are C-1 (Neighborhood Commercial); C-2 (Community Commercial); and PA (Professional and Administrative offices).¹ Additionally, the list of commercial parcels includes only parcels greater than 20,000 square feet with an improvements value less than \$200,000². This identifies those parcels with existing development that is old or is small in relation to the parcel size.

The calculation of potential units was determined in the following fashion: The structure(s) would be built at 40% floor area ratio. Of the square footage of that structure, 50% would be residential. The number of units was determined by dividing the residential square footage by 800- presuming an average unit size of 800 square feet. This resulted in the potential capacity of 1,495 units on vacant commercial parcels as part of a mixed use project.

Of these 1,495 units, it is anticipated that 30% of these units will be developed during the planning period. This results in 448 units. Of these 448 units, it is presumed that 40% would be affordable to low and moderate-income residents (179 affordable units). It is then presumed that of the affordable units, 75% of those would be affordable to moderate income households (134 units) and 25% of would be affordable to low income households (45 units). The remaining 269 would be affordable to above moderate households. See Table 4.6.2 e.

¹ Parcels with split zoning have been adjusted so that only the portion on which mixed use development could occur has been counted.

² Based on GIS analysis of Assessors records, February 2003; revised December 2004.

Potential Residential Units				
Planning Area	Acres	Total Square Footage of Structure(s)	Potential Residential Square Footage	Potential Units
Parcels less than one acre				
Aptos	8.88	154,725	77,363	91 70
Live Oak	20.30	353,707	176,854	207 ✓
Pajaro Valley	1.22	21,257	10,629	12
San Lorenzo Valley	17.82	310,496	155,248	179
Soquel	11.6	202,118	101,059	120 97
TOTAL less than one acre	59.82	1,042,304	521,152	609
Parcels larger than one acre				
Aptos	20.87	363,639	181,819	222 69
Live Oak	18.49	322,170	161,085	195 167
Pajaro Valley	6.24	108,726	54,363	66
San Lorenzo Valley	23.88	416,085	208,043	254
Soquel	14.03	244,459	122,229	149 38
TOTAL larger than one acre	83.51	1,455,078	727,539	886
TOTAL	143.33	2,497,382	1,248,691	1,495
Source: Santa Cruz County Planning Department, April 2000; revised December 2004				

per table

per table

per table

"

"

Commercial LO $\begin{array}{r} 176,797 \\ 138,347 \\ \hline 315,144 \end{array}$

From table

Aptos

Soquel

$\begin{array}{r} 69,870 \\ 138,106 \\ \hline 86,045 \\ 76,491 \end{array}$

370,512

NON VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE DEVELOPMENT

LESS THAN ONE ACRE

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE		50% OF SQUARE FOOTAGE		NUMBER OF 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				SQUARE FOOTAGE	RATIO	FLOOR AREA	FOR RESIDENTIAL				
APTOS	03818511	0.54	23522	9409	4704	9409	4704	5	C-1	190	MISC MULTI USE
APTOS	03912122	0.50	21780	8712	4356	8712	4356	5	PA	210	BANK
APTOS	03947102	0.49	21344	8538	4269	8538	4269	5	C-1	200	RESTAURANT
APTOS	03947104	0.77	33541	13416	6708	13416	6708	8	C-1	202	COCKTAIL LOUNGE/BAR
APTOS	03951101	0.54	23522	9409	4704	9409	4704	5	C-1	200	RESTAURANT
APTOS	04101124	0.54	23522	9409	4704	9409	4704	5	C-1	120	SINGLE STORE
APTOS	04102107	0.47	20473	8189	4095	8189	4095	5	C-1	020	SINGLE RESIDENCE
APTOS	04102116	0.65	28314	11326	5663	11326	5663	7	PA	031	TWO SFR'S/1 APN
APTOS	04104210	0.51	22216	8886	4443	8886	4443	5	PA-GH	020	SINGLE RESIDENCE
APTOS	04105103	0.48	20909	8364	4182	8364	4182	5	PA	028	NON-CONFORMING RES
APTOS	04105208	0.66	28750	11500	5750	11500	5750	2	PA	023	NON-CONFORMING RES
APTOS	04105216	0.47	20473	8189	4095	8189	4095	5	PA	023	NON-CONFORMING RES
APTOS	04114129	0.47	20473	8189	4095	8189	4095	2	PA	171	MULTI OFFICES/1 BLDG
APTOS	04122131	0.93	40511	16204	8102	16204	8102	6	PA	170	SINGLE OFFICE
		8.02		139740	69870			70			
LIVE OAK	02501337	0.52	22651	9060	4530	9060	4530	5	PA	023	NON-CONFORMING RES
LIVE OAK	02507105	0.64	27878	11151	5576	11151	5576	6	C-2	120	STORE W/ LIVING UNIT
LIVE OAK	02507119	0.56	24394	9757	4879	9757	4879	6	C-2	220	FULL SERVICE STATION
LIVE OAK	02507120	0.59	25700	10280	5140	10280	5140	6	C-2	120	SINGLE STORE
LIVE OAK	02508102	0.93	40511	16204	8102	16204	8102	10	PA	184	MEDI-DENTAL LAB
LIVE OAK	02508122	0.66	28750	11500	5750	11500	5750	7	PA	192	COMMERCIAL PARKING
LIVE OAK	02508221	0.49	21344	8538	4269	8538	4269	5	PA	180	MEDICAL OFFICE
LIVE OAK	02508304	0.52	22651	9060	4530	9060	4530	5	C-2	120	SINGLE STORE
LIVE OAK	02508423	0.65	28314	11326	5663	11326	5663	7	C-2	183	VETERINARY CLINIC
LIVE OAK	02511224	0.51	22216	8886	4443	8886	4443	5	PA	023	NON-CONFORMING RES

ATTACHMENT D

APPENDIX C-1

PLANNING AREA	ASSESSOR PARCEL NUMBER	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE		FLOOR AREA RATIO	50% OF SQUARE FOOTAGE OF STRUCTURE FOR RESIDENTIAL		NUMBER OF UNITS	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
			AT 40%	STRUCTURE		STRUCTURE	800 SQUARE FOOT				
LIVE OAK	02516114	0.52	22651	9060	4530		5	C-2	180	MEDICAL OFFICE	
LIVE OAK	02520149	0.72	31363	12545	6273		7	C-1	191	OTHER COMMERCIAL USE	
LIVE OAK	02535104	0.95	41382	16553	8276		10	C-1	190	MISC MULTI USE	
LIVE OAK	02535118	0.99	43124	17250	8625		10	PA	024	SFR W/ SECONDARY USE	
LIVE OAK	02548105	0.50	21780	8712	4356		5	PA	184	MEDI-DENTAL LAB	
LIVE OAK	02602216	0.46	20038	8015	4008		5	C-2	221	SELF SERVICE STATION	
LIVE OAK	02604117	0.63	27443	10977	5489		6	PA	023	NON-CONFORMING RES	
LIVE OAK	02615178	0.52	22803	9121	4561		5	C-1	120	SINGLE STORE	
LIVE OAK	02674112	0.94	40946	16379	8189		10	C-1	930	VACANT CITY LAND	
LIVE OAK	02674113	0.99	43124	17250	8625		10	C-1	922	COUNTY SHOP/YARDS	
LIVE OAK	02674115	0.66	28750	11500	5750		7	C-1	921	COUNTY BUILDING	
LIVE OAK	02674117	0.89	38768	15507	7754		9	C-1	150	GROCERY STORE	
LIVE OAK	02674118	0.71	30928	12371	6186		7	C-1	024	SFR W/ SECONDARY USE	
LIVE OAK	02631122	0.86	37462	14985	7492		9	C-1	323	STORAGE YARD	
LIVE OAK	02815536	0.86	37462	14985	7492		9	C-1	042	11 - 20 UNITS	
LIVE OAK	02820225	0.59	25700	10280	5140		6	C-1	200	RESTAURANT	
LIVE OAK	03205122	0.48	20909	8364	4182		5	C-2	180	MEDICAL OFFICE	
LIVE OAK	03205129	0.57	24829	9932	4966		6	C-2	121	MULTI STORES/1 BLDG	
LIVE OAK	03209203	0.69	30056	12023	6011		7	C-2	202	COCKTAIL LOUNGE/BAR	
LIVE OAK	03209201	0.69	30056	12023	6011		7	C-2	331	RETAIL LUMBER YARD	
		20.29		353594	176797		207 ✓				
PAJARO	05127108	0.60	26136	10454	5227		6	C-1	152	CONVENIENCE STORE	
PAJARO	05127109	0.62	27007	10803	5401		6	C-1	190	MISC MULTI USE	
		1.22		21257	10629		12				
S.L. VALLEY	06502402	0.51	22216	8886	4443		5	C-1	020	SINGLE RESIDENCE	
S.L. VALLEY	06502405	0.64	27878	11151	5576		6	C-1	023	NON-CONFORMING RES	
S.L. VALLEY	06504404	0.50	21780	8712	4356		5	C-1	041	5 - 10 UNITS	
S.L. VALLEY	06507108	0.54	23522	9409	4704		5	C-2	131	MULTI STORES/OFFICES	

