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No appendices for this section

4.8: CONCLUSION

No appendices for this section

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Appendix 4.1-1: 2010 Housing Element Status				
2	Program Description (By Housing Element Program Names)	Describe progress of programs including local efforts to remove governmental constraints to the maintenance.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
3	Name of Program	Objective	Timeframe in H/E	
4	Program 1.1: Explore opportunities for rezoning other appropriate urban sites to RM zoning and increasing densities on current RM zoned sites to densities more appropriate for attached housing.	Identify existing sites for new housing and opportunities for additional sites	2010 - 2011	On-going. Exploration will continue in conjunction with the sustainable communities and transit corridor plan. Funding obtained through a Sustainable Communities Council Grant
5	Program 1.2: Explore options for expanding affordable housing opportunities in the rural portions of the County, including mixed use and other projects, primarily within established village areas.	Identify existing sites for new housing and opportunities for additional sites	On-going	In the last two years the County has implemented a regulatory reform program that includes provisions to allow property owners to more easily maintain existing structures, including rental housing, in the rural areas and removal of income restrictions on second units.
6	Program 2.1: Maintain increased Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund where financially feasible	Encourage and assist in the development of housing	2007 - 2014	Housing Section of the Planning Department continues established programs to encourage and assist in the development of housing. For FY 2011-2012, the Board of Supervisors suspended the additional 5 percent Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund. The Redevelopment Agency was eliminated effective February 1, 2012. Housing Section continues to monitor and assess opportunities for generating local housing dollars.
7	Program 2.2: Continue to maximize leveraging funds when collaborating with developers of affordable housing (for-profit and non-profits) and maximize long-term affordability restrictions to promote the development of a variety of housing types to meet the needs of all Santa Cruz County households, including those that are Extremely Low-income, which will require consideration of additional local subsidies. Funds will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of RDA dollars.	Encourage and assist in the development of housing	On-going	The County uses affordable housing fund to leverage sources of funding by partnering with non-profit housing developers on affordable housing projects.
8	Program 2.3: Maintain RDA funding support, and augment if necessary, for the six sites rezoned as part of the 2006 Housing Element to 20 unit/acre densities to address the needs of lower income households. (The initial funding commitment was for \$15 million.)	Encourage and assist in the development of housing	2007-2014	Two of the rezoned sites have completed construction, and one is currently in the development phase.
9	Program 2.4: Improve community understanding of the issues related to affordable housing and the benefits of compact communities in terms of resource conservation and community vitality through developing a community-based educational program	Encourage and assist in the development of housing	2010-2012	There have been community meetings and discussions about compact development with implementation of the Sustainable Communities Program and development of the Climate Action Strategy.
10	Program 2.5: Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes bonds for affordable housing projects and other opportunities	Encourage and assist in the development of housing	2010-2014	The County has contracted with Keyser Marston Associates for a through analysis of the County's Housing Program.
11	Program 2.6: In order to encourage the development of SROs, consider ordinance and General Plan changes to enable new units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density on RM zoned sites within the Urban Services Line, as 0.5 unit	Encourage and assist in the development of housing	2010-2011	Preliminary research has been completed to identify locations and site conditions. A possible location has been identified for small units. The County is considering an SRO overlay district.
12	Program 3.1: Revise procedures (and regulations, if necessary) to streamline and simplify building and development permit processes and regulations, particularly focused on small-scale residential structures and non-conforming structures and uses.	Remove unnecessary governmental constraints to housing	On-going	On-going efforts include adoption of the 2010 California Building Code, adoption of revisions to the County's non-conforming ordinance, and adoption of a minor exception ordinance to simplify the process and reduce time and expense for, e.g., encroachments of 15% or less into required setbacks.
13				

A	B	C	D
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>4</p> <p>Program 3.2. Revise land use regulations to encourage second units through removal of income, rent, and occupancy restrictions, and once adopted, promote public awareness of those changes through the zoning counter and public brochures.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>2008</p>	<p>These restrictions were removed in 2009.</p>
<p>14</p> <p>Program 3.3. Explore options to reduce the cost of infrastructure requirements for Second Units through working with water and fire agencies.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>2010-2012</p>	<p>The County investigated fee waivers for water meters for 2nd units, but was unsuccessful in obtaining agreement from water providers.</p>
<p>15</p> <p>Program 3.4. Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>On-going</p>	<p>On-going</p>
<p>16</p> <p>Program 3.5. Support additional incentives that will expand the opportunities for increased residential uses within mixed use developments in the County, such as flats above retail uses, including expanding the PUD Ordinance to facilitate such uses. Potential incentives include defining nodes/corridors where mixed use projects would be strongly encouraged or required and exploring reduced parking and other standards for mixed use projects.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>2009</p>	<p>A revised PUD ordinance was adopted by the Board of Supervisors in 2009. Also, the County has received Proposition 84 grant funds to identify nodes and corridors for mixed use projects.</p>
<p>17</p> <p>Program 3.6. Explore the structure of an overlay district for encouraging mixed use projects and defining corridors and nodes for implementing such a program.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>2012-2014</p>	<p>See Program 3.5</p>
<p>18</p> <p>Program 3.7. Explore creating a construction legalization program to legalize unpermitted Second Units and other existing residential structures.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>2011-2012</p>	<p>Work on this program has begun, it is anticipated that a proposal for a construction legalization program will be presented to the Board of Supervisors for consideration in the future.</p>
<p>19</p> <p>Program 3.9. In cooperation with the County's cities, monitor the countywide jobs/housing balance, including development that results in job or housing growth and include this data in periodic reports to the Board of Supervisors.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>On-going</p>	<p>The Mayor's Select Committee, which is the responsible entity, has not yet reported on this to the Board of Supervisors.</p>
<p>20</p> <p>Program 3.10. Cooperate with the County's cities and other public agencies in resolving regional infrastructure issues including transportation, water supply, and sewage treatment.</p>	<p>Remove unnecessary governmental constraints to housing</p>	<p>On-going</p>	<p>The Santa Cruz County Regional Transportation Commission purchased the Santa Cruz Branch Rail Line running from Pajaro to Davenport and is working on additional upgrades to the Highway One corridor between Santa Cruz and Capitola.</p>
<p>21</p> <p>Program 4.1. Retain existing regulatory programs regarding Mobile Homes, including: mobile home rent control, land use restrictions to limit conversions to mobile home parks to other uses, and regulations related to sham conversions.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>These regulatory features remain in place and are ongoing.</p>
<p>22</p> <p>Program 4.2. Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>Significant strengthening of the condominium regulations was accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.</p>
<p>23</p> <p>Program 4.3. Develop methods to streamline and simplify the land use regulations as they apply to non-conforming residential structures.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>2010-2011</p>	<p>Ordinance 5119 amended regulations in Chapter 13.10 (Zoning Ordinance) of the Santa Cruz County Code and policies in Chapter 2 (Land Use) and Chapter 8 (Community Design) of the Santa Cruz County General Plan regarding nonconforming uses and structures, to allow existing legal nonconforming uses and structures in all zone districts to continue, to be maintained and improved, and facilitate repair after catastrophic events, while requiring discretionary review for extensive</p>
<p>24</p> <p>Program 4.4. Continue to implement programs intended to assist low income households to maintain quality units in mobile home parks through the RDA's mobile home Coach Change-out Program and the Mobile Home Rehabilitation Program.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>With the elimination of Redevelopment, no new funding is available, however, State Cal Home OOR grant can be applied to mobilehomes.</p>
<p>25</p>			

A	B	C	D
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>4 Program 4.5 Maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics and household and unit data for the County's affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing opportunities.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>Database created in 2007, maintenance of database is challenging with reduced Housing Section staffing due to loss of redevelopment.</p>
<p>26 Program 4.6 Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>2010-2014</p>	<p>The Planning Department began compiling a list of the locations of hotels/motels that have been converted to permanent occupancy and working on potential legalization measures; however, this activity has been put on hold due to other priorities and lack of staff.</p>
<p>27 Program 4.7 Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>The Housing Section actively maintains and takes steps to preserve units at risk of losing affordability restrictions.</p>
<p>28 Program 4.8 Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>On-going</p>
<p>29 Program 4.9 Continue the County First Time Homebuyer Loan Program and the Rental/Mortgage Assistance Program.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>Based on funding availability. With the elimination of Redevelopment, funding is dependent on securing grants. Most recently, the County has received Mortgage Assistance funding through the State Home, Call Home, and BEGIN programs and Implementation is under way.</p>
<p>30 Program 4.10 Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>On-going</p>
<p>31 Program 4.11 Maintain programs to assist lower income residents in securing housing entry costs (rental deposit and security costs) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>The County is in its final year of a three year contract for rental deposits and has recently been awarded State HOME funds for the same purpose. In addition, the County is looking into using LMIH funds to continue the same programs.</p>
<p>32 Program 4.12 Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>On-going</p>	<p>On-going</p>
<p>33 Program 4.13 Develop Policies for regulating the conversion of existing housing units to vacation rentals in order to limit the impact of such conversions on the stock of housing and on the integrity of single family neighborhoods</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>2010-2011</p>	<p>A vacation rental ordinance, regulating, inter alia, the conversion of existing housing units to vacation rentals was approved by the County Planning Commission, Board of Supervisors, and the Coastal Commission and became effective in late 2011.</p>
<p>34 Program 4.14 Explore program options available to replace housing units removed by non-residential development.</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>2011-2013</p>	<p>Work on this program has not yet begun.</p>
<p>35</p>			

A	B	C	D
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>4</p> <p>Program 4.15. Explore opportunities to expand housing rehabilitation program to address dilapidated farmworker housing and substandard housing in existing neighborhoods</p>	<p>Preserve and improve existing housing units and expand affordability within the existing housing stock</p>	<p>2011-2013</p>	<p>The County has obtained one million dollars from the CalHOME Rehabilitation program to rehabilitate substandard housing and the program is underway.</p>
<p>36</p> <p>Program 5.1. Implement Program 2.6 (allowing that units that are 500 square feet of habitable area or smaller in size be counted for the purpose of calculating density under the General Plan and County ordinances on RM zoned sites, as 0.5 unit) in a manner that expands housing opportunities for special needs housing populations.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>On-going. See Program 2.6</p>
<p>37</p> <p>Program 5.2. Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County. Specifically target the following known sources:</p> <ul style="list-style-type: none"> o Governor's Homeless Initiative o Joe Serra Jr. Farmworker Housing Grant Program o Mobilehome Park Resident Ownership Program (MPROP) o Multifamily Housing Program (MHP) o CalHome o Home Investment Partnerships Program (HOME) 	<p>Promote equal housing opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>On-going</p>
<p>38</p> <p>Program 5.3. Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:</p> <ul style="list-style-type: none"> o Determine whether or not local land use regulations can be changed to encourage additional use of residences or construction of new facilities for these purposes; o Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities to meet the County's needs; and o Ensure that local requirements conform with State Land Use Law regarding group homes, transitional housing and shelters, especially the number of beds triggering a discretionary permit 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>2010-2012</p>	<p>This program was envisioned to move forward in cooperation with the County Health Department. At this time, there are insufficient staff resources to proceed.</p>
<p>39</p> <p>Program 5.4. Continue support of programs to address the needs of local homeless populations, including:</p> <ul style="list-style-type: none"> o Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months. o Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are homeless. These include emergency, transitional and permanent supported housing, and supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and o Identifying potential sites for and potential financial contributors to the construction of transitional facilities and replacing the National Guard Army in Santa Cruz County in accordance with the priorities established in the Ten Year Strategic Plan for the Homeless. 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>The County currently participates in a multi-jurisdictional program to fund the Emergency Winter Shelter Program in north and south Santa Cruz County. County Planning is the lead agency for the Countywide Continuum of Care Coordinating Group.</p>
<p>40</p>			

A	B	C	D
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>4</p> <p>Program 5.5. Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:</p> <ul style="list-style-type: none"> o Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities; and o Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households o Partnering with the Mental Health Services Act Housing Fund along with the Continuum of Care process, the Housing Action Partnership 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>On-going</p> <p>The County leases one unit to a service provider for former foster youth and funded a acquisition/rehab small supportive housing project, that includes former foster youth.</p>
<p>41</p> <p>Program 5.6. Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.</p> <p>Program 5.7. Continue to support programs that address the needs of the local elderly populations through:</p> <ul style="list-style-type: none"> o Supporting the Shared Housing Program for seniors and other households in Santa Cruz County; o Continuing to provide information on "Home Equity Conversion" currently provided by the Santa Cruz County Housing Authority; o Exploring options for retaining existing housing for the elderly and nursing homes; o Exploring options for expanding the inventory of nursing homes/board and care homes in new locations; and o Retaining and maintaining existing senior-only mobile home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile homes consistent with State and federal laws. o Encouraging senior housing by increasing density for smaller units through Program 2.6 (re-counting units less than 500 square feet as 5 unit on RM zoned sites) and through density bonus provisions pertaining to senior housing, reducing parking requirements, and allocating RDA funding as matching funds for senior projects that qualify for federal and/or state funding sources 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>A 40-unit senior housing development funded with LMHIF received its discretionary approvals and will be applying for low income housing tax credits in the coming year.</p>
<p>43</p> <p>Program 5.8. Encourage the development of larger-sized units (i.e. 3 or more bedrooms), as appropriate, in multi-family developments. Specifically, continue to commit Redevelopment, Low and Moderate Income Housing Funds to projects applying for State and federal financing in order enhance their competitiveness and feasibility. Many multi-family housing financial tools such as federal Low Income Housing Tax Credits and the State's Multifamily Housing Program are weighted in favor of projects that provide units of 3 or more bedrooms.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>Two projects were funded and construction has been completed.</p>
<p>44</p>			

A Name of Program	B Objective	C Timeframe in H.E.	D Status of Program Implementation
<p>4 Program 5.9. Support programs that serve the housing needs of individuals with mental health issues, including:</p> <ul style="list-style-type: none"> o Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible. o Working with the Health Department to identify and consider development of a facility that includes a locked perimeter enabling people who require this feature to continue to safely live in our community. o Supporting and facilitating the programs of the Human Services Department and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness. o Coordinating with the Health Services Agency Mental Health and Substance Abuse Services to develop housing projects and programs targeted for people with mental illness as defined by the Mental Health Services Act. 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>The Planning Department implements the Mental Health Services Act (MHSA) in coordination with County Health Services Agency Mental Health by identifying projects that set aside units for MHSA-eligible residents. Three such projects have been completed and another one will begin construction this year.</p>
<p>45 Program 5.10. Promote additional incentives to expand the supply of housing for farmworkers by amending the Zoning Ordinance to allow for the creation farmworker housing on agriculturally zoned parcels, pursuant to Section 51230.2 of the California Government Code.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>2010-2011</p>	<p>Preliminary background work has been accomplished and staff is currently researching state law, developing concepts and gather other relevant information.</p>
<p>46 Program 5.11. Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serra Jr. Farmworker Housing Grant Program.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>On-going</p>
<p>47 Program 5.12. Adopt an ordinance to allow homeless shelters as a principally permitted use in the Public Facilities (PF) zone and define appropriate management and development standards, similar to those imposed for other uses in the zone district.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>Before end of 2010</p>	<p>The Board of Supervisors adopted an ordinance implementing this program in December 2010. The ordinance is effective outside the coastal zone. Upon certification by the Coastal Commission, the ordinance will also be effective inside the coastal zone.</p>
<p>48 Program 5.13. Consider allocating a portion of in-lieu fees and/or housing rehabilitation funds for farmworker housing.</p>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>2012</p>	<p>Loss of Redevelopment Housing funds limits the County's ability to further this goal.</p>

A	B	C	D
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>4</p> <p>Program 5.14: Support services and programs that address the needs of the physically disabled population, regardless of income level:</p> <ul style="list-style-type: none"> o Consider policy changes that would provide for priority processing of multi-family housing units that significantly exceed the accessibility standards of the California Building Code o Develop a program to provide funding assistance for accessibility improvements for moderate and lower income households. o Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community o Promote visibility of all housing units in the County through public information and education targeting applicants for building permits o Pursue funding sources including HOME funds and Section 8 vouchers, which can be targeted to households in need of accessible housing options 	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>2010-2014</p>	<p>Lack of resources have hindered housing rehab efforts.</p>
<p>50</p> <p>Program 6.1: Continue to implement existing policies that encourage the design of energy-efficient projects.</p>	<p>Promote energy efficiency in existing and new residential structures</p>	<p>On-going</p>	<p>On-going</p>
<p>51</p> <p>Program 6.2: Adopt a Green Building Program to govern new home construction and remodels to encourage energy-efficiency, use of recycled or sustainably-produced products, improved indoor air quality, and reduced resource demands. Promote compliance with this program by making the requirements easy to understand and follow, and by offering Green Building Awards to projects that achieve a very high level of sustainability.</p>	<p>Promote energy efficiency in existing and new residential structures</p>	<p>2009-2010</p>	<p>A Green Building Program was adopted by the Board of Supervisors in 2009, which now has been replaced by adoption of the new California Building Code.</p>
<p>52</p> <p>Program 6.3: Explore programs to finance the retrofit of existing affordable housing projects to improve energy efficiency.</p>	<p>Promote energy efficiency in existing and new residential structures</p>	<p>On-going</p>	<p>On-going</p>
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Housing Element Update Community Workshops

- Meeting Announcements -

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Santa Cruz County Planning Department is scheduled to hold public community workshops with the Housing Advisory Commission on the Housing Element Update on the following dates:

- **Wednesday, March 4th, 3:30 – 5:00 pm**
Simpkins Family Swim Center, Community Room A,
979 17th Ave, Santa Cruz
- **Thursday March 12th, 6:30 – 8:00 pm**
Temple Beth El Community Room
3055 Porter Gulch Road, Aptos
- **Monday, March 16th, 6:30 – 8:00pm**
Watsonville Civic Plaza Community Room
250 Main Street, Watsonville

About the Housing Element:

- California law requires cities and counties to update the "Housing Element" of their General Plan approximately every seven years and citizen participation is an essential part of defining the policies and implementation measures for the next cycle of the Housing Element.
- Housing Elements include information about population, household income data, and housing cost figures.
- Housing Elements play a key role in charting out the future direction of housing policy in the County.
- The Housing Element update process includes an opportunity for public input to solicit ideas about new housing initiatives to address the community's wide range of housing needs. The public is encouraged to participate, observe, and make inquiries and present testimony on relevant issues to be addressed at the workshops.

Further information regarding these meetings can be obtained at the County Planning Department 701 Ocean Street, or by telephoning (831) 454-3290. Spanish translation will be available at all meetings.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall by reason of a disability, be denied the benefits of its services, programs, or activities. All meeting rooms are located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TTD no. is 454-2123) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.

Talleres comunitarios para actualizar el Elemento de Vivienda del Condado

- Anuncio de reuniones -

AVISO PÚBLICO

POR ESTE MEDIO SE NOTIFICA que el Departamento de Planificación del condado de Santa Cruz tendrá talleres comunitarios abiertos al público conjuntamente con la Comisión de Vivienda acerca de la actualización del Elemento de Vivienda como a continuación se refiere:

- **El martes, 4 de marzo 3:30 – 5:00 pm**
Simpkins Family Swim Center, Community Room A,
979 17th Ave, Santa Cruz
- **El jueves, 12 de marzo, 6:30 – 8:00 pm**
Temple Beth El Community Room
3055 Porter Gulch Road, Aptos
- **El lunes, 16 de marzo, 6:30 – 8:00pm**
Watsonville Civic Plaza Community Room
250 Main Street, Watsonville

Acerca del Elemento de Vivienda:

- La ley de California les exige a las ciudades y condados que actualicen el “Elemento de Vivienda” de su Plan General cada siete años aproximadamente y, la participación de sus ciudadanos es una parte esencial para definir la política y medidas de implementación para el próximo ciclo del Elemento de Vivienda.
- El Elemento de Vivienda incluye información sobre la población, datos sobre los ingresos de la familia y sobre el costo de la vivienda.
- El Elemento de Vivienda juega un papel muy importante para trazar los planes futuros en la política de la vivienda del Condado.
- El proceso para actualizar el Elemento de Vivienda incluye la oportunidad del público de solicitar ideas sobre nuevas iniciativas de vivienda para tratar con las necesidades de vivienda de la comunidad. Se le pide al público que participe, observe, haga preguntas y presente testimonio sobre los asuntos relevantes a tratarse en estas reuniones.

Puede obtener más información sobre estas reuniones en el Depto. de Planificación del Condado en el 701 Ocean Street, o por teléfono (831) 454-2523. Habrá traducción en español en todas las reuniones.

El condado de Santa Cruz no discrimina contra personas con discapacidades y a ninguna persona, debido a su discapacidad, se le negará acceso a sus servicios, programas o actividades. Todas las reuniones se llevan a cabo en lugares accesibles. Si necesita ayuda para asistir a la reunión y participar, llame a la coordinadora al 454-3055 por lo menos 72 horas antes de la reunión para hacer arreglos. El número de teléfono para personas sordomudas (TDD) es 454-2123. Como cortesía se le pide que asista a estas reuniones sin olor a tabaco o fragancias.