PLANNING AREA	ASSESSOR PARCEL NUMBER	PARCEL SQUARE FOOTAGE	ACRES	STRUCTURE SQUARE FOOTAGE AT 40%	FLOOR AREA RATIO	50% OF SQUARE FOOTAGE OF		NUMBER OF FOOT UNITS	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
						STRUCTURE FOOTAGE	RESIDENTIAL USE				
S.L. VALLEY	06508106	25700	0.59	10280	10280	5140	5140	6	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06508131	28750	0.66	11500	11500	5750	5750	7	C-2	201	FAST FOOD RESTAURANT
S.L. VALLEY	06508132	20038	0.46	8015	8015	4008	4008	5	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06512101	20038	0.46	8015	8015	4008	4008	5	C-2	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119205	21780	0.50	8712	8712	4356	4356	5	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119206	35284	0.81	14113	14113	7057	7057	8	C-1	020	SINGLE RESIDENCE
S.L. VALLEY	07119207	23087	0.53	9235	9235	4617	4617	5	C-1	200	RESTAURANT
S.L. VALLEY	07214116	27878	0.64	11151	11151	5576	5576	6	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	07216307	21344	0.49	8538	8538	4269	4269	5	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07708105	29621	0.68	11848	11848	5924	5924	7	C-1	032	3 OR 4 UNITS/2+ BLDGS
S.L. VALLEY	07710312	21344	0.49	8538	8538	4269	4269	5	C-1	170	SINGLE OFFICE
S.L. VALLEY	07710405	23087	0.53	9235	9235	4617	4617	5	C-1	131	MULTI STORES/OFFICES
S.L. VALLEY	07717214	39204	0.90	15682	15682	7841	7841	9	C-1	041	5 - 10 UNITS
S.L. VALLEY	08108109	23087	0.53	9235	9235	4617	4617	5	C-2	041	5 - 10 UNITS
S.L. VALLEY	08108114	22651	0.52	9060	9060	4530	4530	5	C-2	210	BANK
S.L. VALLEY	08108302	27443	0.63	10977	10977	5489	5489	6	C-2	200	RESTAURANT
S.L. VALLEY	08114115	20909	0.48	8364	8364	4182	4182	5	C-2	121	MULTI STORES/1 BLDG
S.L. VALLEY	08120205	33541	0.77	13416	13416	6708	6708	8	C-2-L	041	5 - 10 UNITS
S.L. VALLEY	08125325	10935	0.251	4374	4374	2187	2187	2	C-2	120	SINGLE STORE
S.L. VALLEY	08125326	11565	0.265	4626	4626	2313	2313	2	C-2	028	SFR + SECOND UNIT
S.L. VALLEY	08223113	40511	0.93	16204	16204	8102	8102	10	C-2	070	MOTEL/UNDER 20 UNITS
			14.31	249277		124638		142			
SOQUEL	03006114	21344	0.49	8538	8538	4260	4260	X	C-2	023	NON-CONFORMING RES
SOQUEL	03006124	23522	0.54	9409	9409	4704	4704	3	C-2	300	LOT/INDUSTRIAL ZONE
SOQUEL	03008119	20909	0.48	8364	8364	4182	4182	5	C-2-GH	321	WAREHSE/DRY STORAGE
SOQUEL	03008240	40511	0.93	16204	16204	8102	8102	10	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03012154	29036	0.667	11614	11614	5807	5807	7	C-2	220	FULL SERVICE GAS STATION
SOQUEL	03012127	36590	0.84	14636	14636	7318	7318	9	C-2	331	RETAIL LUMBER YARD

APPENDIX C-1

PLANNING AREA	ASSESSOR PARCEL NUMBER	PARCEL SQUARE FOOTAGE	50% OF		PARCEL SQUARE FOOTAGE	RATIO	FLOOR AREA	RESIDENTIAL	NUMBER OF	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
			STRUCTURE SQUARE FOOTAGE	SQUARE FOOTAGE								
		ACRES	AT 40%	FOR	USE	UNITS						
SOQUEL	03014161	0.57	9932	4966		6			C-2-GH	020		SINGLE RESIDENCE
SOQUEL	03015308	0.51	8886	4443		5			C-2-GH	121		MULTI STORES/1 BLDG
SOQUEL	03015309	0.56	9757	4879		6			C-2-GH	170		SINGLE OFFICE
SOQUEL	03015310	0.46	8015	4008		5			C-2-GH	011		UNBUILDABLE LOT
SOQUEL	03022145	0.92	16030	8015		10			C-2-GH	131		MULTI STORES/OFFICES
SOQUEL	03022301	0.49	8538	4269		5			C-2-GH	221		SELF SERVICE STATION
SOQUEL	03709325	0.66	11500	5750		5			C-1	153		CONVENIENCE/GAS PUMPS
SOQUEL	03723120	0.68	11848	5924		5			PA	192		COMMERCIAL PARKING
SOQUEL	03727105	0.86	14985	7492		9			C-1	223		GAS STATION W/ STORE
SOQUEL	03727149	0.71	12371	6186		7			PA	010		LOT/RESIDENTIAL ZONE
TOTAL LESS THAN ONE ACRE		10.37	180627	90314		100						
						- 3						
		54.20	944496	472248		531						
MORE THAN ONE ACRE												
APTOS	03947106	2.60	45302	22651		4			C-1	192		COMMERCIAL PARKING
APTOS	04101103	1.09	18992	9496		11			C-1	321		WAREHSE/DRY STORAGE
APTOS	04101133	2.55	44431	22216		27			C-1-L	321		WAREHSE/DRY STORAGE
APTOS	04104211	1.61	28053	14026		8			PA-GH	020		SINGLE RESIDENCE
APTOS	04104247	3.332	58063	29031		9			1,PR-GH	131		MULTI STORES/OFFICES
APTOS	04114123	1.19	20735	10367		7			PA	131		MULTI STORES/OFFICES
APTOS	04156106	3.48	60636	30318		3			C-1-GH	250		AUTO/TRUCK REPAIR
		15.85	276211	138106		69						
LIVE OAK	02674114	1.08	18818	9409		11			C-1	921		COUNTY BUILDING
LIVE OAK	02674116	1.17	20386	10193		12			C-1	123		COIN LAUNDRY
LIVE OAK	02621156	1.69	29447	14723		18			C-2	931		CITY BUILDING

PLANNING AREA	ASSESSOR PARCEL NUMBER	PARCEL SQUARE FOOTAGE	ACRES	STRUCTURE		PARCEL SQUARE FOOTAGE	RATIO	50% OF SQUARE FOOTAGE OF STRUCTURE		NUMBER OF RESIDENTIAL UNITS	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				AT 40%	FLOOR AREA			FOR	STRUCTURE				
LIVE OAK	02626113	79715	1.83	31886	276693	15943	19				C-2-D	921	COUNTY BUILDING
LIVE OAK	02626116	265280	6.09	106112		53056	66				C-2-D	062	HOMESITE/5-19.9 ACRES
LIVE OAK	02804119	43560	1.00	17424		8712	10				C-1	122	STORE W/ LIVING UNIT
LIVE OAK	03204168	79715	1.83	31886		15943	19				C-2	250	AUTO/TRUCK REPAIR
LIVE OAK	03205136	51836	1.19	20735		10367	12				C-2	120	SINGLE STORE
			15.88	276693		138347	167						
PAJARO	04806105	67082	1.54	26833		13416	16				PA	061	HOMESITE/1-4.9 ACRES
PAJARO	04806106	65340	1.50	26136		13068	16				PA	061	HOMESITE/1-4.9 ACRES
PAJARO	05119117	92347	2.12	36939		18469	23				C-1	150	GROCERY STORE
			5.16	89908		44954	55						
S.L. VALLEY	06504407	47480	1.09	18992		9496	5				C-1	220	FULL SERVICE STATION
S.L. VALLEY	07716101	114563	2.63	45825		22913	14				C-1-L	122	STORE W/ LIVING UNIT
S.L. VALLEY	08417101	60113	1.38	24045		12023	15				C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	08719105	47045	1.08	18818		9409	5				C-1	191	OTHER COMMERCIAL USE
			6.18	107680		53840	39						
SOQUEL	03007110	57935	1.33	23174		11587	7				C-2	321	WAREHSE/DRY STORAGE
SOQUEL	03012149	47045	1.08	18818		9409	11				C-2	191	OTHER COMMERCIAL USE
SOQUEL	03022146	125888	2.89	50355		25178	9				C-2-GH	120	SINGLE STORE
SOQUEL	03034110	70132	1.61	28053		14026	8				C-2	920	VACANT COUNTY LAND
SOQUEL	03715112	81457	1.87	32583		16291	3				PA	171	MULTI OFFICES/1 BLDG
			8.78	152983		76491	38						
TOTAL MORE THAN ONE ACRE			51.85	903475		451738	368						
TOTAL NON VACANT			106.06	1847971		923985	899						

**RESIDENTIAL CONSTRUCTION POTENTIAL
IN CONJUNCTION WITH REDEVELOPMENT OF VACANT COMMERCIAL PARCELS**

The following table shows a summary of the potential development of residential units on parcels zoned for commercial development as part of mixed use development. The parcels included in this summary are currently vacant. A complete table including specific parcel sizes and zoning follows the summary.

All of the parcels included in this list would allow 50% of the square footage of the structure to be residential under the zoning ordinance. The zones which allow 50% of the square footage to be residential are C-1 (Neighborhood Commercial); C-2 (Community Commercial); and PA (Professional and Administrative offices).¹ Total vacant commercial land was tallied based on the GIS analysis of Assessor's records.²

The calculation of potential units was determined in the following fashion: The structure(s) would be built at 40% floor area ratio. Of the square footage of that structure, 50% would be residential. The number of units was determined by dividing the residential square footage by 800- presuming an average unit size of 800 square feet. This resulted in the potential capacity of 310 units on vacant commercial parcels as part of a mixed use project.

Of these 310 units, it is anticipated that 30% of these units will be developed during the planning period. This results in 93 units. Of these 93 units, it is presumed that 40% would be affordable to low and moderate-income residents (37 affordable units). It is then presumed that of the affordable units, 75% of those would be affordable to moderate income households (28 units) and 25% of would be affordable to low income households (9 units). The remaining 56 would be affordable to above moderate households. See Table 4.6.2 e.

¹ Parcels with split zoning have been adjusted so that only the portion on which mixed use development could occur has been counted.

² February 2003, revised October 2003.

Potential Residential Units				
Planning Area	Acres	Total Square Footage of Structure(s)	Potential Residential Square Footage	Potential Units
Parcels less than one acre				
Aptos	3.79	66,037	33,018 24,741	38 29
Live Oak	2.82	49,136 ✓	24,568	29 ✓
San Lorenzo Valley	2.99	52,098	26,049	31
Soquel	1.41	24,568 ✓	12,284	14 ✓
TOTAL less than one acre	11.01	191,838	95,919	112
Parcels larger than one acre				
Aptos	6.99	121,794	60,897	75
Live Oak	2.27	39,552	19,776	24 ✓
San Lorenzo Valley	N/A	N/A	N/A	N/A
Soquel	9.28	161,695	80,847	99
TOTAL larger than one acre	18.54	323,041	161,520	198
Totals	29.55	514,879	257,440	310
Source: Santa Cruz County Planning Department, April 2000; revised December 2004				

Village area

18 - Soquel
24 City

Commercial - Aptos 24,741

14723 - SJCWD
19689 - City

VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE

LESS THAN ONE ACRE
50% OF
SQUARE

PLANNING AREA	ASSESSORS PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	40% FLOOR AREA RATIO	STRUCTURE SQUARE FOOTAGE AT RESIDENTIAL USE	NUMBER OF 800 SQUARE FOOT UNITS	ZONING	ASSESSORS USE CODE DESCRIPTION
APTOS	04102212	0.19	8276	3311	1655	2	C-1	LOT/COMMERCIAL ZONE
APTOS	04105107	0.22	9583	3833	1917	2	PA	LOT/COMMERCIAL ZONE
APTOS	04105220	0.22	9583	3833	1917	2	PA	LOT/COMMERCIAL ZONE
APTOS	04202113	0.44	19166	7667	3833	4	C-1	LOT/COMMERCIAL ZONE
APTOS	04106104	0.48	20909	8364	4182	5	PA	LOT/COMMERCIAL ZONE
APTOS	04101109	0.73	31799	12720	6369	7	C-1	LOT/COMMERCIAL ZONE
APTOS	04114156	0.74	32234	12894	6447	8	PA	LOT/COMMERCIAL ZONE
APTOS	04104238	0.77	33541	13416	6708	8	C-1-GH	LOT/COMMERCIAL ZONE
		3.79		66037	33018 24741	38 29		
LIVE OAK	02609132	0.21	9148	3659	1830	2	C-1	LOT/MISC COMM'L IMPS
LIVE OAK	03314130	0.30	13068	5227	2614	3	C-2	LOT/COMMERCIAL ZONE
LIVE OAK	02603144	0.43	18731	7492	3746	4	C-2	LOT/COMMERCIAL ZONE
LIVE OAK	02508103	0.93	40511	16204	8102	10	PA	LOT/COMMERCIAL ZONE
LIVE OAK	02631133	0.95	41382	16553	8276	10	C-1	LOT/COMMERCIAL ZONE
		2.82		49136	24568 ✓	29 ✓		
SAN LORENZO VALLEY	06504403	0.23	10019	4008	2004	2	C-1	LOT/COMMERCIAL ZONE
SAN LORENZO VALLEY	06504417	0.24	10454	4182	2091	4	C-1	LOT/COMMERCIAL ZONE
SAN LORENZO VALLEY	08120308	0.32	13939	5576	2788	3	C-2	LOT/MISC COMM'L IMPS
SAN LORENZO VALLEY	07213225	0.61	26572	10629	5314	6	C-1	LOT/COMMERCIAL ZONE
SAN LORENZO VALLEY	07708113	0.70	30492	12197	6098	7	C-1	LOT/COMMERCIAL ZONE