SPACE FOR COURT CLERK'S FILING STAMP

Proof of Publication

(2015.5 C.C.P.)

STATE OF CALIFORNIA]

SS

Public Notice

COUNTY OF SANTA CRUZ]

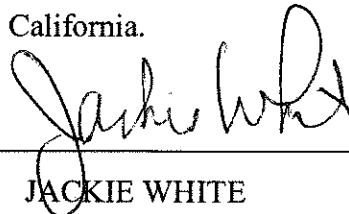
I, THE UNDERSIGNED, DECLARE:

That I am over the age of eighteen and not interested in the herein-referenced matter; that I am now, and at all times embraced in the publication

erein mentioned was, a principal employee of the printer of the Santa Cruz Sentinel, a daily newspaper printed, published and circulated in the said county and adjudged a, newspaper of general circulation by the Superior Court of California in and for the County of Santa Cruz, under Proceeding No. 25794; that the advertisement (of which the annexed is a true printed copy) was published in the above-named newspaper on the following dates, to-wit: **February 26, 2015.**

I DECLARE under penalty of perjury that, the foregoing is true and correct to the best of my knowledge.

This 26th day of February, 2015, at Santa Cruz, California.



JACKIE WHITE

Meeting Announcements - PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Santa Cruz County Planning Department is scheduled to hold public community workshops with the Housing Advisory Commission on the Housing Element Update on the following dates:

Wednesday, March 4th, 3:30 - 5:00 pm
Simpkins Family Swim Center, Community Room A, 979 17th Ave, Santa Cruz

Thursday, March 12th, 3:30 - 5:00 pm
Temple Beth El Community Room, 805 Porter Gulch Road, Aptos

Monday, March 16th, 3:30 - 5:00 pm
Watsonville Civic Plaza Community Room, 50 Main Street, Watsonville

about the Housing Element.

California law requires cities and counties to update the Housing Element of

AVISO PUBLICO que el Departamento de Planificación del condado de Santa Cruz tendrá talleres comunitarios abiertos al público conjuntamente con la Comisión de Vivienda acerca de la actualización del Elemento de Vivienda como a continuación se refiere.

El martes, 4 de marzo 3:30 - 5:00 pm
Simpkins Family Swim Center, Community Room A, 979 17th Ave, Santa Cruz

El jueves, 12 de marzo, 3:30 - 5:00 pm
Temple Beth El Community Room, 805 Porter Gulch Road, Aptos

El lunes, 16 de marzo, 3:30 - 5:00 pm
Watsonville Civic Plaza Community Room, 50 Main Street, Watsonville

Acerca del Elemento de Vivienda.

La ley de California les exige a las ciudades y condados que actualicen el Elemento de Vivienda de su Plan General cada siete años aproximadamente y, la participación de sus ciudadanos es una parte esencial para definir la política y medidas de implementación para el próximo ciclo del Elemento de Vivienda.

El Elemento de Vivienda incluye información sobre la población, datos sobre los ingresos de la familia y sobre el costo de la vivienda.

El Elemento de Vivienda juega un papel muy importante para trazar los planes futuros en la política de la vivienda del Condado.

El proceso para actualizar el Elemento de Vivienda incluye la oportunidad del público de solicitar ideas sobre nuevas iniciativas de vivienda para tratar con las necesidades de la comunidad. Se le pide al público que participe, observe, haga preguntas y presente testimonio

their General Plan approximately every seven years and citizen participation is an essential part of defining the policies and implementation measures for the next cycle of the Housing Element.

Housing Elements include information about population, household income data, and housing cost figures.

Housing Elements play a key role in charting out the future direction of housing policy in the County.

The Housing Element update process includes an opportunity for public input to solicit ideas about new housing initiatives to address the community's wide range of housing needs. The public is encouraged to participate, observe, and make inquiries and present testimony on relevant issues to be addressed at the workshops.

Further information regarding these meetings can be obtained at the County Planning Department 701 Ocean Street, or by telephone (831) 454-3290. Spanish translation will be available at all meetings.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall by reason of a disability, be denied the benefits of its services, programs, or activities. All meeting rooms are located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TDD no. is 454-2123) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.

relevantes a tratarse en estas reuniones.

Puede obtener más información sobre estas reuniones en el Depto. de Planificación del Condado en el 701 Ocean Street, o por teléfono (831) 454-2523. Habrá traducción en español en todas las reuniones.

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10 HOUSING ELEMENT UPDATE WORKSHOPS

**IN THE SUPERIOR COURT of the STATE OF CALIFORNIA
in and for the County of Santa Cruz**

CERTIFICATE OF PUBLICATION

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ } SS

I, **Alanna Anderson**,
hereby certify that the **Watsonville Record Pajaronian**, a newspaper of general circulation within the provisions of the government of the State of California, printed and published in the City of Watsonville, County of Santa Cruz, State of California; that I am the principal clerk and printer of said newspaper; that the


Legal Notice: HOUSING ELEMENT UPDATE COMMUNITY WORKSHOPS

of which the annexed clipping is a true copy was published in said newspaper on the following dates, to wit:

February 26, 2015

I certify under penalty of perjury that the foregoing is true and correct, at Watsonville, California, on the

February 26, 2015


Alanna Anderson, Legal Clerk

HOUSING ELEMENT UPDATE COMMUNITY WORKSHOPS

-Meeting Announcements-

PUBLIC NOTICE

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Monday, March 16th, 6:30 - 8:00pm
Watsonville Civic Plaza Community Room, 250 Main Street, Watsonville

About the Housing Element:

California law requires cities and counties to update the "Housing Element" of their General Plan approximately every seven years and citizen participation is an essential part of defining the policies and implementation measures for the next cycle of the Housing Element.

Housing Elements include information about population, household income data, and housing cost figures.

Housing Elements play a key role in charting out the future direction of housing policy in the County.

The Housing Element update process includes an opportunity for public input to solicit ideas about new housing initiatives to address the community's wide range of housing needs. The public is encouraged to participate, observe and make inquiries and present testimony on relevant issues to be addressed at the workshops.

Further information regarding these meetings can be obtained at the County Planning Department 701 Ocean Street, or by telephoning (831) 454-3290. Spanish translation will be available at all meetings.

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TALLERES COMUNITARIOS PARA ACTUALIZAR EL ELEMENTO DE VIVIENDA DEL CONDADO

-Anuncio de reuniones-

AVISO PUBLICO

POR ESTE MEDIO SE NOTIFICA que el Departamento de Planificación del condado de Santa Cruz tendrá talleres comunitarios abiertos al público conjuntamente con la Comisión de Vivienda acerca de la actualización del Elemento de Vivienda como a continuación se refiere:

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Watsonville Civic Plaza Community Room, 250 Main Street, Watsonville

Acerca del Elemento de Vivienda:

"Proof of Publication must be filed with the County Clerk's Office within 30 days of the last publication date, pursuant to Civil Code Section 2466."

Above The Line

Above The Line operates a nine-bed, therapeutic group home for teen girls; two foster care programs for children ages 3-18; and a collaborative, on-site, alternative, all-girls high school.

Acting Executive Director: Suzanne Stone
2617 Freedom Blvd., Corralitos, CA 95076
Phone: 724-3077; Fax: 724-7642
Email: sstone@abovetheline.org
Website: www.abovetheline.org

Advocacy Inc.

Advocacy, Inc. (Long-Term Care Ombudsman Program and Patients' Rights Advocate Program). A two program nonprofit agency providing rights protection and advocacy to residents of skilled nursing and residential care facilities for the elderly and all mental health consumers in Santa Cruz and San Benito counties.

Director: Kathleen Johnson
525 Laurel Street, Suite 140, Santa Cruz, CA 95060
Phone: 429-1913; Fax: 429-9102
Email: kathleenj@cruzio.com
Website: www.advocacy-inc.org

Big Brothers Big Sisters

provides mentoring services to at risk youth throughout Santa Cruz County. Children are matched with screened and trained adult volunteers who offer guidance, fun and positive role modeling. Also provides an after school enrichment and mentoring program in Watsonville.

Director: Marie Cubillas
1500 41st Ave., Suite 250, Capitola, CA 95010
Phone: 464-8691; Fax: 464-8693
Email: postmaster@santacruzmentor.org
Website: www.santacruzmentor.org

Boys & Girls Club of Santa Cruz

The Boys & Girls Club is a youth guidance organization dedicated to promoting the educational, vocational, social, and character development of girls and boys ages seven to 18. Our 20,000 square foot facility in downtown Santa Cruz is open to all youth and offers a variety of programs and services. The Club's facilities include a swimming pool, gymnasium, music recording studio, computer lab, arts, crafts, woodshop, theatre program, games room, garden and much more at an affordable annual membership.

Director: Alex Fey
543 Center St., Santa Cruz, CA 95060
Phone: 423-3138 x21; Fax: 423-6771
Email: alex@boysandgirlsclub.info
Website: www.boysandgirlsclub.info

The Cabrillo College Stroke and Acquired Disability Center

provides a classroom-based approach to rehabilitation, designed for adults with physical disabilities.

Director: Debora Bone
501 Upper Park Rd., Santa Cruz, CA 95065
Phone: 425-0622; Fax: 425-0223
Email: debone@cabrillo.edu

California Grey Bears

Grey Bears utilizes resources in the County that would otherwise go to waste for the benefit of seniors and the community. We supply seniors with Brown Bags of fresh produce; at two locations, we recycle everything taken at curbside; we run a thrift store and have an extensive volunteer program.

Director: Lynn Francis
2710 Chanticleer Ave., Santa Cruz, CA 95065
Phone: 479-1055; Fax: 479-8465
Email: greybears@greybears.org
Website: www.greybears.org

California Rural Legal Assistance

provides free legal assistance to low income residents of Santa Cruz County. Our law firm assists qualifying residents with housing, public benefit, education, Medical Advocate Program and farm worker labor problems.

Director: Gretchen Regenhardt
21 Carr Street, Watsonville, CA 95076
Phone: 458-1089; Fax: 458-1140
Email: gregenhardt@crla.org
Website: www.crla.org

Central Coast Center for Independent Living (CCCIL)

is an advocacy and information center organized by and for people with disabilities that strives to make our communities more accessible and to empower people with disabilities with information and skills to live fulfilling lives in our communities.

Director: Elsa Quezada
1350 41st Ave., Suite 101, Capitola, CA 95010
Phone: 462-8720; Fax: 462-8727
234 Capitol St., Suite A, Salinas, CA 93901
Phone: 757-2968; Fax: 757-5549
Email: equ ezada@cccil.org; msalas@cccil.org; jramirez@cccil.org
Website: www.cccil.org

Child and Family Development Programs (Santa Cruz Community Counseling Center)

provides an array of programs serving low-income children, ages birth to five, pregnant women and their families. Programs include: Head Start, Early Head Start, State Pre-Kindergarten, Starlight Infant/Toddler Program, Families Together and PAPAS/Father Involvement.

Director: Cynthia Wells
408 E. Lake Avenue, Watsonville, CA 95076
Phone: 724-2885; Fax: 724-3534
Email: cynthia.wells@scccc.org
Website: www.scccc.org

Child Care Food Program/Community Bridges

CACFP is a federally funded nutrition assistance program designed to provide healthful meals to children and adults receiving day care. Our services play a vital role in improving the quality of day care by providing reimbursements for meals, making childcare more affordable. We also offer training and ongoing technical assistance to day care providers to ensure that all children ages 0-12 years who attend licensed daycare, receive nutritious well-balanced meals. We work with families and daycare providers to help create the nutritional foundation for good health.

Director: Elena Moya
236 Santa Cruz Ave, Aptos, CA 95003
Phone: 688-8840 x290; Fax: 479-8465
Email: elenam@cbridges.org
Website: www.communitybridges.org

Child Development Division/Community Bridges

We provide young children with educational environments, in partnership with families and the community. Our quality childcare program is NAYEC accredited. Fees are based on a sliding fee scale. We offer subsidized care for families who qualify.

Our three centers:

Sycamore St. Child Development Center
Serving children ages 3-5 years
121 Sycamore Street, Santa Cruz 95060
(831) 454-9920
License #444400415

Nuevo Dia Child Development Center
Serving children ages 3-5 years
135 Liebrandt Street, Santa Cruz 95060
(831) 426-1236
License #444407562

Vista Verde Child Development Center
Serving children ages 3-5 years
1940 Freedom Blvd., Watsonville 95076
(831) 724-3929
License #444406684

Director: Marilyn Moore
121 Sycamore St., Santa Cruz, CA 95060
Phone: 454-9920; Fax: 454-9926
Email: marilynm@cbridges.org
Website: www.communitybridges.org

Child Development Resource Center

Coordinator: Sita Moon
400 Encinal St., Santa Cruz, CA 95060
Phone: 466-5826; Fax: 466-5846
Email: smoon@santacruz.k12.ca.us
Website: www.cdrc4info.org

Children's Center of San Lorenzo Valley

Director: Kelli Polite
P.O. Box 135, Ben Lomond, CA 95005
Phone: 336-2857; Fax: 336-3860
Email: ccslv@ccslv.org
Website: www.ccslv.org

Community Action Board of Santa Cruz County

Founded in 1965, CAB conducts, administers and coordinates community programs to combat poverty and the causes of poverty.

Director: Chris Johnson-Lyons
406 Main Street, Suite 207, Watsonville, CA 95076
Phone: 763-2147 Ext 203; Fax: 724-3447
501 Soquel Ave., Suite E, Santa Cruz, CA 95060
Phone: 457-1741; Fax: 457-0617
Email: chris@cabinc.org
Website: www.cabinc.org

Community Bridges

One of the largest human service providers in Santa Cruz County, the Community Bridges family of programs has been serving local children, families and seniors since 1976. Our range of services include parent education, community building, transportation for disabled and elderly, nutrition education and food coupons, home-delivered meals for seniors, quality childcare and more. Our programs include: Meals on Wheels, Lift Line, Live Oak Family Resource Center, La Manzana Community Resources, WIC, Child & Adult Care Food Program, and our three Child Development Centers.

CEO: Sam Storey
236 Santa Cruz Avenue, Aptos, CA 95003
Phone: 688-8840 x201; Fax: 688-8302
Email: sams@cbridges.org
Website: www.communitybridges.org

Community Children's Center

Provides quality year-round child care for children ages 2 years 6 months, to 5 years.

Director: Ellen Richter
301 Center St., Santa Cruz, CA 95060
Phone: 425-8668; Fax: 429-8295
Email: communitycc@cruzio.com

Community Recovery Services (Santa Cruz Community Counseling Center)

provides counseling, prevention and intervention services for chemically dependent individuals, countywide, in outpatient (ALTO) and residential treatment settings (Si Se Puede, Hermanas, Santa Cruz Residential Recovery).

Director: Will O'Sullivan
740 Front Street., Santa Cruz, CA 95060
Phone: 423-2003; Fax: 459-6504
Email: will.osullivan@scccc.org
Website: www.scccc.org

Community Support Services (Santa Cruz Community Counseling Center)

provides services to adults with psychiatric disabilities, co-occurring chemical dependency, and also foster and former foster youth. Services include: emergency shelter, dual diagnosis residential treatment, crisis residential treatment, outpatient crisis support, money management, permanent supported affordable housing, peer support, and independent living services and transitional housing for foster youth.

Director: Betsy Clark
290 Pioneer Street, Santa Cruz, CA 95060
Phone: 459-0444; Fax: 459-0665
Email: betsy.clark@scccc.org
Website: www.scccc.org

Conflict Resolution Center (CRC)

CRC provides affordable, accessible mediation to address a wide range of conflicts, including neighborhood, family, workplace, and landlord-tenant disputes. We also provide training in conflict resolution and mediation skills.

Director: Nancy Heischman
Conflict Resolution Center
P.O. Box 187, Soquel, CA 95073
Phone: 475-6117
Email: info@crsantacruz.org
Website: www.crsantacruz.org

Court Appointed Special Advocates (CASA)

CASAs are volunteer lifelines of support and a powerful voice in court for abused and neglected children.

Director: Nancy Sherrod
294 Green Valley Rd., Suite 326, Watsonville, CA 95076
Phone: 761-2956; Fax: 761-2913
Email: nancys@casaofsantacruz.org
Website: www.casaofsantacruz.org

Davenport Resource Center (Community Action Board)

DRC is a multiservice community center providing outreach, transportation, information and referral, translation, form assistance, food distribution, senior and children's services, a Teen Center and other assistance.

Program Director: Francisco Serna
100 Church St., Davenport, CA 95017
Phone: 425-8115; Fax: 425-8156
Email: drsc@cruzers.com
Website: <http://www.cabinc.org/DRSC/index.htm>

Defensa de Mujeres/Women's Crisis Support

Director: Laura Gallardo
233 East Lake Ave., Suite 326, Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: laura@wcs-ddm.org
Website: www.wcs-ddm.org

The Diversity Center

We exist to educate, enlighten, inform, initiate and facilitate a better understanding for ourselves and our allies of what it means to be a member of the lesbian, gay, bisexual and transgender community.

Interim Director: Jim Brown
1117 Soquel Ave., Santa Cruz, CA 95062
Mail: PO Box 8280 Santa Cruz, CA 95061
Phone: 425-5422; Fax: 425-0743
Email: info@diversitycenter.org
Website: www.diversitycenter.org

Emeline Child Care Center

Emeline Child Care Center provides childcare for children ages 2-5 years, M-F, 7:30am-5:30pm

Director: Laura Knechtel
1030 Emeline Ave., Building O, Santa Cruz, CA 95060
Phone: 459-8866

Email: eccc@got.net

Website: www.emelinechildcare.org

Familia Center

A family resource center in Santa Cruz providing advocacy, youth and food programs.

Director: Yolanda Henry

711 East Cliff Drive, Santa Cruz, CA 95060

Phone: 423-5747; Fax: 423-5922

Email: yhenry@familiacenter.org

Website: www.familiacenter.org

Families in Transition

Provides opportunities for housing, money management and social service support for homeless and at-risk families with children throughout Santa Cruz County.

Director: Desiree V. Sanchez

15 East Beach St., Suite 201, Watsonville, CA 95076

Phone: 728-9791; Fax: 728-9793

Email: fitsantacruz@yahoo.com

Website: www.fitsantacruz.org

Family Service Agency of the Central Coast

Provides counseling, crisis, education and outreach services through our programs:

Counseling Services, First Step, PEAKS, Senior Outreach, Suicide Prevention, I-You Venture, Renaissance, and Continuing Education.

Director: David Bianchi

104 Walnut Ave., Suite 208, Santa Cruz, CA 95060

Phone: 423-9444; Fax: 423-1532

Email: famservsc@aol.com

Website: www.fsa-cc.org

Front St. Inc.

Front St. Inc. provides a variety of housing opportunities and supportive services for individuals with severe mental illness.

President: Ann Butler

303 Portrero St., Suite 42-103, Santa Cruz, CA, 95060

Phone: 420-0120; Fax: 420-0136

Email: jmendez@frontst.com; gbutler@frontst.com

Website: www.frontst.com

Glen Arbor School

Glen Arbor School is a parent cooperative pre-school that focuses on children's social and academic skills for ages 2.5 to 6 years. We offer quality child care at a discounted rate for low income parents interested in working positions at our center as well as regular tuition paying slots for child care and pre-school on a daily basis.

Administrative Director: Ingrid Stevison

Site Director: Tanya Fuentes

9393 Glen Arbor Rd., Ben Lomond, CA 95005

Phone: 336-2932; Fax: 336-8694

Email: glenarborschool@sbcglobal.net

Website: www.glenarborschool.com

Health Projects Center

Health Projects Center exists to meet the special and emerging health needs of family caregivers and the health professionals who serve them. Health Project Center sponsors the Del Mar Caregiver Resource Center, serving family caregivers of people with brain impairments.

Executive Director: John Beleutz, MPH
1537 Pacific Ave., Suite 300, Santa Cruz, CA 95060
Phone: 459-6639; Fax: 459-8138
Websites: www.hpcn.org; www.delmarcaregiver.org

Homeless Services Center

HSC provides both emergency and transitional services to homeless individuals and families in Santa Cruz County.

Director: Ken Cole
115 Coral, Santa Cruz, CA 95060
Phone: 458-6020; Fax: 458-6023
Email: kcde@scshelter.org
Website: www.scshelter.org

Homeless Garden Project

provides job training and transitional employment to people who are homeless in Santa Cruz County. The training and employment programs take place in an organic farm and related enterprises.

Director of Programs: Darrie Ganzhorn
P.O. Box 617, Santa Cruz, CA 95061
Phone: 426-3609; Fax: 423-8026
Email: darrieg@homelessgardenproject.org
Website: www.homelessgardenproject.org

Hospice of Santa Cruz County

provides compassionate presence and professional expertise for individuals and their families confronted with the end of life and ensuing loss. Essential to this mission are the core values of dignity, comfort and self-determination. Throughout a continuum of care, we embrace the needs of family members and caregivers by offering clinical insight into the changing physical condition of their loved one, practical support, end-of-life education, referrals to community resources, and grief support specific to the needs of children, adults and seniors -- during the course of care and after death.