ATTACHMENT D

Appendix C-2

PLANNING AREA	ASSESSORS PARCEL NUMBER	ACRES	PARCEL FOOTAGE	40% FLOOR AREA RATIO	50% OF SQUARE		NUMBER OF 800 SQUARE FOOT RESIDENTIAL UNITS	ZONING	ASSESSORS USE CODE DESCRIPTION
					STRUCTURE FOOTAGE	FOR RESIDENTIAL USE			
SAN LORENZO VALLEY	07808205	0.89	38768	15507	7754	9	C-1	LOT/COMMERCIAL ZONE	
		2.99	52098	26049	31				
SOQUEL	03008113	0.20	8712	3485	1742	2	C-2-GH	LO /MISC COMM'L IMPS	
SOQUEL	03015122	0.42	18295	7318	3659	4	C-2-GH	LOT/COMMERCIAL ZONE	
SOQUEL	03006104	0.79	34412	13765	6882	8	C-2	LOT/COMMERCIAL ZONE	
		1.41	24568	12284 ✓		14 ✓			
TOTAL LESS THAN ONE ACRE		11.01	191838	95919		112			
MORE THAN ONE ACRE									
APTOS	03808136	2.97	129373	51749	25875	32	C-2-D	LOT/COMMERCIAL ZONE	
APTOS	04101120	4.02	175111	70044	35922	43	C-1	LOT/COMMERCIAL ZONE	
		6.99	121794	60897		75			
LIVE OAK	03314155	1.04	45302	18121	9060	11	C-2	LOT/MISC COMM'L IMPS	
LIVE OAK	02516102	1.23	53579	21432	10716	13	PA	LOT/COMMERCIAL ZONE	
		2.27	39552	19776 ✓		24 ✓			
SOQUEL	03021107	1.69	73616	29447	14723	18 ✓	C-1-GH	LOT/COMMERCIAL ZONE	
SOQUEL	03006106	2.26	98446	39378	19689	24	C-2	LOT/MISC COMM'L IMPS	
SOQUEL	03013145	2.57	111949	44780	22390	27	C-2	LOT/COMMERCIAL ZONE	
SOQUEL	03013137	2.76	120226	48090	24045	30	C-2	LOT/COMMERCIAL ZONE	
		9.28	161695	80847		99			
TOTAL MORE THAN ONE ACRE		18.54	323041	161520		198			
TOTAL VACANT		29.55	514879	257440		310			

Village

could not find City

SECOND UNIT POTENTIAL BUILDOUT CALCULATIONSPotential Second Units

Rural	=	9,060
Urban	=	4,216
Total	=	13,276

Assumptions:

- 1 Rural: The Rural number projection is derived from the number of parcels in the unincorporated area of the County that are: outside the Urban Services Line, one acre or more in size, and have a General Plan designation of Suburban Residential, Rural Residential or Mountain Residential. This number was then reduced by 25% to reflect parcels, which for a variety of reasons are not buildable (such as floodplain, geologic, and septic constraints) ($12,080 \times 25\% = 9,060$).
- 2 Urban: In the Urban areas, it was assumed that second units would be built only on lots zoned R-I with lot size requirements of 6,000 square feet or greater. Although the ordinance does not make this restriction and second units are approved on smaller lots and those zoned RM, it becomes increasingly difficult to meet setback and parking requirements on parcels smaller than 6,000 square feet in area.

- a. To estimate the number of Urban area parcels, of various sizes, that could accommodate second units, the following factors were used:

Parcel Size	% of Parcels Able to Accommodate a Second Unit
6,000 – 8,999 sq. ft.	30%
9,000 – 9,999 sq. ft.	50%
10,000 – 14,999 sq. ft.	70%
15,000 sq. ft. or larger	80%

- b. Due to the lack of public sewer service, the entire Carbonera planning area was treated as a rural area for purposes of determining potential second units.
- c. It is assumed, for both rural and urban areas, that 50% of the units will be available for occupancy by a family member and that one-half of these units would be occupied by elderly family members or students, both in the very low income category. Of the remaining

50% of the units, this number is divided equally between moderate-income elderly and low-income households.

- d. The number and distribution of potential second units in the Urban area is as follows:

Planning Area	R-1-6	R-1-9	R-1-10	R-1-15	R-1-20	R-1-32	R-1-1 acre	Total Parcels	Second Units
Aptos	4,006 (1,202)	1,226 (613)	0 (0)	126 (101)	201 (126)	11 (9)	77 (62)	5,647	2,113
Live Oak***	1,869 (561)	3 (1)	18 (13)	1 (1)	5 (4)	0 (0)	0 (0)	1,896	580
Pajaro	2,278 (857)	293 (146)	0 (0)	145 (116)	0 (0)	11 (9)	0 (0)	2,727	1,128
Soquel	962 (289)	128 (64)	1 (1)	5 (4)	37 (30)	0 (0)	9 (7)	1,142	395
Total	9,115 (2,909)	1,650 (824)	19 (14)	277 (222)	243 (160)	22 (18)	86 (69)	11,412	4,216

* for parcels greater than 6,000 square feet, excluding those with GH and SP Combining District zoning

** first number is number of parcels; second number is (number of second units) based on factors in assumption 2.a. above

*** Live Oak Planning Area is limited to five new second units per year

Aptos Village Plan



County of Santa Cruz, Planning Department

Adopted February 23, 2010 - Board of Supervisors

Resolution No. 29-2010 Adopted: February 23, 2010

Board of Supervisors:

Tony Campos
Neal Coonerty
John Leopold
Ellen Pirie
Mark Stone

Recommended for Approval: February 10, 2010

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A Brief History of Aptos Village

Sandy Lydon—Professor Emeritus—Cabrillo College

Graphics

Thacher and Thompson, Architects

Community Meeting Design Preferences

Thacher and Thompson, Architects

Design Charette

MIG, Incorporated

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CHAPTER 1: THE VILLAGE OVERVIEW

INTRODUCTION

Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. It is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

The surrounding area is mainly developed with residential uses, and the Village serves as the gateway to the 10,000-acre Forest of Nisene Marks State Park. The main access to and from the Village is Soquel Drive, a major east-west arterial that parallels Highway 1. There are both commercial and residential uses to the east and west of the Village, with the major existing commercial development being the Rancho del Mar Shopping Center, just west of the Village.

There are 65 existing parcels within the boundaries of the Aptos Village Plan with a variety of land uses. These parcels range in size from 2,400 square feet to 4 acres. Previous patterns of development are reinforced by the various parcel sizes, especially in the Village Core, with the large parcels behind the Bay View

Hotel and Aptos Station reflecting their previous industrial uses related to the lumber and fruit packing industries.

Most of the parcels that lie south of Soquel Drive are either small or have potentially severe development constraints such as steep slopes, riparian corridors, and floodplains.

The small parcels that front on Valencia Street, Bernal Street, and Aptos Street are part of the Hihn subdivision, laid out in the late 1800s for residences. These parcels are mostly developed and have a mix of commercial and residential uses.

Figure 1 below provides an overview of land uses in the area, while Figure 2 provides an illustration of the current development pattern in the Village.

FIGURE 1: SUMMARY OF CURRENT USES IN APTOS VILLAGE AREA (2008)			
Category of Development	Number of uses in category	Bldg Area Sq. Ft.	% of Bldg. Area
Retail	9	25,118	19.0
Office	20	29,707	22.4
Dining and Hospitality	7	22,799	17.2
Government	3	19,010	14.3
Commercial Service	3	10,158	7.7
Grooming/Fitness	8	6,358	4.8
Subtotal	50	113,150	85.4
Residential	32 units	19,398	14.6
TOTAL	82	132,548	100.0

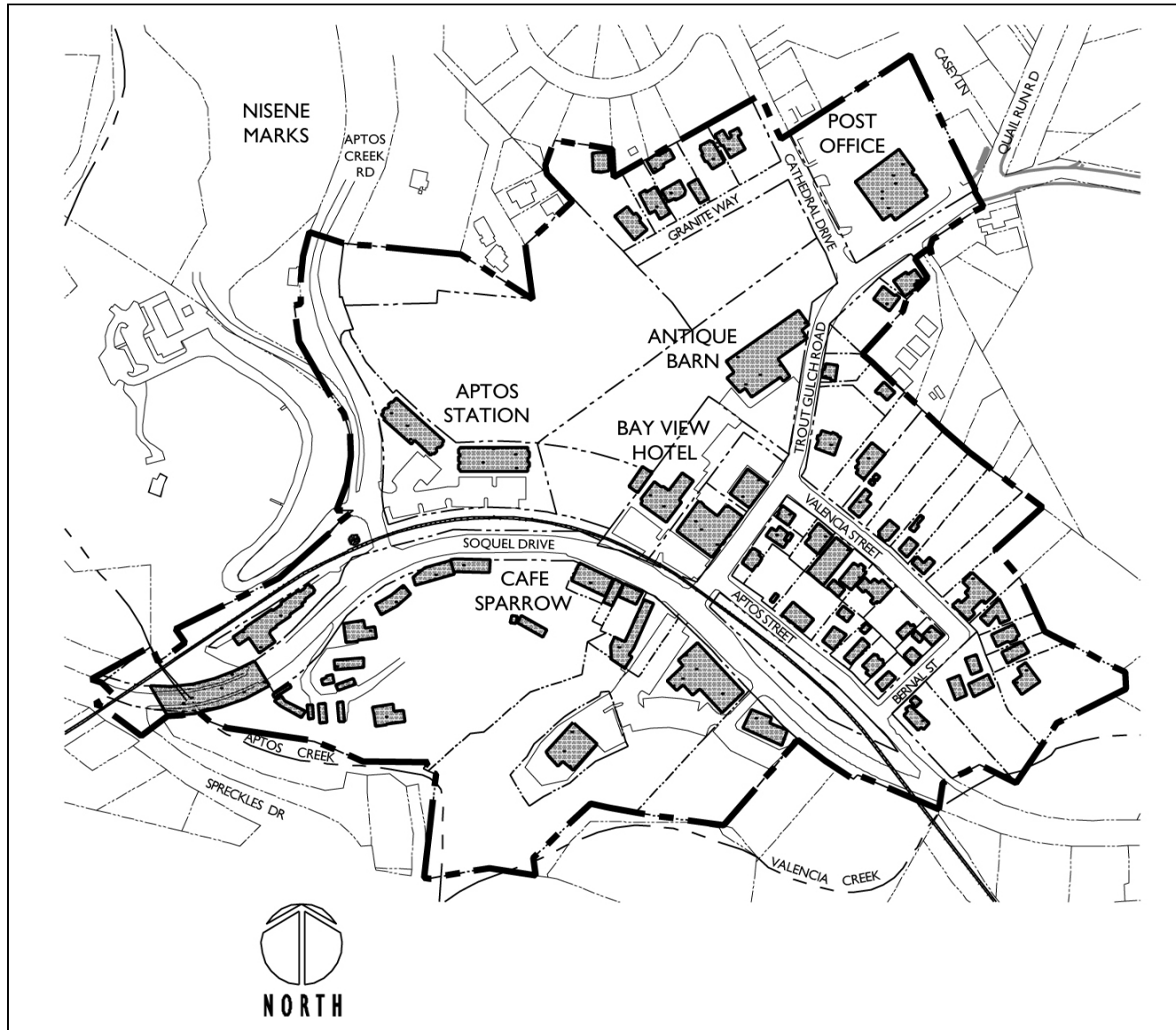


FIGURE 2: EXISTING DEVELOPMENT MAP

room between these two perspectives, which allows for newer buildings that meet current standards while reflecting some of the key elements of the current style buildings. The new Appenrodt building at the southeastern corner of the Soquel Drive/Trout Gulch intersection (APN 41-042-47) is a good example of balancing these two goals.

This Plan recommends that balance be extended to new buildings constructed throughout the Village area. In addition, it is required that new buildings incorporate green building principles in layout, materials and finishes. More details for the Village Core Area (Area III) are discussed in the following section.

NEW DEVELOPMENT AREAS

DEFINING OPPORTUNITY SITES

As was the case with the 1979 Design Framework for the Village, this Plan builds from a core framework of elements within which the various development sites become defined. These key elements include the existing and new roadways serving the area and the private and public recreational areas (Village Common and Skatepark).

Once those elements are defined, a series of possible development sites become defined. These are illustrated and numbered in Figure 23, with development potential within each site described below in Figure 24. Altogether, these sites, if developed to the maximum allowed by Figure 24, would add 75,000 gross square feet of new commercial space and 63 residential units to the Village Core area. While there may be some minor variations to what is

laid out in that figure, for the purpose of this Plan, it defines the upper limit of possible development.