Director: Ann Carney Pomper
940 Disc Drive, Scotts Valley, CA 95066
Phone: 430-3000; Fax: 4530-9272
E-mail: info@hospicesantacruz.org
Website: www.hospicesantacruz.org

Janus of Santa Cruz

Janus of Santa Cruz provides cost-effective treatment and recovery services for adults suffering from alcoholism or other chemical dependencies. Since its founding in 1976, Janus has successfully assisted thousands of individuals in their efforts toward building new lives filled with self-respect, personal dignity and freedom from the compulsive use of illegal drugs and alcohol. Janus staff are licensed and highly skilled professionals. Janus provides a safe and confidential environment in which clients achieve lasting recovery.

Janus of Santa Cruz
200 7th Ave., Suite 150, Santa Cruz, CA. 95062
Phone: 462-1060; Fax: 462-4970
Website: www.januscc.org

La Manzana Community Resources/Community Bridges

We are a bilingual, bicultural community resource center serving mostly low-income residents of Watsonville and Pajaro Valley. La Manzana Community Resources connects people and services. Our activities respect all cultures and support families in creating a strong, safe, and healthy community.

Director: Celia Organista
18 W. Lake, Suite E, Watsonville, CA 95076
Phone: 724-2997; Fax: 724-2915
Email: celiao@cbridges.org
Website: www.communitybridges.org

Lift Line/Community Bridges

Lift Line is committed to broadening opportunities for all individuals by providing and coordinating the most accessible transportation possible. Lift Line has been providing the Santa Cruz County community with daily accessible transportation for over 20 years. We provide county residents who are disabled, elderly or frail with over 30,000 rides per year. In need of low-cost transportation, but can't take the bus due to a disability or frailty? You may qualify for Lift Line. Our fleet of vehicles provide comfortable trips for eligible riders who are ambulatory or use wheelchairs or other mobility aids. Our professional drivers offer door-to-door assistance from origin to destination. Escorts, Personal Care Attendants and a limited number of traveling companions are welcomed.

Director: Catherine Patterson-Valdez
236 Santa Cruz Ave., Aptos, CA 95003
Phone: 688-8840 x225; Fax: 688-8302
Email: catherine@cbridges.org
Website: www.communitybridges.org

Live Oak Family Resource Center/Community Bridges

Our center helps to strengthen families living in the greater Live Oak area through Parent Education, Home Visiting, Information & Referral, Youth programs and Civic Engagement services.

Co-Directors: Elizabeth Schilling and Erika Hearon
1438 Capitola Rd., Santa Cruz, CA 95062
Phone: 476-7284; Fax: 476-2769
Email: ElizabethS@cbridges.org or ErikaH@cbridges.org
Website: www.communitybridges.org

Meals On Wheels/Community Bridges

Meals on Wheels for Santa Cruz County enhances the lives of older adults by offering quality meals and caring human contact. A home-delivered meal and friendly visit help support independence for vulnerable elders and disabled residents. Additionally, five senior dining centers located in Capitola, Live Oak, Ben Lomond, Santa Cruz and Watsonville offer a daily nutritious meal to adults 60 years of age or older.

Director: Lisa Berkowitz
1777 Capitola Rd., Santa Cruz, CA 95062
Phone: 464-3180x15; Fax: 464-1633
Email: lisab@cbridges.org
Website: www.communitybridges.org

Mental Health Client Action Network

Mental Health Client Action Network provides safe drop-in activities, computers, and peer support groups for adults with schizophrenia, bi-polar disorder, major depression, and

obsessive-compulsive disorder.

Executive Director: Linda Kiva
1051 Cayuga St., Santa Cruz, CA 95062
Phone: 469-0462 ; Fax: 469-9160
Email: lindakiva@yahoo.com
Website: www.mhcan.org

Mid-County Children's Center

Provides NAEYC accredited childcare for both toddlers and preschool children including developmentally appropriate curriculum, parent support, community building and healthy needs.

Executive Director: Cheryl Devlin
305 Alturas Way, Soquel, CA 95073
Phone: 476-8890; Fax: 476-8256
Email: midcountycc@yahoo.com

Mountain Community Resources

is a centralized gathering of services, experienced professionals and volunteers offering referrals, personalized support and emergency services to all segments of the San Lorenzo Valley and Scotts Valley communities.

Interim Director: Ken Goldstein
P.O. Box 105, Ben Lomond, CA 95005
Phone: 335-6600; Fax: 335-8223
Email: ken@mountaincommunityresources.org
Website: www.mountaincommunityresources.org

Neighborhood Child Care Center

Director: Cherie Crandall
904 Western Drive, Santa Cruz, CA 95060
Phone: 423-9073; Fax: 423-9073
Email: ncc@cruzio.com

New Life Community Center

Director: Steve Stiles
707 Fair Ave., Santa Cruz, CA 95060
Phone: 427-1007; Fax: 454-0545
Email: newlifehope@hotmail.com

O'Neill Sea Odyssey

O'Neill Sea Odyssey (OSO) was founded in 1996, creating a living classroom on board a 65-foot catamaran sailing the Monterey Bay National Marine Sanctuary. Students receive hands-on lessons about the marine habitat and the importance of the relationship between the living sea and the environment. The program is conducted on board the catamaran with follow-up lessons at the shore-side Education Center at the Santa Cruz Harbor. It is free of charge, enabling low-income youth - the vast majority of our clients - to participate. Students earn their way into the program by designing and performing a project to benefit the community.

The curriculum is taught in a stimulating and intimate learning environment, which provides a learning experience that lasts a lifetime. "The objective of Sea Odyssey is to teach kids about our living ocean and emphasize that we must take care of it," says founder Jack O'Neill. Since its inception, OSO has served more than 25,000 students in the 4th-6th grade. Not only has the interest of these students been stimulated in marine science and

environmental conservation, they have also contributed directly to their community through their environmental community service projects.

Director: Dan Haifley
2222 East Cliff Dr., Suite 222, Santa Cruz, CA 95062
Phone: 465-9390; Fax: 425-0959
Email: dhaifley@oneillseaodyssey.org
Website: www.oneillseaodyssey.org

Pajaro Valley Children's Center

Director: Rosa Mendoza
234 Montecito Ave., Watsonville, CA 95076
Phone: 722-3737; Fax: 722-3737
Email: PajaroValleyChC@aol.com
Website: www.pvchildrenscenter.com

Pajaro Valley Shelter Services

Provides emergency and transitional shelter and case management for homeless families.

Director: Susan Olson
115 Brennan, Watsonville, CA 95076
Phone: 728-5649; Fax: 722-6177
Email: susan@pvshelter.org
Website: www.pvshelter.org

Parents Center

The Parents Center is a low-cost counseling center focusing on the prevention and treatment of child abuse.

Director: Celia Goeckermann
530 Soquel Ave., Santa Cruz, CA 95062
Phone: 426-7322; Fax: 426-2803
Email: selah_selah@yahoo.com

Planned Parenthood, Mar Monte

Full service community clinics provide reproductive health care for women and men, plus primary family health care for people of all ages.

Overall Administrative questions:

Cathy Bright, Area Services Director Monterey/Santa Cruz Counties
Phone: 784-1109 x105
Email: cathi_bright@ppmarmonte.org
Website: www.ppmarmonte.org

Site/Clinic specific contacts:

Clinica Mariposa/Watsonville Clinic
40 Penny Lane, Watsonville, CA 95076
Phone: 724-7616
Theresa Ontiveros, Center Manager

Westside Clinic/Santa Cruz
1119 Pacific Ave. Santa Cruz, CA 95060
Phone: 426-5550
Debbi Saint John, RN, Center Manager

Project SCOUT (Seniors Council)

Project SCOUT volunteers provide free tax assistance to elderly and low-income residents of Santa Cruz County.

Program Coordinator: Jan Shirchild

Phone: 724-2606 or toll-free 1-877-373-8297(FRE-TAXS)

Salud Para la Gente

is a federally qualified health center serving the medically underserved and low income populations in the Watsonville and Monterey Bay area. We provide primary services including: family practice, internal medicine, OBGyn, pediatrics, vision, dental, and Elderday services. We have eight locations throughout Santa Cruz County, including school based clinics, with well over 100,000 visits per year.

President/CEO: Sister Julie Hyer, OP

45 Nielson St., Watsonville, CA 95076

Phone: 728-8250; Fax: 728-8266

Email: jhyer@splg.org

Website: www.splg.org

San Lorenzo Valley Senior Center

Promotes and provides opportunities for education, recreation and social services, and to promote the good and public interest of the community.

Director: Pattie Smith

P.O. Box 136, Ben Lomond, CA 95005

Phone: 336-8900; Fax: 336-2188

Email: seniorcenterslv@cruzio.com

Santa Cruz AIDS Project

The Santa Cruz AIDS Project provides compassionate care, advocacy, support and HIV prevention education to those infected and affected by HIV.

Interim Director: Merle Smith

P.O. Box 557, Santa Cruz, CA 95061

Phone: 427-3900; Fax: 427-0398

Email: merles@scapsite.org

Santa Cruz Community Counseling Center (SCCCC)

SCCCC has been "Changing Lives, Building Community" since 1973. We serve over 6,000 people annually through four services components:

Community Recovery Services provides counseling, prevention and intervention services for chemically dependent individuals in outpatient and residential treatment settings.

Child and Family Development Programs (formerly Head Start) provides an array of programs serving low-income children, ages birth to 5, pregnant women and their families, including: Head Start, Early Head Start, State Pre-Kindergarten, Infant/Toddler Program, Families Together and PAPAS.

Community Support Services provides housing, treatment, case coordination and peer support services that support and educate mental health consumers and their families.

Youth Services offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family, and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration.

Executive Director: Carolyn Coleman

195 Harvey West Blvd., Santa Cruz, CA 95060

Phone: 469-1700 x115; Fax: 425-1905

Email: carolyn.coleman@scccc.org

Website: www.scccc.org

Santa Cruz Community Ventures (SCCV),

the nonprofit affiliate of Santa Cruz Community Credit Union (SCCCU), equips people with the resources they need to achieve lasting economic security through financial education, matched savings accounts, free tax assistance, and technical assistance. Through its affiliation with the Credit Union, SCCV is uniquely positioned to provide effective tools for increasing long-term financial security, furthering our joint mission of promoting economic justice.

Program Manager: Ellen Murtha
Community Development and Outreach
P.O. Box 1877, Santa Cruz, CA 95061
Phone: 460-2345; Fax: 426-6669
Email: emurtha@scruzccu.org

Santa Cruz County Immigration Project - SCCIP (Community Action Board)

provides immigration legal services including naturalization, appeals, waivers, information and referral, outreach, and community education and advocacy for persons legalizing under IRCA and related immigration programs.

Director: Douglas Keegan
406 Main St., #217, Watsonville, CA 95076
Phone: 724-5667; Fax: 724-3447
Email: sccip@cruzers.com

Santa Cruz Hillel

contact: Rick Zinman
Email: rick@santacruzhillel.org
Website: www.santacruzhillel.org

Santa Cruz Toddler Care Center

provides full day, year-round quality child care and parent education for children ages 1-3 years and their parents who work or attend school.

Director: Sandy Davie
1738 16th Ave., Santa Cruz, CA 95062
Phone: 476-4120; Fax: 476-4277
Email: sandy@sctcc.org
Website: www.sctcc.org

Second Harvest Food Bank of Santa Cruz and San Benito Counties

The mission of Second Harvest Food Bank is to educate and involve individuals to end hunger and alleviate malnutrition in our communities.

Programs and Services:

Second Harvest's food distribution programs include:

- Agency Distribution Programs: provides food to pantries, soup kitchens, shelters, child care, senior centers, group homes and rehabilitation programs. Non-perishables, donated fresh fruits, vegetables and other foods are distributed to qualifying families and individuals.
- USDA Emergency Food Assistance program (EFAP): distributes USDA commodities and fresh produce to five locations a month.
- Food For Children Program: provides healthy child-friendly food to hungry families with children in Santa Cruz County .
- Partners in Need (PIN): allows low-income individuals to volunteer their time at Second Harvest Food Bank and receive a box of food each week for their families.

- **Agency Delivery Program:** saves time and money for member agencies by Second Harvest delivering pre-selected quantities and types of food in refrigerated trucks and enables more fresh fruits and vegetables to be distributed and reduces the spoiling of perishable foods.

In addition to our food distribution programs, Second Harvest maintains an active role in outreach and advocacy. Our Education and Outreach department provides information on hunger and nutrition to low-income area residents through public education, policy advocacy, media, marketing and special projects. Some of the programs include Dominican Hospital Nutrition Education program, Food for Work, the Food Stamp Outreach program and a critical linkage to the community, Community Food Hotline. The Hotline provides free referrals to individuals and families in need, offering information on Food Stamp eligibility, and locations of food pantries and other human service agencies to address the various needs of our clients.

Director: Willy Elliot-McCrea
 800 Ohlone Pkwy., Watsonville, CA 95077
 Phone: 722-7110; Fax: 722-0435
 Email: willy@thefoodbank.org
 Website: www.thefoodbank.org

Senior Citizens Legal Services

provides legal assistance to help poor, frail and minority seniors obtain or preserve critical medical services, housing, food, income and freedom from abuse.

Director: Terry Hancock
 501 Soquel Ave., #F, Santa Cruz, CA 95062
 Phone: 426-8824; Fax: 426-3345
 Email: terryhancock@seniorlegal.org

Senior Network Services

A multipurpose senior community resource agency providing information and assistance, case management, in-home help, shared housing, employment services, respite registry, health insurance counseling, and money management.

Director: Brenda Moss
 1777-A Capitola Rd., Santa Cruz, CA 95062
 Phone: 462-1433; Fax: 476-4396
 Email: BrendaMoss@cruzio.com
 Website: www.seniornetworkservices.org

Seniors Council

maximizes the quality of life and independence of seniors by operating direct services, providing funding for non-profit agencies serving seniors, and by advocating for and providing leadership in the development of community-based systems of care.

Director: Clay Kempf
 234 Santa Cruz Ave., Aptos, CA 95003
 Phone: 688-0400 x15; Fax: 688-1225
 Email: clayk@seniorscouncil.org
 Website: www.seniorscouncil.org

Shared Adventures

Founded on the belief that recreation, fun, challenge, and access to the outdoors are an essential part of a healthy and fulfilling life, Shared Adventures is a non-profit organization dedicated to improving the quality of life of people living with disabilities. We offer a year-round calendar of activities, including our largest annual events: Day on the Beach and Day in the Sky.

Director: Foster Anderson
90 Grandview St., B101, Santa Cruz, CA 95060
Phone: 459-7210; Fax: 459-7210
Email: info@sharedadventures.org
Website: www.sharedadventures.org

Shelter Project (Community Action Board)

provides motel vouchers for homeless persons with medical emergencies, eviction prevention (rent assistance), operation of The Shelter Hot-Line, and voice mail for homeless persons.

Shelter Project Program Director: Paul Brindel
501 Soquel Ave., #E, Santa Cruz, CA 95062
Phone: 457-1742 x160; Fax: 457-0617
Email: paul@cabinc.org

Suicide Prevention (Family Service Agency of the Central Coast)

Director: Diane Brice
P.O. Box 1222, Santa Cruz, CA 95061-1222
Phone: 459-9373; Fax: 459-6617
Email: diane@fsa-cc.org
Webpage: www.fsa-cc.org/programs/suicide_prev.html

Survivors Healing Center

For twenty years, **SHC** has been serving Santa Cruz County, and is the only organization dedicated to the issues of child sexual abuse (CSA). **SHC** provides intensive therapy groups for youth and adult survivors and delivers community CSA training and education programs in prevention and early intervention. **SHC** also sponsors community events: the annual *Art of Healing* in Santa Cruz, the annual *Walk To Stop The Silence* in Watsonville, and a Latina speaker series.

Executive Director: Bonita Mugnani
2301 Mission, #C-1, Santa Cruz, CA 95060
Phone: 423-7601; Fax: 469-8615
Email: info@survivorshealingcenter.org
Website: www.survivorshealingcenter.org

Vista Center Santa Cruz

Vista Center (formerly Doran Center) provides services and equipment to the visually impaired and blind community in Santa Cruz County.

Director: Pam Brandon
413 Laurel St., Santa Cruz, CA 95060
Phone: 458-9766; Fax: 426-6233
Email: pbrandin@vistacenter.org
Website: www.vistacenter.org

Volunteer Center

Executive Director: Karen Delaney
1010 Emeline Ave., #C, Santa Cruz, CA 95060
Phone: 427-5070; Fax: 423-6267
Email: kd@scvolunteercenter.org
Website: www.scvolunteercenter.org

Watsonville Law Center

Director: Dori Rose Inda

521 Main Street, Suite H, Watsonville, CA 95076
Phone: 722-2845; Fax: 761-3295
Email: dorir@watsonvillelawcenter.org
Website: www.watsonvillelawcenter.org

WELISN (Welfare and Low Income Support Network)

Director: Elaine Parker
509-C Broadway, Santa Cruz, CA 95060
Phone: 458-9070; Fax: 458-8077
Email: welisin@cruzio.com

WomenCARE

Co-directors: Allison Titley and LaVerne Coleman
1001 41st Avenue, Santa Cruz, CA 95062
Phone: 457-2273; Fax: 457-2278
Email: office@womenscaresantacruz.org
Website: www.womenscaresantacruz.org

Women Ventures Project (Community Action Board)

provides training, workforce preparation, job referral and case management in non-traditional careers for women.

Program Director: Helen Ewan-Storey
406 Main Street, Suite 202, Watsonville, CA 95076
Phone: 724-0206; Fax: 724-0200
Email: wvp@cruzers.com

Women's Crisis Support/Defensa de Mujeres

Director: Laura Segura Gallardo
233 East Lake Ave., Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: postmaster@wcs-ddm.org
Website: www.wcs-ddm.org

WIC/Community Bridges

provides easy access to a safe, family-friendly, and participant centered program that provides education to promote good nutrition, health and breastfeeding in a respectful and culturally-competent manner. What You Can Get at WIC: Special checks to buy healthy foods at local grocery stores and farmer's markets; Information about nutrition and health to help you and your family eat well and be healthy; Support and information about breastfeeding your baby; Help in finding health care and other community services.

Director: Cathy Cavanaugh
18-A W. Lake Ave., Watsonville, CA 95076
Phone: 722-7949; Fax: 722-8532
Email: cathyc@communitybridges.org
Website: www.communitybridges.org

YMCA - Watsonville Family YMCA

The YMCA is an agency that builds strong kids, strong families and strong communities through programs designed to develop leadership skills, self-confidence, and the values of caring, honesty, respect and responsibility.

Director: Barbara McGaughey
27 Sudden St., Watsonville, CA 95076
Phone: 728-9622; Fax: 728-3422

Email: bmcgaughey@watsonvillemca.org
Website: www.watsonvillemca.org

YWCA Watsonville

The YWCA Watsonville draws together members who strive to create opportunities for women's growth, leadership and power in order to attain a common vision: peace, justice, freedom and dignity for all people. Our services include low cost childcare programs and after school care, and teen programs that promote safe and healthy lives. The YWCA facility is a beautiful old estate that we rent to community members for celebrations and events.

Director: Marcia Stein
340 E. Beach St., Watsonville, CA 95076 o:p>
Phone: 724-6078; Fax: 724-3245
Email: mail@ywcawatsonville.org
Website: www.ywcawatsonville.org

Youth Services (Santa Cruz Community Counseling Center)

offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration. Programs include: Tyler House and Crossroads group homes, STRANGE services for queer youth, YES (in Santa Cruz) and Esquela Quetzal (in Watsonville) clean and sober classrooms in coordination with the County Office of Education.

Director: Clare Wesley
241 East Lake Ave., Watsonville, CA 95076
Phone: 728-2226 x110; Fax: 728-3629
Email: clare.wesley@scccc.org
Website: www.scccc.org

Workshop Invitees

The following Commissions and Organizations were invited and/or participated in the three Public Workshops:

Housing Advisory Commission
First 5 Commission
Childcare Planning Council
Mobile Home Commission
Commission on Disabilities
Latino Affairs Commission
Mental Health Advisory Board
Seniors Commission
Women's Commission
Long-Term Care Interagency Commission
Homeless Services Center
Board of Realtors
Housing Authority
Sierra Club

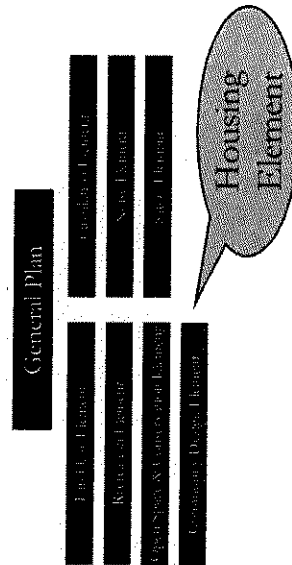
Santa Cruz County Housing Element Public Meeting & Workshop

Prepared by the Santa Cruz County Planning Department
March 2015

County of Santa Cruz Housing Element Presentation

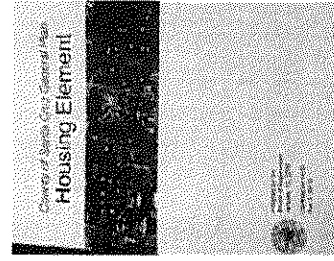
- What is the Housing Element?
- Recap since last Housing Element
- Housing challenges in Santa Cruz County
- Proposed goals for Housing Element update
- Public process timeline
- Discussion

What is the Housing Element?