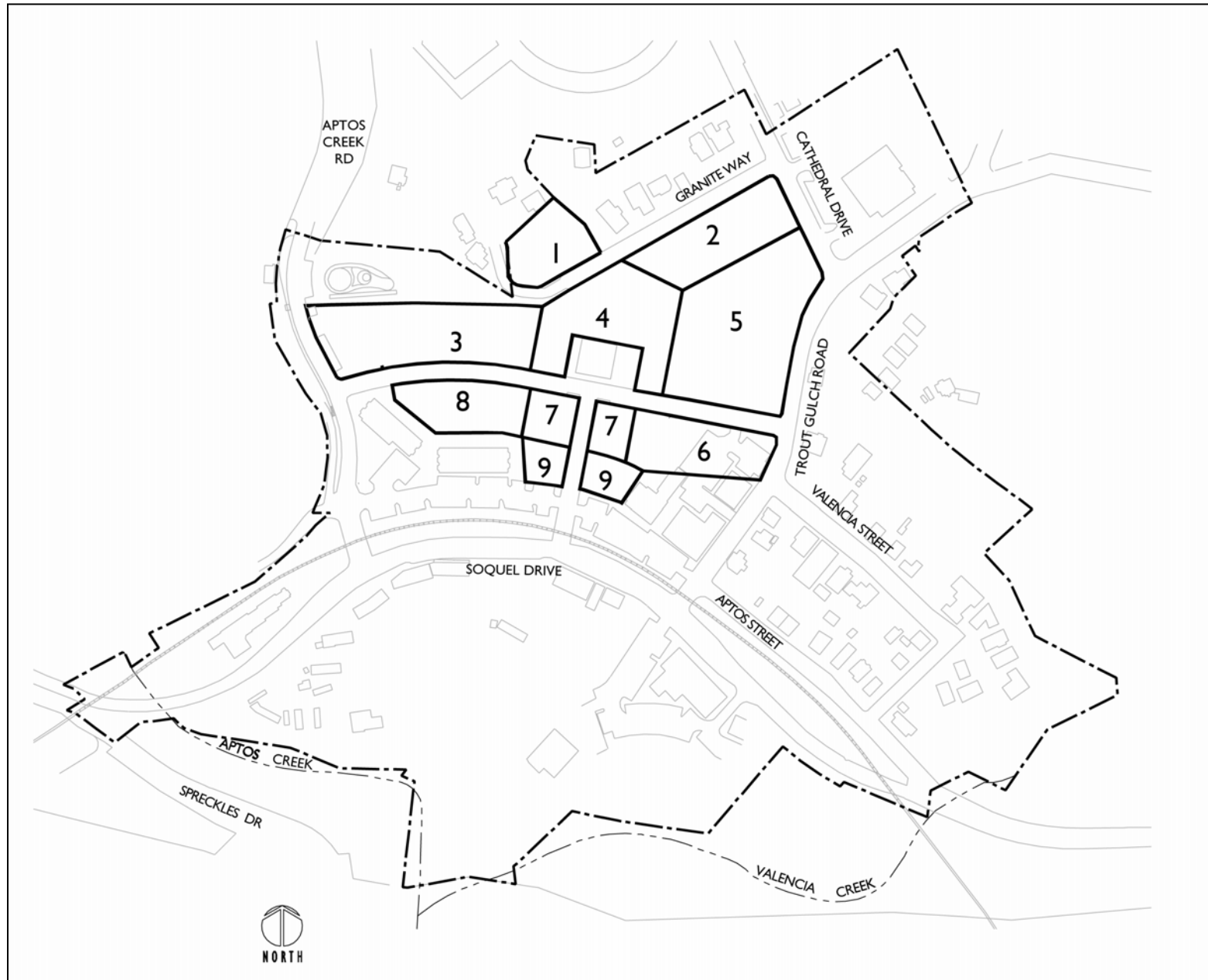


FIGURE 23: MAP OF VILLAGE WITH KEY FEATURES AND DEVELOPMENT OPPORTUNITY

**FIGURE 24: DESCRIPTION OF DEVELOPMENT POTENTIAL OF SITES
(KEY TO FIGURE 23)**

Site #	Maximum Commercial Square Feet	Maximum Number of Residential Units	Maximum Number of Stories	Uses/Other Requirements
1	0	6	3	Multi-Family dwellings developed at RM-3 density. 3 stories allowed if 1 st story is used for in-grade parking.
2	0	11	2	Attached row-house style multi-family dwellings developed at RM-2 density. Some units must front on Cathedral Drive.
3	10,500	17	2 with lofts	Buildings must appear as 2 stories along the new east-west street frontage.
4	31,500	8	3	This area includes the Apple Barn and at least two other buildings. 3-story buildings facing the Village Common must minimize shading of the Village Common, include articulation to soften the bulk of 3-story buildings and allow for a harmonious transition to buildings of fewer stories such as the Apple Barn building.
5	13,000	0	2	If a sub-anchor building is proposed for this area, the design of the building, must give the appearance of a multiple tenant building. A portion of the building must front on Trout Gulch Road. Entry and access must be from the new east-west street.
6	Additional 2,500	0	2	Parking may occur off-site through indenture. If no building is proposed for this area, the 2500 maximum square footage may be reallocated to other site(s). The rear of the Bayview Hotel property must be improved to provide a welcoming presence along the new east-west street frontage.

Site #	Maximum Commercial Square Feet	Maximum Number of Residential Units	Maximum Number of Stories	Uses/Other Requirements
7	5,500	7	2 with lofts	Buildings must front on both streets and include an articulated corner feature. Buildings must appear as 2 stories along the east-west and north-south street frontages.
8	6,000	10	2 with lofts	Buildings must appear as 2 stories along the new east-west street frontage.
9	6,000	4	2	Buildings must present well to Soquel Drive and provide a "front" appearance on the new north-south street frontage
Totals	75,000	63		

INITIAL DESIGN STANDARDS

In addition to establishing size, height and uses for the various private development opportunity sites created through this Plan, it is important to establish some basic parameters for the design of the buildings located on these sites. While more detailed design standards will be established in the implementing Planned Unit Development (PUD) for this Plan, key principles can be established at this time, including:

- To encourage more opportunities for quasi-public outdoor uses, establish that the County-controlled right-of-way along the new roadways in the Village Core will only cover the curb-to-curb area, allowing for more flexible uses along the sidewalk areas and private financing for the maintenance of planters and sidewalk areas.
- To create a more pedestrian and business friendly environment, require that new buildings be built in a location close to the new street (through reduction or elimination of

front yard setbacks) with off-street parking generally to the rear of buildings.

- To ensure that larger commercial uses not dominate the new development area or existing commercial areas including the Bayview Hotel, the PUD will establish frontage and appearance standards for anchor, sub-anchor and other new buildings that reflect the historical nature of the Village.
- The architectural style of the buildings fronting the new east-west and new north-south streets shall give the impression of being constructed over a period of time, as is the case of organic main streets, rather than appearing to be matching or identical.
- To provide for an interesting variety of exterior materials and to honor the character of the current Village, most buildings will be wood-sided, but a variety and mixture of exterior materials are encouraged.
- To encourage more vital activities in commercial and mixed use areas, require dooryard areas that allow for quasi-public

Transit Corridors Plan for Sustainable Communities

Existing Conditions Report

October 9, 2012



Transit Corridors Plan for Sustainable Communities

Existing Conditions Report

October 9, 2012



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Appendix:

A: Referenced Documents 126

B: (under separate cover) -

Demographic, Economic and Real Estate Market Existing Conditions Analysis for the Santa Cruz County Transit Corridors Plan

C: (under separate cover) -

Transportation Existing Conditions Memorandum for the Santa Cruz County Transit Corridors Plan

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Land Use 2



Land Use

Land use is the foundation for the form and function of a place. This chapter describes existing land uses in the Plan area, presents potential opportunity areas, and describes the connection between development patterns and transportation choices in Santa Cruz County.

EXISTING LAND USE

Existing land use in the Plan area is shown in Figure LU-1. Table LU-1 shows the acreage and percentage of these land uses.

Key observations about existing land uses most relevant to the Transit Corridors Plan include the following:

- **Residential Uses.** Single-family residential is the predominant land use in the Plan area. Multi-family residential uses are located mostly along Soquel Drive, near to Highway 1, and along major arterials in Live Oak. A notable amount of mobile home parks are found throughout the Plan area, with the largest number in Live Oak.
- **Medical and Educational Uses.** A cluster of medical uses is located at the western end of Soquel Drive, anchored by Dominican Hospital and the Sutter Surgery Center. The Cabrillo College campus occupies a large area on Soquel Drive south of Park Avenue.

Table LU-1: Existing Land Use

Land Use Category	Acres	Percent of Total
Single-Family Residential	1,984	45.6%
Multi-Family Residential	619	14.2%
Mobile Home Park	261	6.0%
Retail and Services	104	2.4%
Office	85	1.9%
Other Commercial	124	2.8%
Medical	52	1.2%
Industrial	71	1.6%
Utilities and Public Infrastructure	63	1.5%
Public/Quasi Public	468	10.8%
Open Space/Park/Recreational/Agricultural	264	6.1%
Vacant	254	5.8%
Total	4,348	100%

- **Retail Uses.** Large-scale retail uses are focused on Soquel Avenue/Drive near the Highway 1 interchange, 41st Avenue at Soquel Drive, and Soquel Drive at State Park Drive. Smaller-scale retail uses are found near major intersections along Soquel Drive and near the intersection of major arterials in Live Oak.
- **Industrial Uses.** Industrial uses are concentrated in an area surrounded by 41st Avenue, Highway 1 and Soquel Drive. There are also a few isolated sites of industrial uses in Live Oak.

POTENTIAL OPPORTUNITY AREAS

Figure LU-2 and Table LU-2 show potential opportunity areas that could be studied in greater detail as part of the Transit Corridor Plan. These areas present opportunity for new development and other improvements to support the objectives of the Transit Corridors Plan. Potential opportunity areas are identified using a variety of criteria, including development status (i.e. vacant or underutilized), improvement-to-land value ratio (I/L ratio – the ratio of the value of all improvements on site such as buildings and structures to the ratio of the value of land; a property with a low ratio is considered to be “underutilized” and more conducive to redevelopment), infrastructure constraints, economic feasibility, prior development interest, size, ownership, location, adjacent development, and catalyst potential (e.g. potential to stimulate additional development on other sites). Discussion of whether the community agrees that Figure LU-2 correctly identifies potential opportunity areas will be an important part of the Transit Corridors Plan process.

LARGER DEVELOPMENT PROJECTS

Figure LU-3 and Table LU-3 show larger development projects that are proposed, approved, and under construction in the Plan area. Almost all of these projects are along Soquel Drive in Live Oak, Soquel, and Aptos. Many of the residential projects are affordable housing developments, including affordable housing for seniors. Notable commercial projects include the anticipated application

for the renovation and reconstruction of the Rancho Del Mar shopping center, and the proposed mixed-use Aptos Village project.