What is the Housing Element?

- Guides Housing Policies & Programs
- Update required every 7 years
- Update focuses on changes since last element was approved



Changes since 2009

- Lost RDA funding - \$8 Million/year
- Fewer foreclosures, economy recovering
- Home sales and rental prices largely recovered, but wages not keeping pace

Achievements

- Housing in process or completed: Schapiro Knolls, Aptos Blue, Pippin Apartments, St. Stephens, Canterbury townhomes, Lotus Apartments, Los Esteros.
- New Affordable Housing regulations: more types of development contribute to affordable housing fee, and disincentives for rental housing and multi-family removed.
- Key County policy initiatives completed – Economic Vitality Strategy, Sustainable Santa Cruz County, Climate Action Strategy

Making Connections: Economic Vitality Strategy

- Workforce housing is identified as key to economic success for the County. Recommendations include:
 - Review Affordable Housing guidelines
 - Program for Successor Agency Housing Reuse Funds (post-RDA)
 - Partner with Housing Authority and non-profit housing developers.
 - Consider high-density overlay zoning for small units
 - Incentivize second units and small rental units

Making Connections: Sustainable Santa Cruz County and Climate Action Strategy

- These plans suggest tools to support and encourage infill development
- Recommend compact housing choices
- Prioritize neighborhood integrity and the environment
- Recognize the connection between housing choices, employment options, commutes, and the natural environment – Environment, Equity, and Economy

What is the Housing Element? Regional Housing Need Allocation

RHNA for 2016 - 2023:

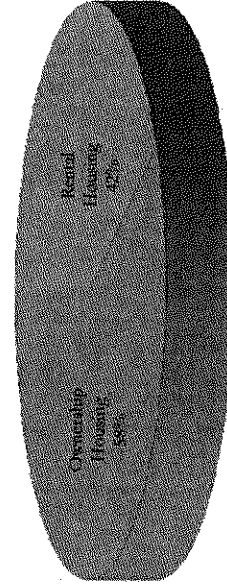
Extremely Low (10%)	131
Very Low (14%)	186
Low (16%)	207
Moderate (18%)	239
Above Moderate (42%)	551
TOTAL	1,314

Income Categories

Income limits, 4 person household

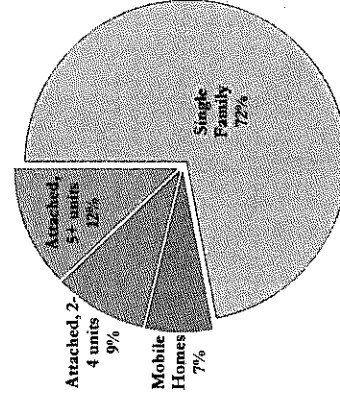
Extremely Low (30% AMI)	\$30,250
Very Low (50% AMI)	\$50,400
Low (80% AMI)	\$80,650
Median (100%)	\$87,000
Moderate (120% AMI)	\$104,400

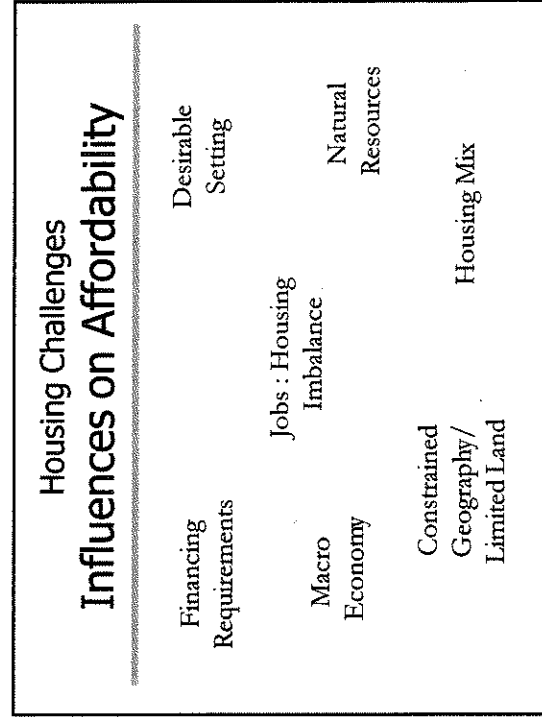
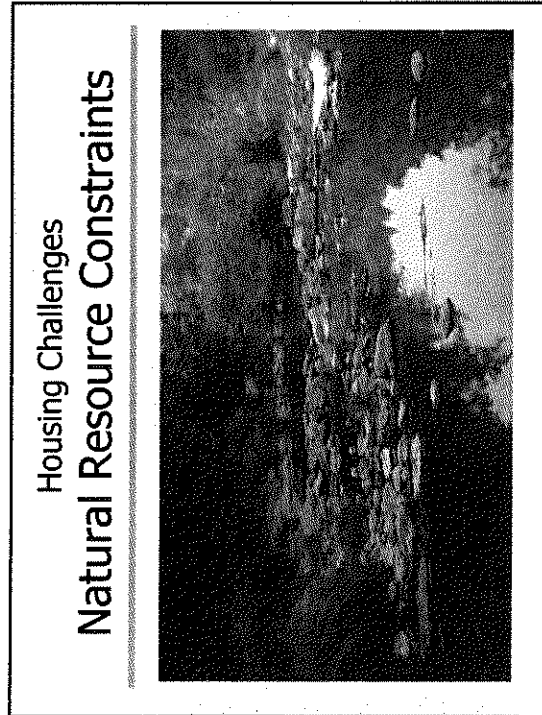
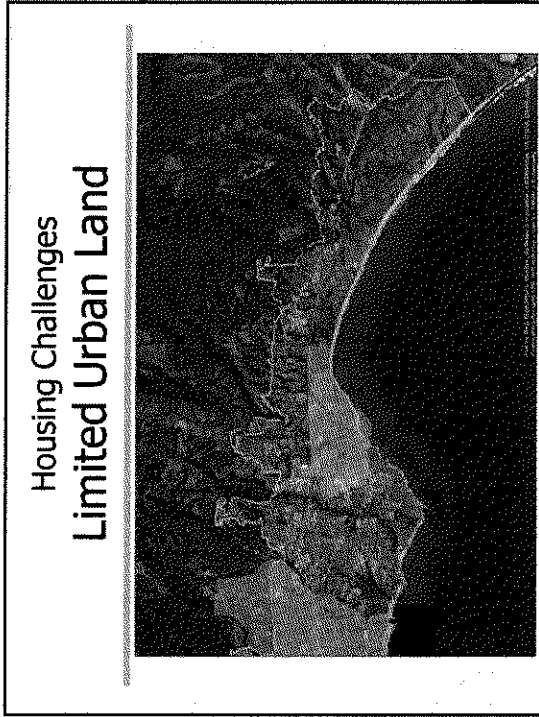
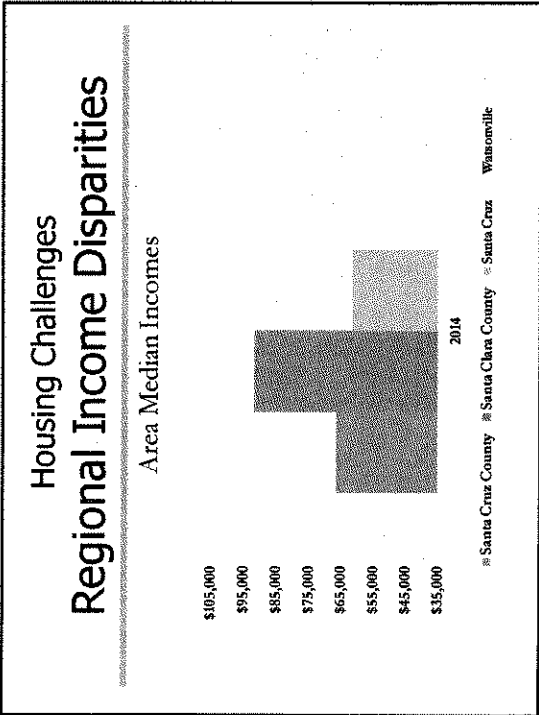
Housing Challenges Housing Rented vs. Owned



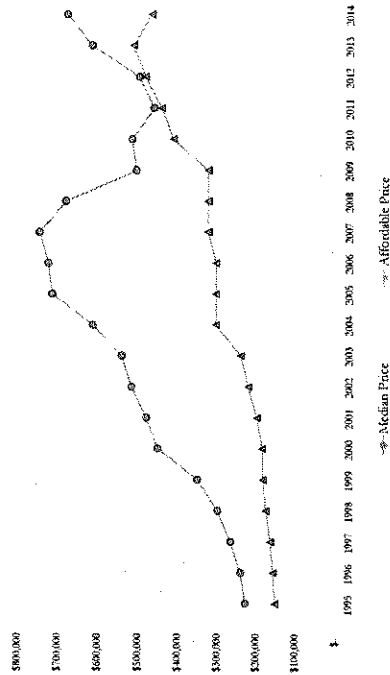
Housing Challenges Type of Housing Available

104,476 housing units in Santa Cruz County





Housing Challenges Sale Price Trends



Housing Challenges Affordability Gap

- Maximum Home purchase price for Santa Cruz County household earning median income: **\$514,000**
- Median Santa Cruz County Home Price (Jan 2015): **\$665,000**
- Affordability Gap: **\$151,000**

Down Payment Required in Today's Market: **\$133,000**

Housing Challenges Affordability Gap



Challenges
Extreme for
Special
Populations

Highlights: Current Programs

- Measure J
 - Construction of new units, maintaining affordability of existing units
- Mobile Home Assistance
- 1st time Home Buyer
- Homeless Services

Proposed Goals for Housing Element Update

1. Ensure land is available to accommodate an increased range of housing choices.
2. Encourage and assist in the development of housing.
3. Remove unnecessary governmental constraints.
4. Preserve and improve existing housing units and expand affordability within the existing housing stock.
5. Promote equal opportunity and production of special needs housing units.
6. Promote energy efficiency in existing and new residential structures.

County Initiatives Inventory of Affordable Units

Total Affordable Units in Santa Cruz County:
2,189

Rental: 1,421

Ownership: 768

Seniors: 359

Farm Worker: 203

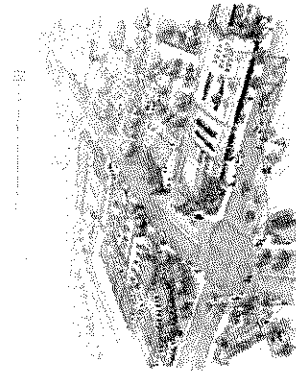
Homeless & Disabled: 100

Large Families: 197

General: 1,525

Tools to Foster Greater Diversity in Housing Options

- New zonings and zoning overlays to promote mixed use, smaller single family lots, multi family and smaller units
- Review site standards and parking requirements
- Review standards for accessory dwelling units ("second units")



Possible New Policies/Programs

- Focus on widening the variety of housing options, especially smaller units and rental housing.
 - Serve the 3 S's: Seniors, Singles, Students
 - Promote Second Units
- Create new zoning districts to promote "affordability by design", such as Mixed Use zoning or overlay
- Incentivize new rental projects
- Continue permit process streamlining efforts.

Next Steps

- Community input
- Draft Housing Element update to HAC, PC, Board of Supervisors (August)
- Draft to State Housing and Community Development Dept. (September-October)
- Environmental Review (September-October)
- Final to Board and HCD (December 2015)

Discussion

- What are the biggest housing challenges you see in our community?
- What solutions would you like to see included in the Housing Element?
- What concerns do you have about Housing over the next 20 years?

Upcoming Meeting: Monday, 3/16, 6:30 pm, Watsonville Community Room

- Sarah Neuse: sarah.neuse@santacruzcounty.us
- Paia Levine: paia.levine@santacruzcounty.us

Staff Contact Information

- Sarah Neuse
 - sarah.neuse@santacruzcounty.us
 - 831-454-3290
- Paia Levine
 - paia.levine@santacruzcounty.us
 - 831-454-5317
- Upcoming Meetings:
 - Monday, 3/16, 6:30 pm, Watsonville Community Room

Workshop Public Comments

Workshop #1 March 4, 2015: Live Oak Community Room (7 attendees)

- County should consider recognizing assisted living as a type of housing. Memory care requires no parking for residents. San Diego is a good example of this zoning, units are typically around 400 sf.
- Consider overlay zoning districts to allow reduced parking for seniors, etc.
- Water Utilities – in Coastal Zone housing not eligible for water service as a priority use, but in general affordable housing is subject to set-asides to ensure supply.
- \$87,000 AMI seems way too high, most people are not making that. And they can still not afford rent.
- Need more housing for the workforce, green building makes rent cheaper in the long term.
- Teachers can't afford to live where they work.
- Re-think building standards, can we use parking lots for housing?
- ParaCruz (local para transit service) is doubling prices, and seniors formerly living on transit lines have lost bus service and now rely on ParaCruz.
- Biggest challenge is keeping locals here, many are simply getting priced out.
- Santa Cruz is becoming a place of Haves and Have-Nots.
- Housing affordable to local workers is substandard.
- 180/180 has housed 260 homeless people in the past 18 months. Request that County reserve a slice of the Extremely Low Income for projects like that.
- CRA Money? Banks to put money into Santa Cruz for affordable housing
- Planning should consult with the Sherrif about the density of housing and crime issues.
- Development needs to make sense for developers, needs to be financially possible.
- What does the marketplace want? Need to add variety to the Housing Market.
- Prop 60 and prop 13 portability.
- Consider Co-housing as a housing type.
- Site Aggregation is challenging, but need to replace old housing stock and recycle urban land.
- 27% of County population would be eligible for a housing voucher.
- We are not going to build our way out of the problem, but need to reserve housing for local workers and residents, not induce more growth.
- Higher density for students near UCSC and Cabrillo College.
- Rents are up because Household formation is up
- County needs to incorporate cultural competency in educating people about housing purchase, and housing policy.
- Homeownership is out of reach for lower-income residents, so they won't come to the meetings.
- Education and childcare programming are also very important components of housing for families.

Workshop #2 March 12, 2015: Temple Beth El, Aptos, (11 attendees)

- RHNA numbers do not take into account any existing gap in housing need, based on growth projections.
- Is that the real need? That is not addressed.
- Household formation rate is up, household size is down.
- Has the County ever evaluated our General Plan with a look at exactly how much housing would be ideal?
- Three populations: those that are comfortably housed, marginally housed, or homeless.
- Need Prop 13 portability throughout the state, need state-wide solutions.
- Allow detached bedrooms, or very small housing units with no plumbing – Change the state law.
- What about Boarding Houses or SROs? Any left in the County?
- Mental Health housing very difficult. On waiting list for 1-br since 2004 – not enough small units to meet our needs.
- Mental Health Housing has big management issues.
- Biggest issues are Basic Housing and Basic Healthcare. Teacher in Soquel School District qualifies as low-income with his family.
- Some housing should be reserved for community-serving professions.
- Need more certainty in ADU process. Some require noticing or a hearing and are based on an hourly rate. Makes it challenging to move forward.
- For very small ADUs, consider having no utility meter.
- Housing First – stable housing is the keystone for solving so many other social problems for people: health issues, drug addiction, poverty.
- Focus efforts on building smaller units and more affordable housing.
- Hotels are being used as permanent housing, veterans, disabled, even with housing vouchers they can't find a place to rent.
- Define corridors along bus routes and zone for more density.
- Mobile Home funds for resident-owned parks only, need assistance for investor-owned parks as well.
- Could you park a Tiny Home in a Mobile Home park? Can the County create that? Or put in a MH pad and hook-ups as an ADU?
- Zoning innovation zones to try out new ideas
- Need to consider Jobs:Housing Balance – where do new units need to go.
- County could set a real goal beyond the RHNA – which is only 1% of all housing units.
- Other jurisdictions decide they need 15,000 or 30,000 new units in 10 years. We could do that.

Workshop #3 March 16, 2015: Watsonville Civic Plaza, Watsonville (10 attendees)

- Infrastructure planned out with parks, schools, etc. needs to be in place as we plan to add more housing. Important that we keep this a place where people want to raise their families.
- South County shouldn't be the only place for affordable housing.
- Watsonville is already dense, need places for jobs and workforce housing.

- Housing near jobs to abate commutes. Also need a balanced approach to create more market rate housing as well.
- Watsonville is a beautiful place, don't want to change what makes it special and unique.
- City of Watsonville RHNA is 700 units, should be easy to meet.
- Economic Vitality Strategy and Sustainable Santa Cruz County Plan both call for more density and smaller units and more mixed uses. Makes sense along the rail trail.
- 6 families sharing a 2 br. House, with a family of 4 living in the garage – rent was \$1300/month. Wage was \$1335/month – family had to choose whether to pay water or electric bill each month.
- Jobs in Watsonville are very low wage, some workers commute to Scotts Valley for work.
- Need more housing for people with disabilities – incorporate universal design into all new housing, so disabled people can visit friends and easily find places to live.
- Cooperation between City and County needed – Watsonville has unique needs.
- In Watsonville, 20% of the families live in poverty.
- Farmworker housing is a special need, and needed more in and around Watsonville. Need to address it specifically.
- Farmworkers also live inside the USL and commute out to jobs. In South County, there are more families/larger families. Can there be place-specific policies to meet different needs in different areas?
- For housing developers, parking and traffic issues drive site design and overall numbers of units.
- Transportation is also a discrepancy – housing does not exist alone.
- Jobs-Housing fit, local wages supporting local housing costs.
- Challenges related to type of housing available in local housing cost.
- Currently, in Santa Cruz County, there are around 3,000 homeless people, and around 7,000 more that are marginally housed (couch surfing, etc.).
- The SSCC is crucial, county needs more small units and healthy neighborhoods. We need to make these connections between environment, economy and equity.
- Need to provide housing for the next 50 years, not just 7.
- Invest in making it easy to create more quality housing.
- Inclusionary housing program, does the County have one?
- Santa Cruz is a small county, County and Cities need to cooperate.
- Universal access is important, barriers to mobility and lack of affordable accessible units, recently, only 1-2 accessible units.
- Often put young people who are disabled in senior housing – not a good fit.
- People with disabilities also have children. Need accessible units with multiple bedrooms.
- Employment first. Need jobs to support the community and workers.
- People have lost section 8 vouchers because they can't find housing. Need small units, ELI units, more rental housing.
- Grant funds are available to us as a jurisdiction with a certified housing element.

- Affordable housing allows money to be spent in the community by residents with income to spare.
- Legalize all ADUs, we need every unit we can get.
-

Appendix 4.1-3: Building Permits Issued Within the Coastal Zone, 2008-2014

Year	Type	APN	New Units	Replacement Units	Address	Area
2008	SFD	044-215-12	0	1	411 LOCK DR APTOS, CA 95003	APTOS
2008	SFD	080-282-29	1	0	50 WESTDALE DR SANTA CRUZ, CA 95060	BONNY DOON
2008	SFD	032-041-89	1	0	3540 MARILYN ST SANTA CRUZ, CA 95062	LIVE OAK
2008	SFD	032-041-88	1	0	930 35TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2008	SFD	032-041-87	0	1	926 35TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2008	SFD	044-143-30	0	1	529 SANTA MARGUARITA DR APTOS, CA 95003	APTOS
2008	SFD	054-101-10	1	0	167 HYANNIS CT APTOS, CA 95003	APTOS
2008	SFD	027-101-14	1	0	331 ASSEMBLY AVE SANTA CRUZ, CA 95062	LIVE OAK
2008	SFD	043-161-42	1	0	645 BEACH DR APTOS, CA 95003	APTOS
2008	SFD	038-213-02	0	1	331 SEACLIFF DR APTOS, CA 95003	APTOS
2009	SFD	046-271-25	1	0	144 CREST DR WATSONVILLE, CA 95076	WATSONVILLE
2009	SFD	028-052-69	1	0	1939 MERRILL ST SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	028-052-68	1	0	1937 MERRILL ST SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	028-173-05	1	0	495 COASTVIEW DR SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	027-062-11	0	1	410 LAGO LN SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	028-111-27	0	1	424 13TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2009	MFD	046-131-30	1	0	87 RANCHO RD WATSONVILLE, CA 95076	WATSONVILLE
2009	ADU	028-242-08	1	0	22718 CLIFF DR SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	028-172-15	0	1	220 20TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	027-062-23	0	1	400 LAGO LN SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	042-092-25	0	1	118 SAN BENITO AVE APTOS, CA 95003	APTOS
2009	SFD	053-181-13	1	0	204 VENTANA WAY APTOS, CA 95003	APTOS
2009	SFD	028-173-08	1	0	415 COASTVIEW DR SANTA CRUZ, CA 95062	LIVE OAK
2009	ADU	058-084-01	1	0	83 MARINE VIEW AVE DAVENPORT, CA 95017	NORTH COAST
2009	SFD	058-084-01	0	1	83 MARINE VIEW AVE DAVENPORT, CA 95017	NORTH COAST
2009	SFD	027-111-43	0	1	380 8TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2009	ADU	063-202-09	1	0	5248 BONNY DOON RD SANTA CRUZ, CA 95060	BONNY DOON
2009	SFD	028-181-10	0	1	341 24TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	027-082-12	1	0	474 9TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2009	SFD	038-166-11	0	1	609 SEACLIFF DR APTOS, CA 95003	APTOS
2009	SFD	063-061-07	0	1	1131 MARTIN RD BONNY DOON, CA 95060	BONNY DOON
2009	SFD	028-252-42	0	1	2735 WARREN ST SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	027-131-10	1	0	230 5TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	042-211-28	1	0	233 RIO DEL MAR BLVD APTOS, CA 95003	APTOS
2010	ADU	046-011-64	1	0	145 DANS CT LA SELVA BCH, CA 95076	LA SELVA
2010	SFD	054-072-01	1	0	1910 DOLPHIN DR APTOS, CA 95003	APTOS
2010	SFD	046-061-49	1	0	160 LINDA VISTA AVE WATSONVILLE, CA 95076	LA SELVA
2010	SFD	046-241-03	0	1	145 CREST DR WATSONVILLE, CA 95076	WATSONVILLE
2010	SFD	053-181-08	1	0	224 VENTANA WAY APTOS, CA 95003	APTOS
2010	SFD	027-093-18	1	0	390 5TH AVE SANTA CRUZ, CA 95060	LIVE OAK
2010	SFD	028-293-20	0	1	320 PALISADES AVE SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	032-142-13	0	1	444 34TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2010	ADU	063-071-21	1	0	395 VIA VENADO BONNY DOON, CA 95060	BONNY DOON
2010	SFD	052-301-02	1	0	61 AVOCET CIR WATSONVILLE, CA 95076	WATSONVILLE
2010	SFD	028-155-40	1	0	211 BLACK POINT LN SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	063-061-40	0	1	850 MARTIN RD BONNY DOON, CA 95060	BONNY DOON
2010	SFD	027-112-03	0	1	355 10TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	028-212-10	0	1	250 GEOFFROY DR SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	046-311-01	1	0	1390 SAN ANDREAS RD	LA SELVA
2010	SFD	028-173-06	0	1	250 21ST AVE SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	027-111-33	0	1	821 CARMEL ST SANTA CRUZ, CA 95062	LIVE OAK
2010	SFD	062-173-10	1	0	1289 WARREN DR SANTA CRUZ, CA 95060	BONNY DOON
2010	SFD	052-321-20	1	0	109 WILLET CIR WATSONVILLE, CA 95076	WATSONVILLE

2010	MU	042-152-05	1	0	115 VENETIAN RD APTOS, CA 95003	APTOS
2011	SFD	028-293-07	0	1	301 ANCHORAGE AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	045-193-08	1	0	201 VISTA DR LA SELVA BCH, CA 95076	LA SELVA
2011	SFD	027-092-07	0	1	331 5TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	ADU	062-101-15	1	0	2900 SMITH GRADE SANTA CRUZ, CA 95060	BONNY DOON
2011	SFD	045-331-03	1	0	46 ROBAK CT WATSONVILLE, CA 95076	LA SELVA
2011	SFD	028-111-51	1	0	320 13TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	057-201-04	0	1	651 SWANTON VIEW RD DAVENPORT, CA 95017	NORTH COAST
2011	SFD	042-233-18	0	1	225 HIGHLAND DR APTOS, CA 95003	APTOS
2011	SFD	028-154-28	0	1	240 14TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	028-304-82	0	1	3 ROCKVIEW DR SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	063-071-11	1	0	1005 BRISA DEL MAR SANTA CRUZ, CA 95060	BONNY DOON
2011	SFD	032-143-12	1	0	422 35TH AVE	LIVE OAK
2011	ADU	032-221-11	1	0	305 34TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	038-231-14	1	0	116 NEW BRIGHTON RD APTOS, CA 95003	APTOS
2011	ADU	038-231-14	1	0	116 NEW BRIGHTON RD APTOS, CA 95003	APTOS
2011	ADU	063-091-05	1	0	126 MARTIN RD BONNY DOON, CA 95060	BONNY DOON
2011	SFD	063-091-05	0	1	126 MARTIN RD BONNY DOON, CA 95060	BONNY DOON
2011	SFD	044-231-23	1	0	605 LA HONDA CT	APTOS
2011	SFD	042-222-02	0	1	222 HIGHLAND DR APTOS, CA 95003	APTOS
2011	SFD	033-152-05	1	0	4505 OPAL CLIFF DR SANTA CRUZ, CA 95062	LIVE OAK
2011	ADU	057-181-12	1	0	723 SWANTON RD DAVENPORT, CA 95017	NORTH COAST
2011	SFD	043-231-14	1	0	315 KINGSBURY DR	APTOS
2011	ADU	028-292-05	1	0	335 30TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2011	SFD	038-172-06	0	1	531 MIDDLEFIELD DR APTOS, CA 95003	APTOS
2011	SFD	043-231-13	0	1	313 KINGSBURY DR APTOS, CA 95003	APTOS
2012	SFD	032-142-34	0	1	430 34TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2012	SFD	028-161-05	1	0	222 16TH AVE	LIVE OAK
2012	SFD	028-232-16	1	0	80 23RD AVE	LIVE OAK
2012	SFD	057-121-10	0	1	300 SWANTON RD DAVENPORT, CA 95017	NORTH COAST
2012	SFD	080-241-23	1	0	240 TWILIGHT LN SANTA CRUZ, CA 95060	BONNY DOON
2012	MF	026-211-64	1	0	1181 7TH AVE #C	LIVE OAK
2012	MF	026-211-65	1	0	1181 7TH AVE #B	LIVE OAK
2012	MF	026-211-66	1	0	1181 7TH AVE #A	LIVE OAK
2012	MF	026-211-58	1	0	1175 7TH AVE #A	LIVE OAK
2012	MF	026-211-59	1	0	1175 7TH AVE #B	LIVE OAK
2012	MF	026-211-60	1	0	1177 7TH AVE #B	LIVE OAK
2012	MF	026-211-61	1	0	1177 7TH AVE #A	LIVE OAK
2012	MF	026-211-62	1	0	1179 7TH AVE #A	LIVE OAK
2012	MF	026-211-63	1	0	1179 7TH AVE #B	LIVE OAK
2012	MF	026-211-58	1	0	1175 7TH AVE #A	LIVE OAK
2012	SFD	028-272-15	1	0	2834 LAKEVIEW DR	LIVE OAK
2012	SFD	043-112-25	1	0	454 CLIFF DR APTOS, CA 95003	APTOS
2012	SFD	043-112-25	1	0	454 CLIFF DR APTOS, CA 95003	APTOS
2012	SFD	042-161-10	1	0	149 STEPHEN RD APTOS, CA 95003	APTOS
2012	SFD	042-161-11	1	0	147 STEPHEN RD APTOS, CA 95003	APTOS
2012	SFD	042-161-12	1	0	145 STEPHEN RD APTOS, CA 95003	APTOS
2012	ADU	063-121-15	1	0	418 BONNIE BRAE SANTA CRUZ, CA 95060	BONNY DOON
2012	SFD	027-172-12	0	1	152 8TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2012	SFD	043-152-71	1	0	548 BEACH DR APTOS, CA 95003	APTOS
2012	SFD	027-172-26	0	1	121 9TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2012	SFD	045-112-68	1	0	406 ALTIVO AVE	LA SELVA
2012	SFD	027-132-07	1	0	201 7TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2012	ADU	038-221-08	1	0	900 PINE TREE LN APTOS, CA 95003	APTOS
2012	SFD	032-122-10	0	1	570 37TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	054-223-07	0	1	940 VIA MALIBU APTOS, CA 95003	APTOS
2013	SFD	045-331-04	1	0	50 ROBAK CT WATSONVILLE, CA 95076	LA SELVA
2013	SFD	028-171-09	1	0	211 20TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	033-171-22	0	1	4330 OPAL CLIFF DR SANTA CRUZ, CA 95062	LIVE OAK
2013	ADU	046-321-09	1	0	1415 SAN ANDREAS RD #ADU WATSONVILLE, CA 95076	LA SELVA
2013	ADU	028-173-18	1	0	2150 PORTOLA DR SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	054-561-21	1	0	111 MANRESA CT APTOS, CA 95003	APTOS
2013	ADU	054-561-21	1	0	111 MANRESA CT APTOS, CA 95003	APTOS
2013	SFD	053-172-17	1	0	108 ZANZIBAR DR APTOS, CA 95003	APTOS
2013	ADU	028-252-59	1	0	2825 WARREN ST #A SANTA CRUZ, CA 95062	LIVE OAK

2013	SFD	033-151-10	0	1	4480 OPAL CLIFF DR SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	043-231-14	1	0	315 KINGSBURY DR	APTOS
2013	SFD	053-021-04	1	0	676 CLUB HOUSE DR APTOS, CA 95003	APTOS
2013	SFD	027-042-10	0	1	511 6TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	028-304-05	0	1	2874 CHESTERFIELD DR SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	045-331-10	1	0	76 ROBAK DR	LA SELVA
2013	SFD	054-051-15	1	0	180 DRIFTWOOD CT APTOS, CA 95003	APTOS
2013	SFD	053-171-03	1	0	196 ZANZIBAR DR APTOS, CA 95003	APTOS
2013	SFD	028-221-16	1	0	154 SUNNY COVE DR SANTA CRUZ, CA 95062	LIVE OAK
2013	ADU	033-113-15	1	0	4338 GLADYS AVE SANTA CRUZ, CA 95062	LIVE OAK
2013	ADU	058-082-15	1	0	80 CENTER ST DAVENPORT, CA 95017	NORTH COAST
2013	SFD	063-071-10	1	0	865 BRISA DEL MAR SANTA CRUZ, CA 95060	BONNY DOON
2013	SFD	028-143-34	0	1	60 GEOFFROY DR SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	028-161-05	1	0	222 16TH AVE	LIVE OAK
2013	SFD	028-222-05	0	1	115 19TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2013	ADU	028-302-07	1	0	22823 CLIFF DR SANTA CRUZ, CA 95062	LIVE OAK
2013	SFD	028-252-03	0	1	2630 FRESNO ST SANTA CRUZ, CA 95062	LIVE OAK
2014	ADU	028-252-42	1	0	2735 WARREN ST SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	052-061-20	1	0	631 HARKINS SLOUGH LN WATSONVILLE, CA 95076	WATSONVILLE
2014	SFD	038-151-89	1	0	731 OAKHILL RD APTOS, CA 95003	APTOS
2014	SFD	028-293-18	0	1	300 PALISADES AVE SANTA CRUZ, CA 95062	LIVE OAK
2014	MF	027-261-51	3	0	100 SANTA MARIA PL SANTA CRUZ, CA 95062	LIVE OAK
2014	MF	027-261-51	1	0	100 SANTA MARIA PL SANTA CRUZ, CA 95062	LIVE OAK
2014	ADU	026-272-16	1	0	495 MELLO LN SANTA CRUZ, CA 95062	LIVE OAK
2014	MF	027-261-51	0	1	100 SANTA MARIA PL SANTA CRUZ, CA 95062	LIVE OAK
2014	ADU	026-272-16	1	0	495 MELLO LN SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	043-152-72	1	0	616 BAYVIEW DR APTOS, CA 95003	APTOS
2014	SFD	043-243-04	1	0	546 BAYVIEW DR APTOS, CA 95003	APTOS
2014	SFD	032-161-38	0	1	456 37TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	027-111-30	0	1	331 9TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	028-132-01	1	0	191 12TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	032-211-01	0	1	3440 ST DEYNS ST SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	054-223-18	1	0	1070 VIA MALIBU APTOS, CA 95003	APTOS
2014	SFD	043-045-04	0	1	207 MIRADA DR APTOS, CA 95003	APTOS
2014	ADU	032-081-26	1	0	736 37TH AVE SANTA CRUZ, CA 95062	LIVE OAK
2014	SFD	046-241-12	0	1	297 LINDERO DR LA SELVA BCH, CA 95076	WATSONVILLE
2014	SFD	038-218-04	0	1	413 PARK DR APTOS, CA 95003	APTOS

Totals 103 54

4.3-1 County/Redevelopment Agency Projects and Programs*

Planning Period Funding	Project Name	Number of Units	Type of Housing	Target Population
	Above the Line & Cottages Freedom	8	One residential care building and seven cottages	Group home for at-risk youth and affordable apartments
yes	<i>Aptos Blue Aptos</i>	40	Apartments	apartments for families, five units for psychiatrically disabled adults
	Arroyo Verde Watsonville	99	Single Family Homes	Ownership housing project
	Beachcomber MHP Live Oak	73	Mobile homes	Resident owned mobile home park
	Brommer St. Live Oak	6	Apartment building used as transitional housing	Transitional housing for homeless families
	Casa Linda Live Oak	21	Apartment building	Apartments for psychiatrically disabled adults
yes	<i>Canterbury Park Aptos</i>	19	Townhomes	Ownership housing project
	Cliffwood Estates Soquel	9	Mobilhome park	Residential shares in mobile home park
	<i>Corralitos Creek Freedom</i>	64	<i>Apartments</i>	<i>Apartments for families</i>
	<i>Corralitos Creek Freedom</i>	35	<i>Townhomes</i>	<i>Ownership housing project</i>
	Dominican Oaks Live Oak	51	Apartments in convalescent home	Set aside of 51 Measure J supported apartments for Seniors
	East Cliff Village Live Oak	75	Apartments	Apartments for Seniors and the disabled
	GEMMA Santa Cruz	1	Single family home	Transitional housing for formerly incarcerated women
	Habitat for Humanity Live Oak/Soquel	6	Single family homes	Partnership with Habitat for Humanity
	Jardines Del Valle Watsonville	18	Apartments	Apartments for farm workers
	Lagoon Beach Live Oak	31	Rehabilitation of apartment building	Family Cooperative
yes	Los Esteros Live Oak	2	single family homes	Habitat for Humanity ownership project
yes	Lotus Apartments Live Oak	12	rental apartments	
	Merrill Road Aptos	15	Rental apartments	Apartments for families
	Monarch Live Oak	1	Single family home	Six bedroom rental for adults with psychiatric disabilities
	-----Nuevo Sol----- City of Santa Cruz	14	Rehab of SRO motel and construction of 3 new apartments	Apartments for formerly homeless adults
	Osocales Soquel	28	Rental mobile homes and 1 single family home	Low income families
	Pacific Family Live Oak	34	Mobile homes	Affordable homeownership for low-income households
	Paloma Del Mar Freedom	129	Rental Apartments	Seniors and disabled

	<i>Parkhurst Terrace Freedom</i>	68	<i>68 apartments</i>	<i>Apartments for families</i>
	<i>Pleasant Acres Live Oak</i>	64	<i>Mobile homes</i>	<i>Affordable homeownership for low-income households</i>
	<i>San Andreas Watsonville</i>	43	<i>Rental apartments</i>	<i>Farm workers</i>
yes	<i>Schapiro Knolls Watsonville</i>	88	<i>Rental apartments</i>	<i>Apartments for families</i>
	<i>Seacliff Highlands Aptos</i>	39	<i>Rental apartments</i>	<i>Apartments for families</i>
	<i>Sorrento Oaks Live Oak</i>	12	<i>Resident Owned Mobile Home Park</i>	<i>Residential shares in mobile home park</i>
	<i>Stepping Out Santa Cruz</i>	18	<i>Rental apartments</i>	<i>Apartments for psychiatrically disabled adults</i>
	<i>-----The Tannery----- City of Santa Cruz</i>	100	<i>Rental apartments</i>	<i>Affordable live work space for artists, individuals and families</i>
	<i>The Farm Soquel</i>	39	<i>Rental apartments with child care center</i>	<i>families</i>
	<i>Transitional Housing Soquel</i>	1	<i>Single family home</i>	<i>Housing for former foster care youth</i>
	<i>Villas Del Paraiso Watsonville</i>	51	<i>Rental apartments</i>	<i>Families and farm workers</i>
	<i>Vista Verde Watsonville</i>	76	<i>Rental apartments</i>	<i>Apartments for families</i>
	<i>Wheelock House</i>	2	<i>15 bed residential care facility</i>	<i>Adults with psychiatric disabilities</i>
	<i>Willowbrook Ben Lomond</i>	6	<i>40 bed residential care facility</i>	<i>Adults and older adults with psychiatric disabilities</i>
	<i>Woodland Heights Santa Cruz</i>	68	<i>Rental apartments</i>	<i>Seniors</i>
	TOTAL PROJECT BASED ASSISTANCE 2008-2014	161		
	Program Name	Number of Units		
yes/portion	First Time Home Buyer Program	208		
yes/portion	Measure J Program	452		
yes/portion	Mobile Home Change Out Program	99		
yes/portion	Mobile Home Rehabilitation Program	73		
	TOTAL PROGRAM BASED ASSISTANCE 2008-2014	832		
* Source: County of Santa Cruz Planning Department--Housing Section				

4.3-2 COUNTY OF SANTA CRUZ HOUSING PROGRAM

Affordable Housing Impact Fee Expenditure Plan Principles

The Affordable Housing Impact Fee (AHIF) program will be used to create new deed restricted affordable rental projects and to support the administration of the Measure J Program. The Expenditure Plan is supported by the nexus study and feasibility analysis entitled "*Summary and Recommendations—Update of Affordable Housing Regulations*"¹ and accepted by the Board of Supervisors on August 19, 2014.

1. Affordable Rental Housing

The underlying concept of the residential nexus analysis is that new residential development represents net new households in Santa Cruz County which leads to increased consumption of goods and services; new consumption generates new jobs and a portion of those jobs are at lower compensation levels, generating the need for affordable housing. Housing demand is distributed across lower income tiers. Housing production funded through the AHIF program will be characterized as follows:

- A. The focus of the AHIF will be investments in rental housing affordable to households earning between 30 and 80 % of the Area Median Income. Affordability will be defined through the Affordable Housing Guidelines.
- B. Funds may be used for pre-development, acquisition and development purposes, as approved by the Board of Supervisors.
- C. Because the County is experiencing an overall shortage of housing units, priority will be placed on the creation of new units, however projects proposing to acquire and rehabilitate existing units to rent to qualifying households at affordable rents will be considered.
- D. The purpose of County funding is to leverage additional funding necessary to develop multi-family housing; County funding will be structured as subordinate financing with a minimum of 55 years of affordability.
- E. The County recognizes that along with affordable workforce housing the community needs housing affordable to extremely low income households defined as those with incomes below 30% AMI; potential projects will be asked to consider including units affordable to this income group.

2. Administration of Measure J Program

Administration of the County's Measure J program includes project review, income qualification, underwriting for both purchase and refinance, recording restrictions, and preservation activities. Annual staffing costs for these activities will be proposed annually through the Planning Department's budget and approved by the Board of Supervisors.