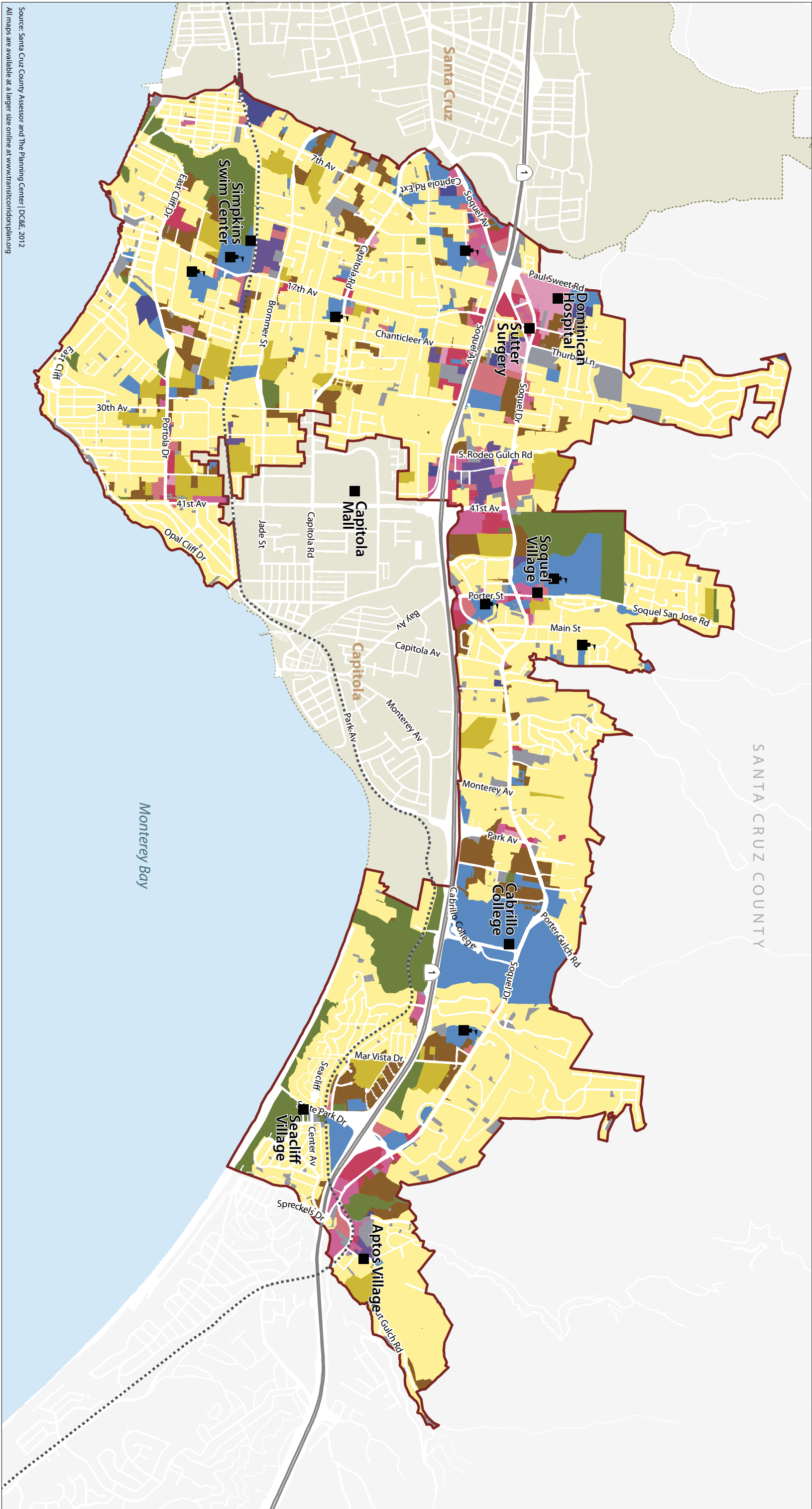
POPULATION AND EMPLOYMENT CONCENTRATION

Figure LU-4 identifies areas of population concentration within the Mid-County area. Population concentration is expressed as persons per acre, averaged for all residents within a one-half square-mile area.

Based on Census data, Downtown Santa Cruz has the highest population concentration in the Mid-County area with approximately 30 to 40 persons per acre. Assuming an average household size of 2.4 persons, this translates to an average density of around 12 to 16 dwelling units per acre. Other areas of relatively high population concentration include UC Santa Cruz, areas near Capitola Road and Portola Drive in Live Oak, the Jewel Box neighborhood in