¹ Keyser Marston Associates, Inc., *Summary and Recommendations—Update of Affordable Housing Regulations* Prepared for County of Santa Cruz August 2014

APPENDIX 4.3-3

4.3-3 HOUSING FOR ELDERLY IN SANTA CRUZ COUNTY	
	Number of Units/Beds
Residential Care and Assisted Living Facilities	
Aegis of Aptos	88
Alexandria Victoria Retirement Assisted Living	8
Chanticleer Home	48
Chateau Guest Home	26
De Un Amor	14
Dominican Oaks (nonsubsidized units)	50
Flor's Guest Home	15
Freedom Manor	10
Hanover Guest Home	10
The Mansion	40
The Maple House	22
Mystic Oaks	6
Oliveira's Guest Home	3
Regent (at Sunshine Villa) Assisted Living	106 (some shared)
Rillera Guest Home	6
Rosehill	59 (Traumatic Brain Injury Survivors, not limited to elderly)
Seaview Guest Homes	6
Shady Rest Manor	6
Soquel Leisure Villa	10
Twilight Manor	58
Vera's Guest Home	10 (Mentally ill and elderly)
Villa Cruz Guest Home	6
Watsonville Residential Care, Inc.	43
Total	644
Congregate/ Independent Living	
Dominican Oaks (nonsubsidized units)	156
La Posada	150
Brommer Manor Cottages	6
Oak Tree Villa	196
Valley Heights	80
Total	588
Skilled Nursing Facilities	

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Brommer Manor	99
Cresthaven Nursing Home	20
Driftwood Healthcare Center	92 beds + 42 units
Golden Age Convalescent Hospital	40
Pacific Coast manor	99
Pleasant Care	116
Sunbridge Care Center For Watsonville	94 + 87 (East and west buildings)
Valley Convalescent Hospital	59
Total	748
Senior Apartments and Residential Hotels	
Arbor Cove	35
Dakota St. Apartments	24
Garfield Park Apts.	94
Pajaro Vista	106
Vista Prieta	42
Casa la Familia	23
Elizabeth Oaks	126
Volunteers of America	74
Seapines	27
Seaside Apartments	84
Palomar Inn	97 (not limited to elderly)
Via Pacifica Gardens	80
Paloma Del Mar	130
Woodland Senior Apartments	68
Silvercrest Apartments	96
EL Centro Residential Suites	45
St George Residences	124(not limited to elderly)
Resetar Residential Hotel	93(Not limited to elderly)
Total	1368
Total Beds/Units for Elderly	3348

Appendix 4.3-4 Private Farmworker Housing Projects

Private Farm Labor Camps

Name	Location	Number of Persons Housed
South County		
Bontadelli Inc.	705 San Andreas Rd Watsonville	14
Chu Family Trust	15 Lilly Way Watsonville	6
Jones Farm Labor Housing	243 Spring Valley Rd Watsonville	8
J & D Farms	187-B San Andreas Rd Watsonville	15
Kizuka	885 Carlton Watsonville	30
Francisco Ibarra Farms	143 Paulson Rd Watsonville	32
North County		
Jacobs Farm (Wilder Ranch)	1751 Coast Rd, Santa Cruz	69*
Jacobs Farm North	2101 Coast Rd, Santa Cruz	18
Don Bargiacchi Co	751 Coast Rd, Santa Cruz	24*
M. Rodoni and Co "Muchos Gatos"	2691 Coast Rd, Santa Cruz	31*
Ocean Cliff Ranch	451 Coast Rd, Santa Cruz	30*
Rancho del Olló	3050 Coast Rd, Santa Cruz	10
Raymond Fambrini & Co	Hwy 1, 2 miles S. of Davenport	20*
San Vicente (Bontadelli)	7002-7200 Coast Rd, Santa Cruz	25*
Seaside Ranch	Hwy 1, West side Santa Cruz	17*
Sunset Farms	3451 Coast Rd, Santa Cruz	33*
Swanton Berry Farm	25 Swanton Rd, Davenport	32*
Valley Farm/ Steve Dellamora Farms	5511 Coast Rd, Santa Cruz	15
Fruit Stand Ranch	Coast Rd, Santa Cruz	5*
Las Palmas	7202 Coast Road, Santa Cruz	11*
Total		445

Source: Employee Housing Control Log of County of Santa Cruz

*Source: The Davenport Resource Center Labor Camp Survey, March 2015

APPENDIX 4.4-1: RESIDENTIAL ZONE DISTRICT PURPOSES AND USES CHARTS

13.10.321 PURPOSES OF RESIDENTIAL DISTRICTS.

(A) General Purposes. In addition to the general objectives of this chapter (SCCC [13.10.120](#)) the residential districts are included in the zoning ordinance in order to achieve the following purposes:

- (1) To provide areas of residential use in locations and at densities consistent with the County General Plan.
- (2) To preserve areas for primarily residential uses in locations protected from the incompatible effects of nonresidential land uses.
- (3) To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities consistent with public health and safety.
- (4) To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
- (5) To ensure adequate light, air, privacy, solar access, and open space for each dwelling unit.
- (6) To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
- (7) To provide adequate space for off-street parking of automobiles.
- (8) To provide areas of residential use consistent with the capacity of public services, the urban services line and rural services line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.

Housing Element Appendices

(9) To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes.

(B) Specific RA Residential Agricultural District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside the urban services line and rural services line; on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection; with adequate protection of natural resources; with adequate protection from natural hazards; and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.

(C) Specific RR Rural Residential District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas having services similar to RA areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.

(D) Specific R-1 Single-Family Residential District Purposes. To provide for areas of predominantly single-family residential development in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services, or are planned for a full range of urban services.

(E) Specific RB Single-Family Ocean Beach Residential District Purposes. To accommodate single-family dwellings on existing lots of record in the vicinity of the cliffs and the ocean beach; where lots abut on and obtain access from a street which is generally parallel to both the beach and the cliff, and which has an elevation of not more than 20 feet above sea level; and where either the seaward right-of-way line of the street or the seaward boundary line of the lots on the ocean side of the street abut open beachlands which are unobstructed to the mean high tide line.

(F) Specific RM Multifamily Residential District Purposes. To provide for areas of residential uses with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services. [Ord. 4496-C § 5, 1998; Ord. 4416 §§ 4, 5, 1996; Ord. 4406 §§ 4, 5, 1996; Ord. 4346 §§ 10, 11, 1994; Ord. 3501 § 1, 1984; Ord. 3432 § 1, 1983].

RESIDENTIAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger
- BP = Building Permit Only
- BP1 = Approval Level I (administrative, no plans required)
- BP2 = Approval Level II (administrative, plans required)
- BP3 = Approval Level III (administrative, field visit required)

USE	RA	RR	R-1	RB	RM
Accessory structures and uses, including:					
One accessory structure, habitable (subject to SCCC 13.10.323 and 13.10.611)	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
Accessory structures, nonhabitable, subject to SCCC 13.10.323 and 13.10.611 , comprised of:					

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USE	RA	RR	R-1	RB	RM
Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of SCCC 13.10.641 , stables and paddocks; 13.10.643 , animal keeping in the RA Zone; 13.10.644 , family animal raising; 13.10.645 , bird and small animal raising; 13.10.646 , turkey raising; these provisions require Level V in some cases. Also subject to SCCC 13.10.611(C)(3)).	BP/4/5	BP/4/5	BP/4/5	—	—
Carports, detached; garages, detached; garden structures; storage sheds (subject to SCCC 13.10.323 and 13.10.611)	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
Air strips (see SCCC 13.10.700-A definition)	7	7	—	—	—
Parking, including:					
Parking, on-site, for principal permitted uses (subject to SCCC 13.10.560 et seq.)	BP2	BP2	BP2	BP2	BP2
Parking, on-site, for nonprincipal permitted uses (subject to SCCC 13.10.560 et seq.)	4	4	4	4	4
Recycling collection facilities in association with a permitted community or public facility, subject to SCCC 13.10.658 , including:					
Reverse vending machines	BP1	BP1	BP1	BP1	BP1
Small collection facilities	3	3	3	3	3
Signs, including:					
Signs for nonprincipal permitted uses (subject to SCCC 13.10.580, et seq.)	4	4	4	4	4
Signs for principal permitted uses (subject to SCCC 13.10.580, et seq.)	P	P	P	P	P
Storage tanks, water or gas, for use of persons residing on-site					
Less than 5,000 gallons	BP2	BP2	BP2	—	—

APPENDICES SECTION 4.4: Constraints

USE	RA	RR	R-1	RB	RM
More than 5,000 gallons	BP3	BP3	BP3	—	—
Swimming pools, private and accessory equipment	BP3	BP3	BP3	—	—
Agricultural uses, including:					
Agriculture, small-scale commercial, such as the raising of specialty crops (see also animal keeping)	P	—	—	—	—
Agriculture, with on-site retail sales, such as Christmas tree farms	5	—	—	—	—
Beekeeping, commercial (see SCCC 13.10.700-B definition)	5	—	—	—	—
Gardening, family (see SCCC 13.10.700-G definition)	P	P	P	P	P
Greenhouse, one private of 500 square feet or smaller	BP2	BP2	BP2	BP2	BP2
Greenhouses, private, larger than 500 square feet	5	5	5	—	—
Greenhouse replacement, reconstruction, or structural alteration (see SCCC 13.10.636(B) and (C))	BP2	BP2	BP2	—	—
Nurseries, commercial	5	—	—	—	—
Animal-related uses, including:					
Animal keeping (subject to SCCC 13.10.643) (see also "animal enclosures" above)	P	—	—	—	—
Animal-raising, family (subject to SCCC 13.10.644) (see also "animal enclosures" above) (Minimum parcel size: 6,000 square feet gross)	P	P	P	—	—
Cats and dogs	P: 4 cats or dogs or combo	P: 4 cats or dogs or combo	P: 2 cats and 2 dogs per unit	P: 2 cats and 1 dog per unit	P: 2 cats and 1 dog per unit
Kennels for five or more dogs or cats over the age of four months (subject to SCCC 13.10.642)	5	—	—	—	—
Stables, private, and paddocks (subject to SCCC 13.10.641) (see also "animal enclosures" above)	P	5	P: ABOVE	—	—

Housing Element Appendices

USE	RA	RR	R-1	RB	RM
			R-1-32 5: up to R-1- 32		
Commercial uses, including:					
Nursing homes; convalescent care hospitals (see SCCC 13.10.700-N definition)	5	5	5	—	5
Radio and TV transmission tower (subject to SCCC 13.10.655)	5	5	5	5	5
Tract offices	5	5	5	5	5
Community facilities, including					
Churches and other religious centers	5	5	5	—	5
Community centers	5	5	5	—	5
Day-care centers (see SCCC 13.10.700-D definition)	5	5	5	—	5
Schools: preschools and K-12 including church schools, and incidental art, craft, music or dancing schools but not including business, professional or trade schools or colleges	5	5	5	—	5
Energy systems, community (see SCCC 13.10.700-E definition and subject to SCCC 13.10.661)	5	5	5	5	5
Facilities, public structures and facilities	5	5	5	5	5
Open space and recreation uses, including:					
Clubs, private, such as garden clubs, fraternal lodges, community service organizations	5	5	5	—	5
Conference centers (subject to the provisions of the PR District, SCCC 13.10.351 et seq.)	5	5	5	—	5
Country clubs, private, associated with residential development; including such facilities as club houses, golf courses, tennis courts, swimming pools	5	5	5	—	5
Fish hatcheries	5	5	5	—	—

APPENDICES SECTION 4.4: Constraints

USE	RA	RR	R-1	RB	RM
Organized camps (subject to the provisions of the PR District, SCCC 13.10.351 et seq.)	5	5	5	—	5
Open space uses, private, noncommercial, not involving structures, such as:	P	P	P	P	P
Beach uses					
Ecological preserves; wildlife and biotic habitat reserves					
Hiking and horseback riding trails					
Open space					
Picnicking facilities					
Playgrounds, nonpaved					
Sports fields, nonpaved					
Watershed management					
Parks, local, public, and associated facilities	5	5	5	5	5
Stables, boarding and public riding (subject to SCCC 13.10.641)	5	—	—	—	—
Residential uses:					
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P	P	P	P	P
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P	P	P	P	P
Congregate senior housing					
2—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Day-care homes, family (see SCCC 13.10.700-D definition)	P	P	P	P	P
Dwelling unit, one detached single-family per parcel, 5,000 square feet or larger, exclusive of accessory structures, but specifically excluding barns or similar accessory structures	5	5	5	5	—

Housing Element Appendices

USE	RA	RR	R-1	RB	RM
subject to the provisions of SCCC 13.10.325					
Dwelling unit, one detached single-family per parcel	BP3	BP3	BP3	BP3	BP3
Dwelling unit, one semi-detached (in RB and RM in groups of 6 units or less; in R-1 only in R-1-4 or R-1-3.5 with maximum of 2 units per group)					
2—4 units	—	—	5	5P	5P
5—19 units	—	—	6	6P	6P
20+ units	—	—	7	7P	7P
Dwelling units, dwelling groups (subject to rural residential density determinations, Chapter 13.14 SCCC; in R-1: detached units only)					
2—4 units	5	5	5	—	5P
5—19 units	6	6	6	—	6P
20+ units	7	7	7	—	7P
Dwelling units, multifamily					
2—4 units	—	—	—	—	5P
5—19 units	—	—	—	—	6P
20+ units	—	—	—	—	7P
Foster homes for 7 or fewer children, not including those of the proprietary family (see SCCC 13.10.700-F definition)	P	P	P	P	P
Foster homes for 8 or more children, not including those of the proprietary family (see SCCC 13.10.700-F definition)	5	5	5	5	5
Home occupations (subject to SCCC 13.10.613 : Level V approval required in certain cases)	P	P	P	P	P
Lodging houses; boarding houses (see SCCC 13.10.700-L definition)	—	—	—	—	5
Manufactured home as a single-family dwelling on the	BP3	BP3	BP3	5	BP3

APPENDICES SECTION 4.4: Constraints

USE	RA	RR	R-1	RB	RM
property (subject to SCCC 13.10.682)					
Mobile home parks (subject to SCCC 13.10.684)					
2—4 units	—	—	—	—	5
5—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Residential care homes for 7 or fewer persons (see SCCC 13.10.700-R definition)	P	P	P	P	P
Residential care homes for 8 or more persons (see SCCC 13.10.700-R definition)	5	5	5	5	5
Second unit, subject to SCCC 13.10.681	BP3	BP3	BP3	BP3	BP3
Visitor accommodations, such as					
Bed and breakfast inns (subject to SCCC 13.10.691)	4	4	4	—	4
Vacation rentals (subject to SCCC 13.10.694)	2P	2P	2P	2P	2P
Visitor accommodations, small-scale, in special communities in the Coastal Zone (subject to Chapter 13.20 SCCC and VA District regulations, SCCC 13.10.331 , et seq.)	—	—	5	—	5
Visitor accommodations, small scale, in the Coastal Zone, upon conversion of existing structure (subject to Chapter 13.20 SCCC and VA District regulations, SCCC 13.10.331 , et seq.)	5	5	—	—	—
Wineries, under 1,000 gallons annual production as a home occupation, subject to the provisions of SCCC 13.10.613	P	P	P	P	P
Wineries, subject to the provisions of SCCC 13.10.637 :					
Under 1,000 gallons and not a home occupation	3	3	—	—	—
Over 1,000 gallons and under 20,000 gallons annual production:					
On parcels under 2.5 acres in size	5	5	—	—	—

Housing Element Appendices

USE	RA	RR	R-1	RB	RM
On parcels 2.5 acres or larger	3	5	—	—	—
Over 20,000 gallons and under 50,000 gallons annual production on any size parcel	5	5	—	—	—
Over 50,000 gallons annual production on any size parcel	6	6	—	—	—
Wireless communication facilities, subject to SCCC 13.10.660 through 13.10.668 , inclusive	5	5	5	5	5

[Ord. 5152 § 3, 2013; Ord. 5092 § 2, 2011; Ord. 5061 §§ 9—12, 2009; Ord. 5018 §§ 1, 7, 2008; Ord. 4921 § 5, 2008; Ord. 4836 §§ 48—66, 2006; Ord. 4808 §§ 7, 8, 2005; Ord. 4770 § 2, 2004; Ord. 4751 § 5, 2003; Ord. 4744 § 2, 2003; Ord. 4737 § 1, 2003; Ord. 4727 § 4, 2003; Ord. 4715 § 2, 2003; Ord. 4646 § 2, 2001; Ord. 4641 § 2, 2001; Ord. 4577 §§ 2, 3, 1999; Ord. 4496-C § 6, 1998; Ord. 4495 §§ 3—5, 1998; Ord. 4460 § 2, 1997; Ord. 4457-A §§ 1, 2, 1997; Ord. 4346 § 12, 1994; Ord. 4099 § 3, 1990; Ord. 4097 § 4, 1990; Ord. 4036 § 4, 1989; Ord. 3925 § 1, 1988; Ord. 3895 § 1, 1988; Ord. 3843 § 3, 1987; Ord. 3756 § 1, 1986; Ord. 3632 § 6, 1985; Ord. 3593 § 4, 1984; Ord. 3461 § 2, 1983; Ord. 3432 § 1, 1983].

PF USES CHART

USE	APPROVAL LEVEL
Accessory structures, nonhabitable	4
Administrative offices, public	4/5/6*
Animal-related uses, indicating: animal keeping subject to SCCC 13.10.643 (see also animal enclosures, SCCC 13.10.641)	4/5/6A
Art galleries	4/5/6*
Cemeteries, crematories, columbariums, pet cemeteries, and accompanying facilities	4/5/6*
Churches and religious institutions, not including schools.	4/5/6*
Clubs and lodges, private fraternal	4/5/6*
Community centers	4/5/6*
Day-care centers (see definitions, SCCC 13.10.700-D)	4/5/6*

PF USES CHART

USE	APPROVAL LEVEL
Energy systems, community (subject to SCCC 13.10.661 and 13.10.700-E definitions)	4/5/6*
Emergency shelters, as defined in SCCC 13.10.700-E	P/5
Fairgrounds and related facilities	4/5/6*
Fire stations	4/5/6*
Hospitals	4/5/6*
Institutional housing and group quarters	4/5/6*
Libraries	4/5/6*
Medical clinics and laboratories	4/5/6*
Meeting halls; auditoriums	4/5/6*
Museums	4/5/6*
Nursing homes; convalescent hospitals (see definition, SCCC 13.10.700-N)	4/5/6*
Parking areas, for off-site uses, subject to SCCC 13.10.550 et seq.	5
Parking areas, for on-site uses, subject to SCCC 13.10.550 et seq.	4
Parks, local public	4/5/6*
Police stations	4/5/6*
Recreational facilities and accessory uses, including:	4/5/6*
County clubs	
Fitness centers	
Golf driving ranges	
Gymnasiums	
Racquet clubs	
Spas	

PF USES CHART

USE	APPROVAL LEVEL
Swim facilities	
Tennis clubs	
Residential Uses	
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and 13.10.700-C definition)	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P
Residential uses pursuant to a master use permit	5/6/7A
Temporary mobile home or manufactured housing for watchman, caretaker, manager or staff, for a period of not more than 3 years	5A
Schools and colleges, not including business or trade schools	4/5/6
Signs, subject to SCCC 13.10.580 et seq.	4
Utilities, public; energy facilities (see SCCC 13.10.700-E definitions)	4/5/6*
Waste disposal facilities, including refuse processing, recycling, transfer and disposal	4/5/6*
Wireless communication facilities, subject to SCCC 13.10.660 through 13.10.668 , inclusive	5

13.10.332 Commercial uses.

(A) Principal Permitted Uses.

(1) In the Coastal Zone, the principal permitted uses in the commercial districts shall be as follows:

PA professional and administrative offices;

VA visitor accommodations;

CT visitor serving uses and facilities;

C-1 neighborhood-serving, small-scale commercial services and retail uses;

C-2 community-serving, large-scale retail uses and small-scale commercial services;

C-4 commercial services of all types and uses needing large sites or outdoor use areas; including appurtenant uses and structures.

(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower approval unless otherwise denoted with the letter P in the commercial uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, as provided in Chapter 13.20 SCCC, any development is appealable.

(B) Allowed Uses.

(1) The uses allowed in the commercial districts shall be as provided in the following commercial uses chart. A discretionary approval for an allowed use is known as a "use approval" and is given as part of a "development permit" for a particular use. The type of permit processing review, or "approval level," required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for development permits and for the various approval levels are detailed in Chapter 18.10 SCCC, Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123.

(2) Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the commercial zone districts.