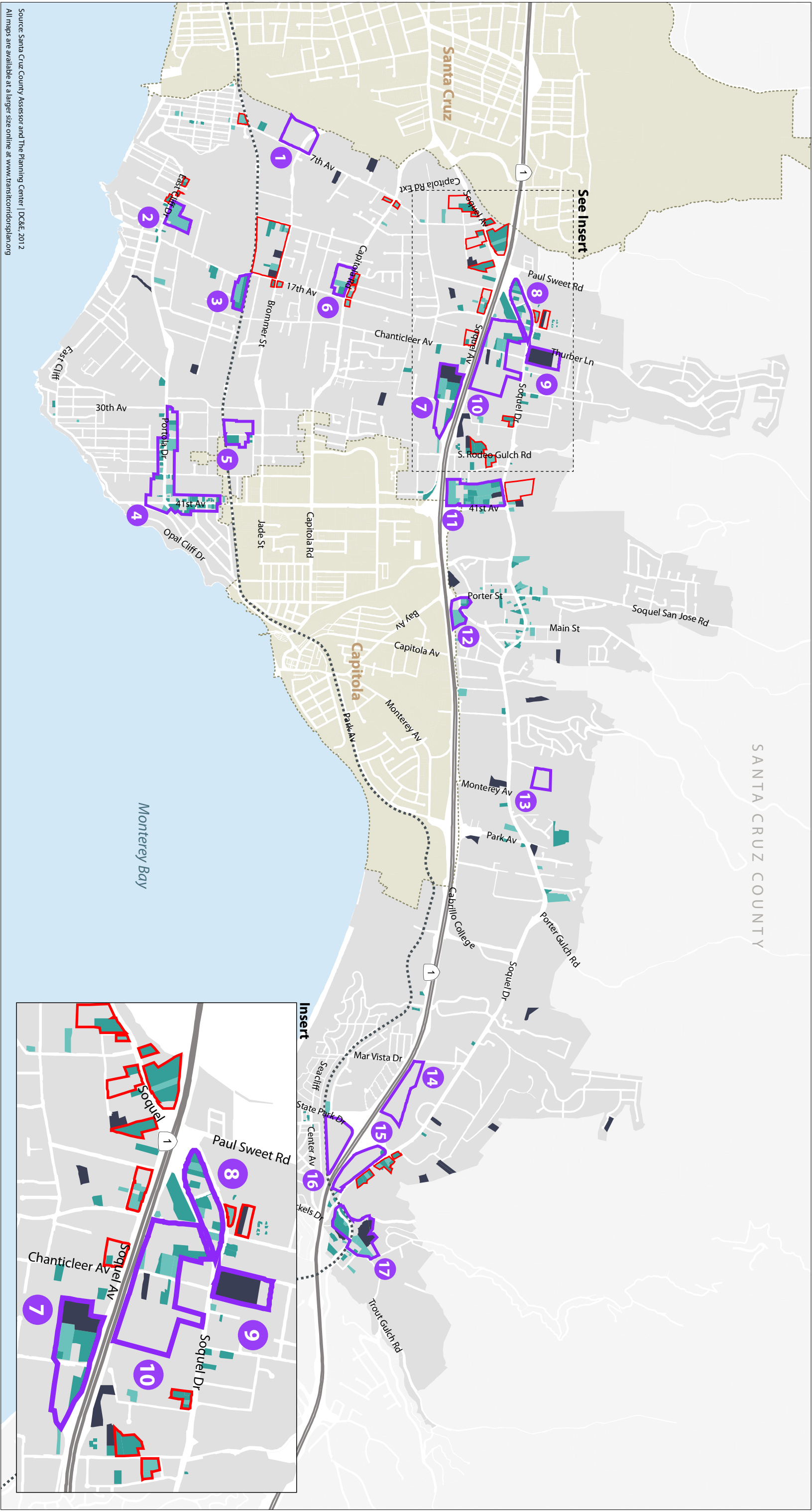


ATTACHMENT F
Figure LU-1: Existing Land Use



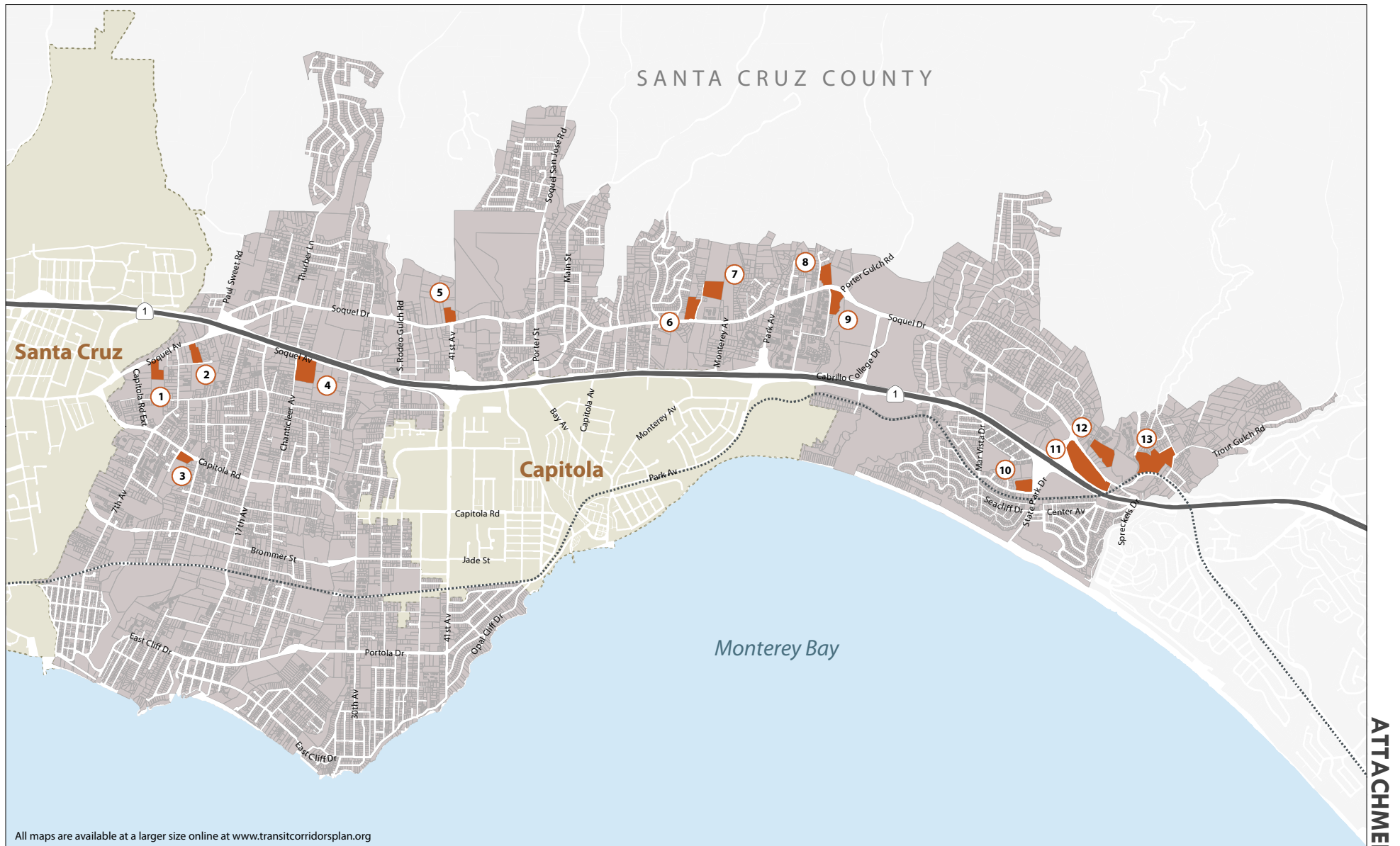
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Figure LU-2: Vacant and Underutilized Parcels



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Figure LU-3: Larger Development Projects



All maps are available at a larger size online at www.transitcorridorsplan.org

- Plan Area
- Rail Line
- Larger Development Projects
(See Table LU-2 for project description)

TRANSIT CORRIDORS PLAN
Existing Conditions Report



See Table LU-3 for project descriptions.

Table LU-2: Potential Opportunity Areas

Location	
1	Harbor Parcels
2	East Cliff Village Shopping Center
3	17th Avenue Industrial Area
4	Lower 41st/Portola Drive
5	Thompson Avenue Industrial Areas
6	Capitola Road Parcels
7	Nigh Lumber Indutrial Area
8	Commercial Way Area
9	Thurber Lane Seasonal Use
10	Fleamarket and Chanticleer Industrial Area
11	Upper 41st Avenue
12	Bay/Porter Area
13	Erlach Site
14	Par 3 Golf Course
15	Rancho Del Mar Shopping Center
16	Poor Clares
17	Aptos Village

Table LU-3: Larger Development Projects*

	Address	Name	Status	Description
1	2500 Soquel Avenue	St. Stephens Affordable Housing	Pre-Development	Approx. 40 senior affordable housing units
2	2806 & 2776 Soquel Avenue	-	Proposed	Approx. 30,000 s.f. of new service commercial buildings
3	1026 Capitola Rd	Bay School	Proposed	Relocation of special needs school serving 40-50 students
4	2400 Chanticleer/5200 Soquel Ave	Center for Public Safety	Proposed/Public Funds Allocated	Renovation of the Live Oak Business Park to accommodate a new 80,000sf mid-county Center for Public Safety.
5	4101 Soquel Drive	Tower Plaza	Approved	Approx. 14,500 s.f. of commercial
6	Northwest corner of Soquel Drive and Cunnison Lane	The Farm Neighborhood Park and Community Center	Approved	Approx. 5 acres of programmed open space, including a community center
7	Cunnison Lane	Erlach Property Affordable/Market Rate Housing Project	Pre-Development	Up to 102 housing units
8	3100 Corte Cabrillo	Corte Cabrillo Townhouses	Under Construction	28 townhouses
9	100 Atherton Loop	Cabrillo Commons	Under Construction	43 townhouses
10	140 Canterbury Dr	Canterbury Townhomes	Under Construction	19 Affordable townhomes, adjacent County park site
11	76-140 Rancho Del Mar	Rancho Del Mar Shopping Center	Proposed	Renovation and reconstruction of existing Safeway shopping center.
12	7839 Soquel Drive	Aptos Blue Affordable Housing Project	Construction Beginning December 2012	40 Rental affordable housing units
13	Soquel Drive, between Aptos Creek and Trout Gulch Road	Aptos Village Mixed-Use Project	Proposed	63 units and 72,000 square feet of commercial

* Proposed, approved, or under construction as of August 2012

From: Paia Levine [mailto:PLN456@co.santa-cruz.ca.us]
Sent: Thursday, January 17, 2013 5:09 PM
To: steph@strelowconsulting.com
Cc: ann sansevero (ann_sansevero@urscorp.com)
Subject: Follow up from meeting about desal EIR

Hi Stephanie,

I said I would check on the following for you:

1. County Housing Element was approved January 12, 2010
2. St. Stephens housing project is currently proposed to be 40 units. The Erlach housing site is for 102 units but there is no proposal so far.
3. St Stephens church is on the south side of Soquel half way between Capitola Rd Extension and 7th Ave.

I hope that is helpful,
Paia

Paia Levine
Principal Planner
County of Santa Cruz
Phone (831) 454 5317