COMMERCIAL USES CHART

KEY:

A = Use must be ancillary and incidental to a principal permitted use on the site

P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P

COMMERCIAL USES CHART

KEY:

appears alone

- 1 = Approval Level I (administrative)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

— = Use not allowed in this zone district

- * = Level IV for projects of less than 5,000 square feet
 Level V for projects of 5,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	C-2	C-4
Accessory structures and uses (not principal permitted uses unless associated with a principal permitted use), including:						
Accessory structures, nonhabitable, not including warehouses						
Less than 500 square feet	3	3	3	3	3	3
500—2,000 square feet	4	4	4	4	4	4
Greater than 2,000 square feet	5	5	5	5	5	5

Outdoor storage, incidental to an allowed use, and

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USE	PA	VA	CT	C-1	C-2	C-4
screened from public streets and adjacent property						
Less than 500 square feet	3A	3A	3A	3A	3A	3A
500—2,000 square feet	4A	4A	4A	4A	4A	4A
Parking, on-site, in accordance with SCCC 13.10.550 , et seq.	4	4	4	4	4	4
Parking facilities for off-site uses when developed according to SCCC 13.10.550 , et seq.	4	4	4	4	4	4
Recycling collection facilities in accordance with SCCC 13.10.658 :						
Reverse vending machines	1	1	1	1	1	1
Small collection facilities	4	4	4	4	4	4
Signs in accordance with SCCC 13.10.581	4	4	4	4	4	4
Signs, for change of use pursuant to a master use permit	1	1	1	1	1	1
Adult entertainment , subject to SCCC 13.10.621 , 13.10.622 and 13.10.623 including adult bookstores; adult motion picture theaters, bath establishments	—	—	—	—	5/6*	—
Agricultural service establishments not engaged in hazardous chemicals	—	—	—	—	—	5/6*
Animal services (subject to SCCC 13.10.642), including:						
Animal grooming services and other animal services where the animals do not stay overnight	—	—	—	4/5/6*	4/5/6*	4/5/6*
Boarding kennels, veterinarian's offices, small animal hospitals, animal shelters and pounds, including the short-term boarding of animals	—	—	—	—	4/5/6*	—
Outdoor exercise yards in connection with the above	—	—	—	—	—	5/6*
Veterinary clinics or offices with no overnight boarding	—	—	—	—	4/5/6*	4/5/6*

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USE	PA	VA	CT	C-1	C-2	C-4
of animals						
Automobile service stations; subject to the provisions of SCCC 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/or vehicle repair services	—	—	5/6*	—	5/6*	5/6*
Gas stations or gas pumps with no service bays nor vehicle repair service	—	—	5/6*	5/6*	5/6*	5/6*
Banks, including:	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	—
Automated bank teller facilities						
Savings and loan companies						
Boat and marine services, such as:	—	—	—	—	—	4/5/6*
Boat building						
Boat rentals, sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						
Clubs, private, including garden clubs, fraternal lodges, community service organizations, meetings halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Commercial change of use within existing structures:						
Change of use in accordance with an approved master occupancy program	1	1	1	1	1	1
Change of use subject to the Felton or Ben Lomond Town Plan, the Boulder Creek Specific Plan, or the Soquel, Seacliff or Aptos Village Plan, to a use in conformance with the applicable plan and not resulting in an intensification of use	1	1	1	1	1	4

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will not result in an intensification of use	1	1	1	1	1	4/5/6*
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will result in an intensification of use	4	4	4	4	4	4/5/6*
Change from a use not approved by a valid development (use) permit, to another use allowed in the zone district for projects of:						
Under 5,000 square feet	4	4	4	4	4	4
5,000—20,000 square feet	4	4	4	4	4	5
Over 20,000 square feet	4	5	5	5	5	6
(For legal, nonconforming uses, see SCCC 13.10.260 and 13.10.261 for additional requirements)						
Commercial recreation and entertainment, indoor, subject to SCCC 13.10.654, such as:	—	4/5/6*A	4/5/6*A	—	4/5/6*	4/5/6*
Auditoriums, indoor						
Bowling alleys						
Card rooms						
Dancing establishments; dance halls; discos						
Game establishments; pinball and video game rooms (see SCCC 13.10.700-G , 13.10.700-V definitions)						
Nightclubs						
Pool halls						
Theaters, indoor						
Commercial recreation, general, involving outdoor facilities, public assembly, or large sites, such as:	—	—	—	—	—	5/6*

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
Flea markets						
Miniature golf course; putting greens; par 3 golf; driving ranges						
Skateboard parks						
Skating rinks						
Sports arenas, stadiums						
Swimming pools, public						
Theaters, drive-in (subject to SCCC 13.10.622)						
Commercial services, personal, such as:	4/5/6*A	4/5/6*A	—	4/5/6*	—	4/5/6*
Barber shops						
Beauty shops						
Commercial services, neighborhood, such as:	—	—	—	4/5/6*	4/5/6*	4/5/6*
Copy and duplicating services						
Dressmakers						
Dry cleaners using nonflammable nonexplosive solvents						
Film processing, ancillary and incidental to a permitted retail or service use						
Food lockers						
Laundries; self-service laundries						
Locksmiths						
Picture framing shops						
Printing shops, light; duplicating services						
Repair shops, for the repair of small appliances; radio, stereo, and television repair						
Shoe repair shops						
Tailors						

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
Tool or cutlery sharpening or grinding services						
Commercial services, community, such as:	—	—	—	—	4/5/6*	4/5/6*
Auction rooms						
Catering services						
Gunsmiths						
Mortuaries (not including crematories)						
Rental shops: medical, clothing, household goods, etc; indoor						
Taxidermists						
Upholstery shops (auto upholstery allowed only in C-4)						
Commercial services, general, indoor, such as:	—	—	—	—	—	4/5/6*
Commercial cleaning services, including: linen services; dry cleaning and dyeing plants; carpet cleaning shops; diaper supply services; mattress reconditioning						
Contractor's shops including: glass shops; plumbing shops; sheet metal shops; heating and ventilating shops						
Exterminators						
Laboratories and related facilities for research, experimentation, testing, film processing						
Printing, lithographing, engraving, book binding						
Repair shops, including household and office equipment repair; safe and vault repair						
Storage buildings for household goods, mini-storage						
Commercial services, general, involving outdoor use, heavy trucking, or vehicle use and storage, such as:	—	—	—	—	—	4/5/6*
Automobile repair and service shops operated partly out of doors						

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
Automobile rental enterprises						
Automobile washing, polishing, and detailing services						
Parcel shipping and delivering services						
Taxi company with vehicle parking and storage						
Contractors' and heavy equipment storage and rental yards, including storage yards for commercial vehicles; bus or transit service yards for the storage, servicing and repair of transit vehicles						
Outdoor storage yards for recreational vehicles, trailers, boats						
Recycling centers, including large collection facilities and processing facilities						
Shipping terminals, including trucking terminals, packing and crating services, shipping services, freight forwarding terminals						
Storage facilities, including cold-storage plants; ice storage warehouses, excluding the storage of fuel or flammable liquids						
Community facilities, such as:	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*
Bus or transit stations (storage, servicing or repair of vehicles allowed only in C-4)						
Churches and other religious centers or institutions						
Community centers						
Day-care centers (see SCCC 13.10.700-D definition)						
Energy systems, community (subject to SCCC 13.10.661 and 13.10.700-E definition)						
Fire stations						
Libraries						

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
Museums						
Post offices						
Restrooms, public						
Utilities, public, structures and uses, energy facilities (see SCCC13.10.700-E definition)						
Cottage industry (see SCCC13.10.700-C definition)	—	—	—	4/5/6*	4/5/6*	4/5/6*
M-1 Districts, all allowed uses; provided, that not more than 20 persons shall be engaged in the production, repair, or processing of materials on any one shift; and provided further, that regulations for the M-1 District as stated in SCCC13.10.345 shall apply to every use	—	—	—	—	—	4/5/6*
Offices (not to exceed 50% of building area in C-1) such as:						
Administrative offices	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*A
Travel agencies						
Addressing services	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*A
Business offices, general						
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories, medical, optical, and dental, not including						

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; answering services						
Optical offices						
Photographers; photographic studios						
Professional offices						
Radio and television programming stations, without transmitting towers						
Real estate offices						
Telegraph offices						
Title companies						
Open space uses according to the PR District chart (SCCC 13.10.352)	—	P	P	—	—	—
Physical culture facilities , such as:	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Bath establishments; hot tubs, sauna establishments (subject to Chapter 5.08 SCCC)						
Fitness centers						
Gymnasiums						
Massage establishments (subject to Chapter 5.08 SCCC)						
Physical culture studios						
Racquet clubs, indoor						
Spas						
Radio and television broadcasting stations including transmitting towers, subject to SCCC 13.10.655	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*
Residential uses , such as:						

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
Dwelling units, single-family and multifamily, up to 50% (67% if project is 100% affordable) of the floor area of the entire development, developed according to development standards of urban high residential						
1—4 units	5		—	5	5	—
5—19 units	6		—	6	6	—
20+ units	7		—	7	7	—
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and 13.10.700-C definition)	5	—	—	5	5	—
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P	—	—	P	P	—
Convalescent hospitals	4/5/6*	—	—		—	
Nursing homes (see SCCC 13.10.700-N definition)	4/5/6*	—	—		—	—
Residential care homes serving 6 or fewer residents (see SCCC 13.10.700-R definition)	P	P	P	P	P	P

Restaurants; bars, food services subject to [SCCC 13.10.651](#) in the PA Zone District; such as:

Bar, micro-breweries, brew pubs, subject to [SCCC 13.10.654](#) (ancillary to restaurants in C-1)

Bakeries; baked foods stores

Candy stores

Cheese stores

Delicatessens

Donut shops

Ice cream shops

Restaurants

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
Sandwich shops						
Other food specialty outlets						
In buildings of 500 square feet or less	4A	4A	4	4	4	4
In buildings of larger than 500 square feet	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*	—
Outdoor food service	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*	—
Retail sales, neighborhood, such as:	—	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
Antique stores						
Art and handicraft sales and service						
Art galleries						
Bicycle rentals						
Bicycle shops						
Bookstores						
Candy stores						
Clock and watch sales and repair						
Clothing stores						
Flower shops						
Food stores; grocery stores, limited to 20,000 square feet in the C-1 District						
Gift shops						
Hardware stores						
Jewelry stores						
Liquor stores						
Luggage stores						
Musical instrument and recordings sales and repair						
Newspaper and magazine sales						

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
Pet shops						
Photographic equipment and supplies						
Plant shops, for indoor sales of plants in containers						
Produce markets						
Recreational equipment sales, rentals and services, such as sporting goods, bait and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers						
Shoe stores						
Sporting goods stores						
Stationery stores						
Toy stores						
Tobacco shops						
Variety stores						
Video sales and rentals						
Wine tasting and sales rooms						
Drug stores; pharmacies, medical appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*A
Retail sales, community, such as:	—	—	—	—	4/5/6*	4/5/6*A
Appliance showrooms						
Automobile supply stores						
Business machine stores						
Computer sales and service						
Department stores						
Fabric and sewing materials stores						
Floor covering showrooms						

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
Food stores; grocery stores						
Furniture stores						
Garden supply stores						
Home furnishing and decorating stores						
Household appliances stores						
Kitchen/bath/housewares stores						
Orthopedic and appliances sales and rentals						
Paint stores						
Pawnshops						
Scientific instrument stores						
Secondhand stores						
Stamp and coin stores						
Stores for display and retail sales of lighting, plumbing, heating, refrigeration, ventilation, fixtures and equipment						
Warehouse stores selling to members of the general public						
Retail sales, requiring large sites, large showrooms, or outdoor sales areas, such as:	—	—	—	—	—	4/5/6*
<p>Automobile sales and service, including automobile repair and service garages operated entirely within enclosed buildings or screened from public streets; automobile sales; automobile upholstery installers, indoor; tire stores, including installation; used car sales lots.</p> <p>Building materials yards, including: lumber yards, not including planing mills or sawmills; building materials yards other than gravel, rock or cement yards; storage, bulk, or rock, gravel, sand, and aggregates in bins not to</p>						

APPENDICES SECTION 4.4: Constraints

USE	PA	VA	CT	C-1	C-2	C-4
exceed a capacity of 5 yards each, limited to a maximum of 10 bins per site						
Feed and farm supply stores						
Firewood processing and sales						
Mobilehome sales and service						
Motorcycle sales and services						
Nurseries selling plants in containers; garden centers						
Recreational vehicle and trailer sales and service						
Retail sales of large appliances or equipment needing large showrooms						
Wholesale suppliers						
Schools, studios and conference facilities, such as	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*
Arts and crafts studios or schools						
Conference and seminar facilities without overnight accommodations						
Dance studios or schools						
Music studios or schools						
Preschool, elementary, secondary and college facilities						
Professional, trade, business and technical schools						
Temporary uses (See SCCC 13.10.700-T definition), such as:						
Carnivals and circuses	—	—	—	—	3	3
Christmas tree sales lots	—	—	—	3	3	3
Outdoor sales not to exceed 4 per year on any site	—	—	—	3	3	3
Visitor accommodations, subject to SCCC 13.10.335(B), such as:						

Housing Element Appendices

USE	PA	VA	CT	C-1	C-2	C-4
Time-share, visitor accommodations subject to SCCC 13.10.693						
1—4 units	—	5	—	—	—	—
5—19 units	—	6	—	—	—	—
20+ units	—	7	—	—	—	—
Type A uses: Hotels; inns, pensions, lodging houses, “bed and breakfast” inns, motels, recreational rental housing units (see SCCC 12.02.020(10))						
1—4 units	—	5P	5	—	5	—
5—19 units	—	6P	6	—	6	—
20+ units	—	7P	7	—	7	—
Type B uses: Organized camps; group camps; conference centers (subject to SCCC 13.10.692); hostels; recreational vehicles camping parks; tent- camping parks						
1—4 units	—	5	5	—	—	—
5—19 units	—	6	6	—	—	—
20+ units	—	7	7	—	—	—
Wineries (see definition in SCCC 13.10.700-W)	—	—	—	—	—	4/5/6*
Wireless communication facilities , subject to SCCC 13.10.660 through 13.10.668 , inclusive	5	5	5	5	5	5
[Ord. 5169 § 4, 2013; Ord. 5119 §§ 20—22, 2012; Ord. 5090 § 2, 2011; Ord. 5061 § 13, 2009; Ord. 4921 § 8, 2008; Ord. 4836 §§ 79—84, 2006; Ord. 4814 § 2, 2006; Ord. 4808 § 17, 2005; Ord. 4770 § 4, 2004; Ord. 4744 § 4, 2003; Ord. 4715 § 4, 2003; Ord. 4577 § 4, 1999; Ord. 4525 §§ 5, 6, 1998; Ord. 4496-C §§ 13—20, 1998; Ord. 4426 §§ 1, 2, 1996; Ord. 4346 § 16, 1994; Ord. 4285 § 1, 1993; Ord. 4217 § 2, 1992; Ord. 3965 § 1, 1988; Ord. 3943 § 1, 1988; Ord. 3843 §§ 1, 2, 1987; Ord. 3767 § 1, 1986; Ord. 3669 § 1, 1985; Ord. 3632 § 10, 1985; Ord. 3593 § 8, 1984; Ord. 3588 § 5, 1984; Ord. 3432 § 1, 1983].						

APPENDIX 4.4-2: SITE AND IMPROVEMENT STANDARDS

SINGLE FAMILY SITE STANDARDS

SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS									
ZONE DISTRICT (Min Net Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)*			MAX PARCEL COVERAGE*	MAX HEIGHT (FEET)*	FLOOR AREA RATIO*	MAX STORIES	MIN SITE FRONT-AGE
		FRONT	SIDE	REAR					
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist
RB ≥ 4,000 sq. ft	General Requirements	10	0&5	10	40%	25; on beach side: 17	50%	2; on beach side: 1	40
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	2	35
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	2	50
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft	General Requirements	20	5&8	15	40%	28	50%	2	60
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10	15	40%	28	50%	2	60
R-1-16 to R-1-<1 acre 16,000 sq. ft. to <1 acre	General Requirements	30	15	15	20%	28	N/A	2	60
RR, RA and R-1-1 > 1 acre	General Requirements-1 to <5 acres	40	20	20	10%	28	N/A	2	60
	General Requirements-5 acres or more	40	20	20	10%	28	N/A	2	100

** The minimum lot size for the zoning is delineated by the number following the R-1, e.g. R-1-6 would be a 6000 square foot minimum lot size for the R-1-6 zone district.

Housing Element Appendices

*Minor Exceptions are available to these standards for adjustments between 5% and 15% when findings can be made.

MULTI-FAMILY SITE STANDARDS

MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS									
ZONE DISTRICT (Min Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)*			MAX PARCEL COVERAGE*	MAX HEIGHT (FEET)*	FLOOR AREA RATIO*	MAX NUMBER STORIES	MIN SITE FRONT-AGE
		FRONT	SIDE	REAR					
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1-story	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist
RM-1.5 to RM-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	Per Use Permit or 2	35
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	50
RM-6 to RM-9.9 6,000 to <10,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	60

*Minor Exceptions are available to these standards for adjustments between 5% and 15% when findings can be made.

**The density for the RM district is delineated similarly to the R-1 district in that RM-6 would be 6000 square foot minimum lot size per dwelling unit density.

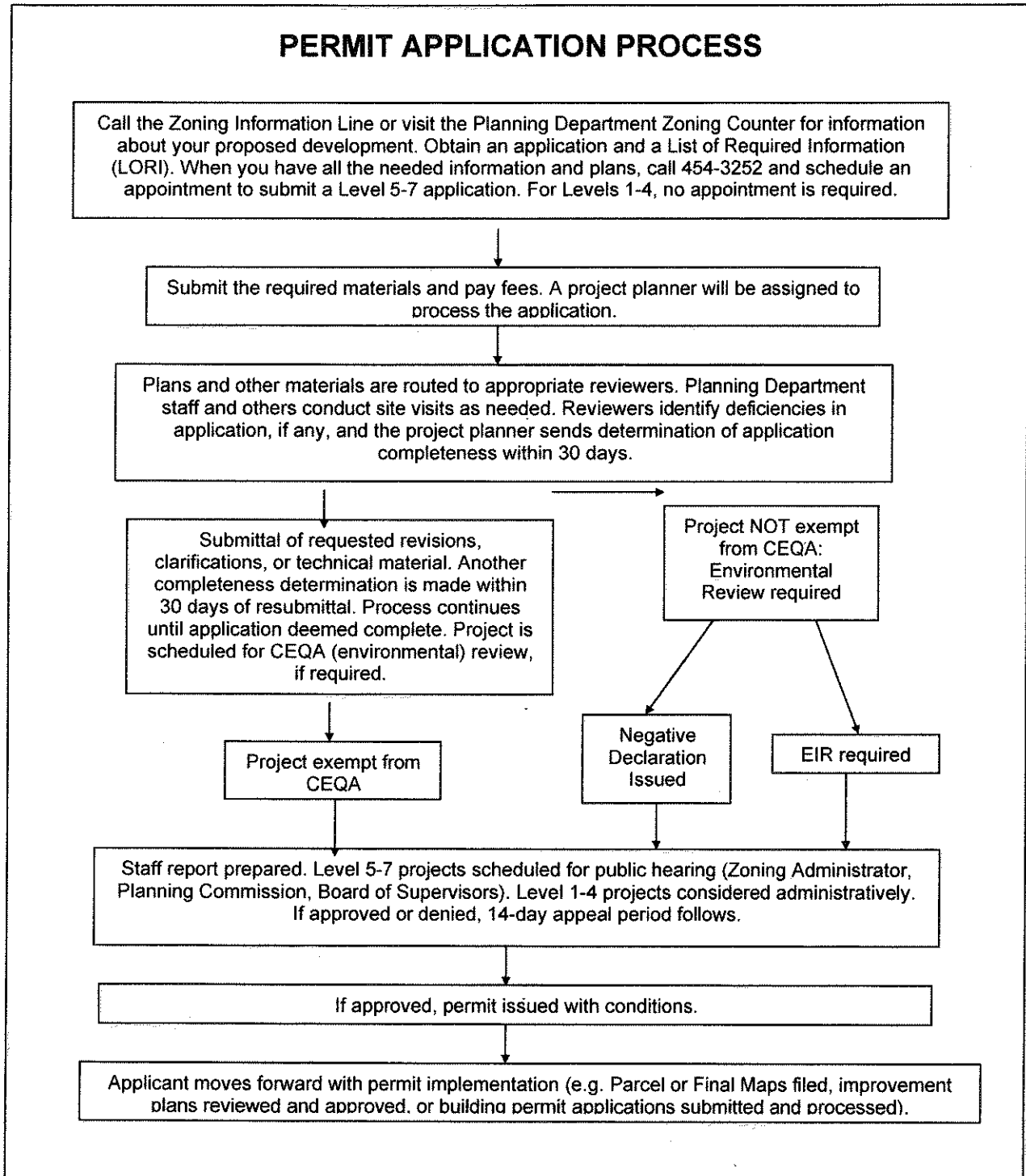
REQUIRED PARKING

Parking Spaces Required by Bedroom Count		
Bedrooms	Single Family	Multi-Family
1	2	2
2	3	2.5
3	3	2.5
4	3	3
Additional	1 each	.5 each
Guest	None	20% additional

ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

Zoning District	On-Site Improvement Standards			Off-Site Improvement Standards		
	Open Space/ Landscaping	Drainage	Water and Sewer/ Utility Easements	Streets/ Sidewalks	Curbs and Gutters	Park Dedications
R-1	See lot coverage/ Setbacks	Capacity to accommodate 10-year storm	No less than 20 feet in width, improved to 12 feet. Unless in County ROW.	Min ROW: 40', Sidewalk: 4', Preferred ROW: 56'	Standard Type A (straight) Curbs required. Exception available for rolled curbs in infill areas	400 square feet per unit or \$578 - \$1000 per bedroom
R-M	200 sf private or 300 sf common Open Space					300 square feet per unit or \$434 - \$800 per bedroom
RR	None				None	400 square feet per unit or \$578 - \$1000 per bedroom
RA	None				None	400 square feet per unit or \$578 - \$1000 per bedroom

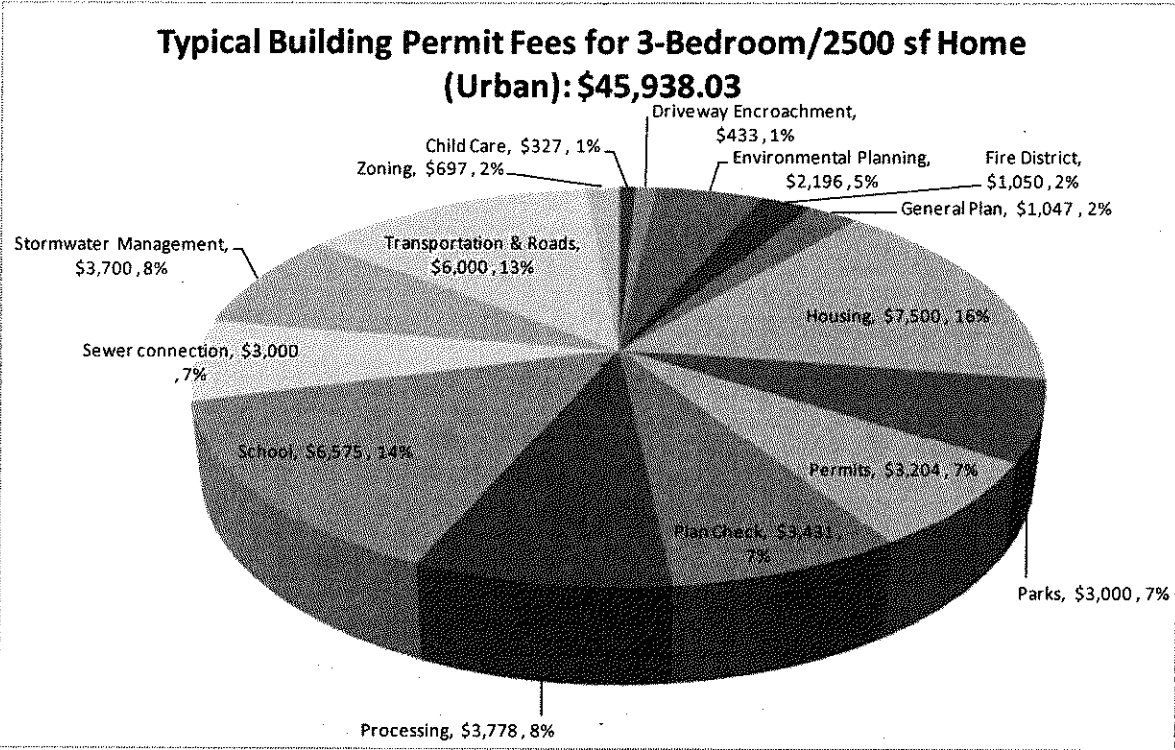
APPENDIX 4.4-3: HOW TO OBTAIN A BUILDING PERMIT



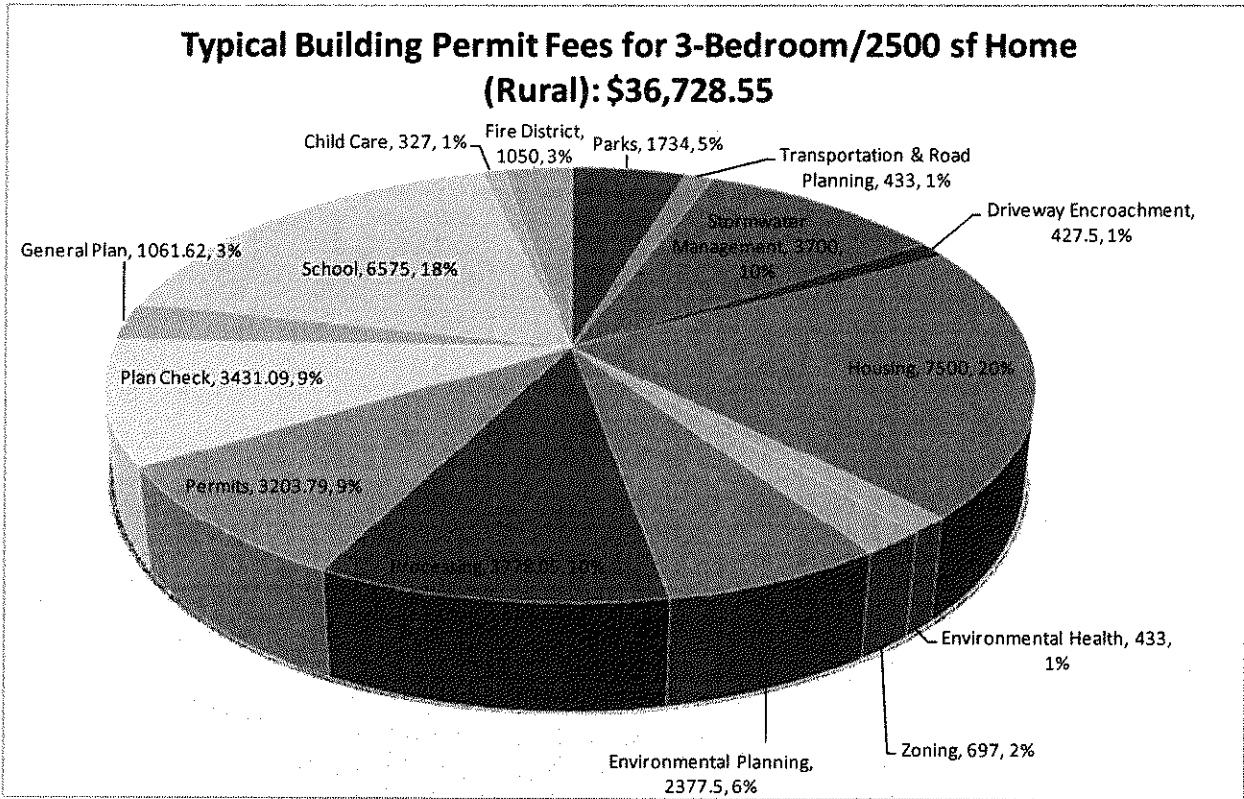
APPENDIX 4.4-4: TYPICAL BUILDING PERMIT FEES

(Examples do not include fees for Water Connection, Discretionary Permit (for Single Family) and Soils Engineering/Geologic Fees.)

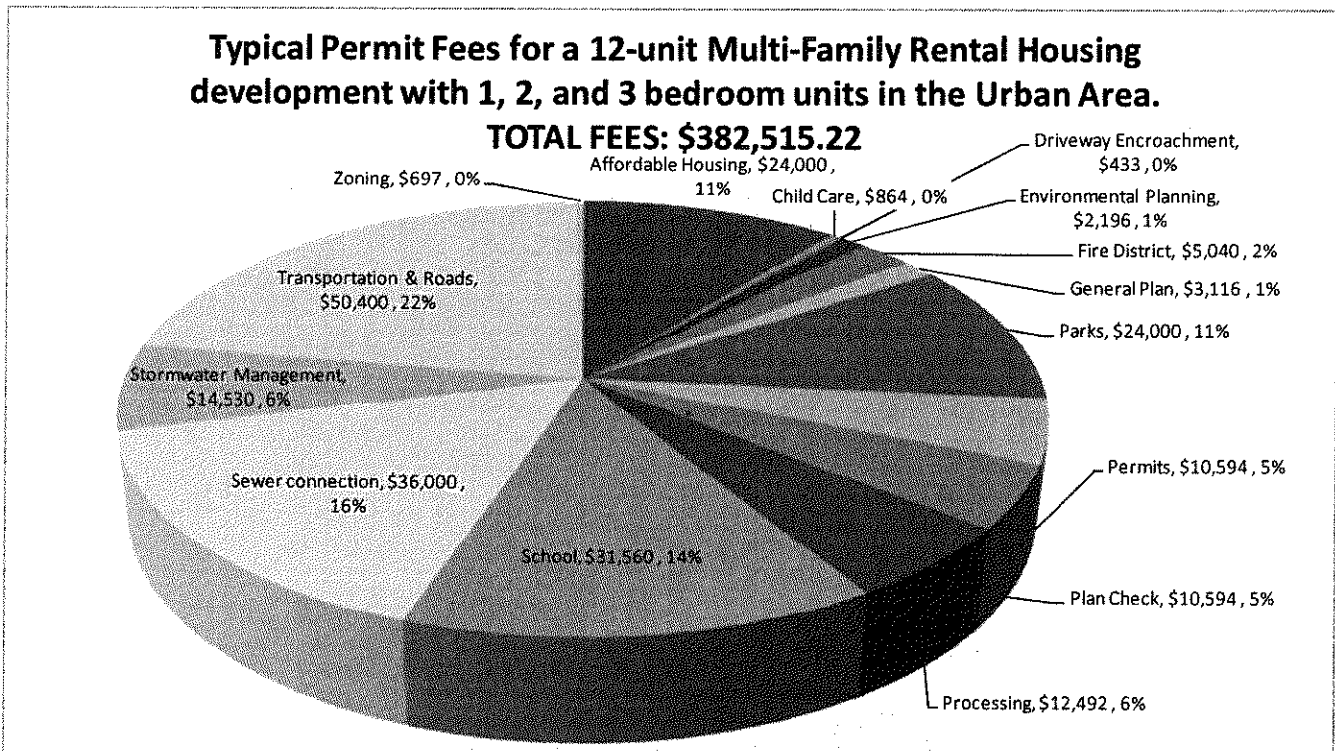
SINGLE FAMILY, URBAN AREA



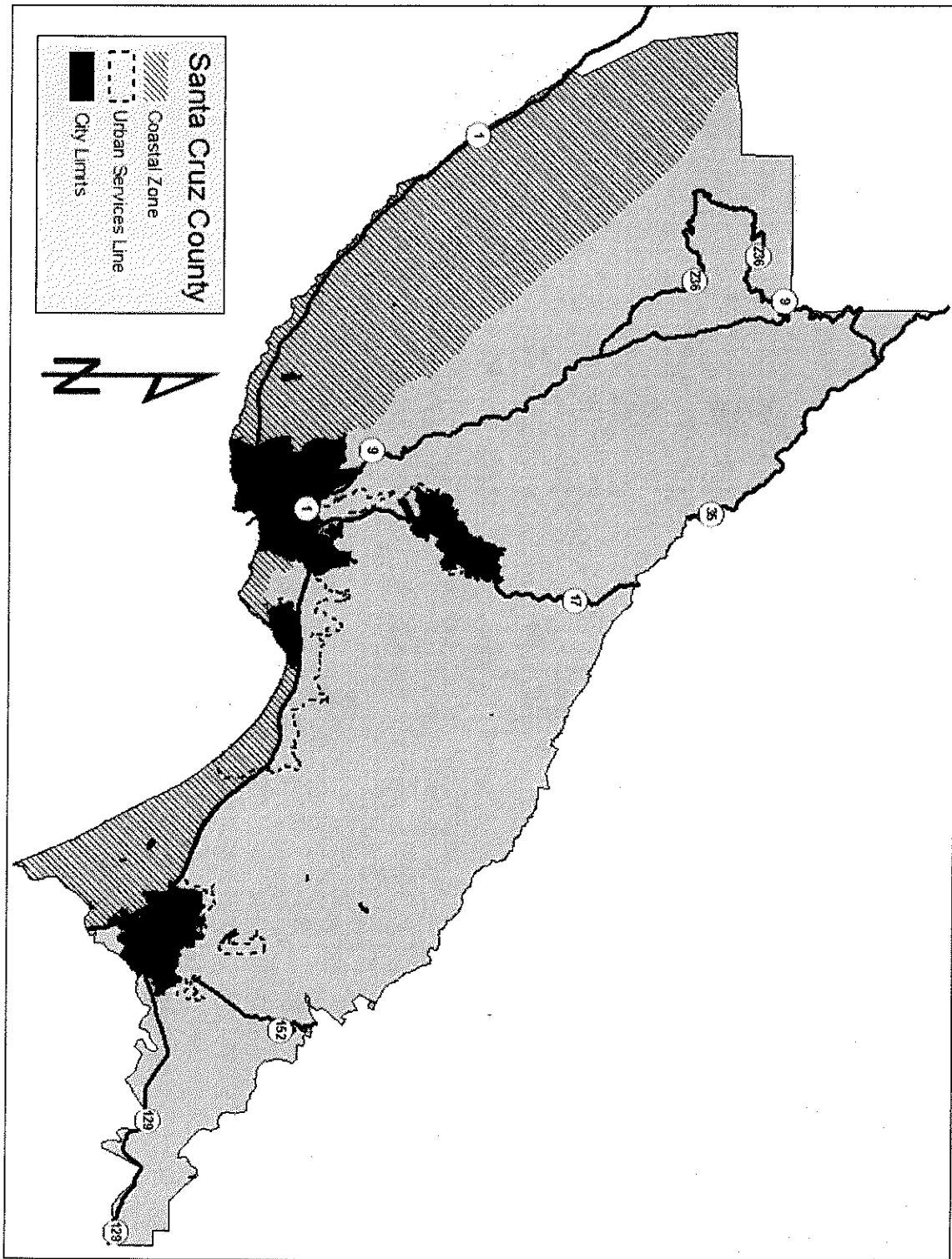
SINGLE FAMILY, RURAL AREA



**MULTI-FAMILY, URBAN AREA
(INCLUDES DISCRETIONARY PERMIT)**



APPENDIX 4.4-5: MAP OF URBAN SERVICES LINE AND COASTAL ZONE



4.4-6 MEASURE J BUILDING PERMIT ALLOCATIONS AND NUMBER OF PERMITS ISSUED, 1979 – 2015

BUILDING PERMITS ALLOCATED, SUBMITTED, AND CARRIED OVER

YEAR	CARRIED OVER	TOTAL BOARD ALLOCATED	SUBJECT TO THE ALLOCATION ⁽¹⁾	TOTAL APPLICATIONS SUBMITTED ⁽²⁾
1979	0	930	930	741
1980	189	1055	1055	972
1981	272	937	937	934
1982	275	968	968	738
1983	505	972	972	619
1984	858	991	991	609
1985	1240	757	757	710
1986	1287	768	768	595
1987	1460	468	468	606 ⁽³⁾
1988	1322	489	489	670 ⁽³⁾
1989	1141	489 + 1384 ⁽⁴⁾	489 + 1384 ⁽⁴⁾	420
1990	2594	487	487	267
1991	2814	495	495	173
1992	268	509	433	158
1993	275	512	435	109
1994	326	525	446	168
1995	278	528	449	131
1996	318	530	450	138
1997	312	531	451	197
1998	254	526	447	275
1999	172	396	337	216 ⁽⁵⁾
2000	104	399	339	220
2001	119	266	227	177 ⁽⁶⁾
2002	60	264	227	135
2003	92	264	227	127
2004	100	262	222	171
2005	51	267	227	125
2006	102	257	257	88
2007	169	256	256	149
2008	107	257	257	32
2009	225	258	258	38
2010	220	260	260	29
2011	231	259	259	34
2012	225	252	252	35
2013	217	252	252	43
2014	209	253	253	32 ⁽⁷⁾

- (1) Prior to 1992, market rate and affordable units were subject to the allocation; beginning in 1992, only market rate units were subject to the allocation; and in 2005, the total Board allocation formula was changed to include the market rate units only.
- (2) Total applications submitted **subject to the allocation** (i.e., affordable units, second units and replacement units are not subject to the allocation).
- (3) More building permits were issued than allocated due to issuance of permits from the carryover reservoir.
- (4) A special allocation of 1,384 additional affordable permits were approved to allow attainment of the regional housing goal for the 1980-90 decade.
- (5) 208 from the 1999 allocation and 8 (Rural) from the 1998 carryover
- (6) Including 10 carry-over permits authorized by the Board of Supervisors in June 2001.
- (7) Through *Nov. 1, 2014*.

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
					UNITS	UNITS	UNITS	UNITS			
vacant	04234209	2113	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	06009102	2152	R-1-20	R-UVL	0	1	1	1		yes	yes
vacant	03925215	2180	R-1-1AC	R-UVL	0	1	1	1		yes	yes
vacant	03915132	2214	R-1-10	R-UL	0	1	1	1		yes	yes
vacant	03816329	2239	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	06725227	2280	R-1-20	R-UVL	0	1	1	1		yes	yes
vacant	04303124	2388	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	02706420	2405	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	04946109	2453	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04416106	2588	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04222311	2605	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04206728	2665	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	02715121	2805	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	06825111	2845	R-1-6	R-UVL	0	1	1	1		yes	yes
vacant	04416131	2876	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	03118504	2946	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04109209	2966	R-1-10	R-UL	0	1	1	1		yes	yes
vacant	04218133	2992	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	02826338	3018	R-1-5-PP	R-UM	0	1	1	1		yes	yes
vacant	03818419	3029	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04207206	3147	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04436118	3196	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04151105	3271	R-1-10	R-UL	0	1	1	1		yes	yes
vacant	04207105	3292	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	04219110	3342	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04165113	3353	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	03215216	3410	R-1-4-PP	R-UM	0	1	1	1		yes	yes
vacant	03818151	3455	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	02823216	3497	R-1-4-PP	R-UM	0	1	1	1		yes	yes
vacant	04415104	3504	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04207108	3545	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	03821111	3572	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	02676103	3598	R-1-6-D	R-UL	0	1	1	1		yes	yes
vacant	04954103	3600	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	03707145	3630	R-1-20	O-U	0	1	1	1		yes	yes
vacant	04222110	3637	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04946107	3653	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04205714	3673	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04406107	3675	R-1-10-SP	R-UL	0	1	1	1		yes	yes

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	04206716	3676	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04222234	3716	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04436117	3742	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	06825117	3743	R-1-6	R-UVL	0	1	1	1	yes	yes	
vacant	04206716	3747	R-1-6	R-UM	0	1	1	1	yes	yes	
vacant	04416152	3752	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	04415124	3775	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	04205406	3794	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	02822115	3799	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04109214	3801	R-1-10	R-UL	0	1	1	1	yes	yes	
vacant	04416127	3829	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	042222310	3843	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04416105	3874	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	02848106	3899	R-1-5-PP	O-R	0	1	1	1	yes	yes	
vacant	02823312	3909	R-1-4-PP	R-UM	0	1	1	1	yes	yes	
vacant	04209212	3937	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	02676105	3938	R-1-6-D	R-UL	0	1	1	1	yes	yes	
vacant	042222220	3956	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	06826106	3992	R-1-6	R-UVL	0	1	1	1	yes	yes	
vacant	04118203	3993	R-1-6	R-UL	0	1	1	1	yes	yes	
vacant	02822211	3997	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	02822210	4001	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	02822202	4001	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	02822201	4001	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04222235	4002	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04210108	4010	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04222233	4023	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04222309	4032	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04109215	4063	R-1-10	R-UL	0	1	1	1	yes	yes	
vacant	04406213	4080	R-1-10-SP	R-UL	0	1	1	1	yes	yes	
vacant	04109211	4115	R-1-10	R-UL	0	1	1	1	yes	yes	
vacant	02823319	4116	R-1-4-PP	R-UM	0	1	1	1	yes	yes	
vacant	02823215	4117	R-1-4-PP	R-UM	0	1	1	1	yes	yes	
vacant	04223336	4148	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04206717	4158	R-1-6	R-UM	0	1	1	1	yes	yes	
vacant	06758125	4160	R-1-10	R-UL	0	1	1	1	yes	yes	
vacant	04222236	4170	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04222239	4175	R-1-4	R-UM	0	1	1	1	yes	yes	
vacant	04119144	4185	R-1-6	R-UL, O-U	0	1	1	1	yes	yes	

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	02676102	4192	R-1-6-D	R-UL	0	1	1	1		yes	yes
vacant	04315257	4195	RB	R-UL	0	1	1	1		yes	yes
vacant	04218135	4229	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	06825116	4265	R-1-6	R-UVL	0	1	1	1		yes	yes
vacant	04118159	4269	R-1-6	R-UL,O-U	0	1	1	1		yes	yes
vacant	04806103	4276	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	02676107	4310	R-1-6-D	R-UL	0	1	1	1		yes	yes
vacant	04925101	4311	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04406116	4327	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04434101	4348	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	04415117	4383	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04210109	4431	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04420329	4437	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	05115325	4468	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04108106	4489	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04414243	4520	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04206708	4520	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	04205405	4529	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04415116	4548	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	03811419	4578	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	03811203	4619	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04416128	4634	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	06137111	4670	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04419129	4671	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	02708210	4703	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	04206718	4734	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	02676101	4770	R-1-6-D	R-UL	0	1	1	1		yes	yes
vacant	02713205	4819	R-1-3.5	R-UH	0	1	1	1		yes	yes
vacant	03207518	4843	R-1-5-PP	R-UM	0	1	1	1		yes	yes
vacant	03703301	4848	R-1-6	O-U,R-UL	0	1	1	1		yes	yes
vacant	04207101	4923	R-1-6	R-UM	0	1	1	1		yes	yes
vacant	04412218	4926	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	03207519	4941	R-1-5-PP	R-UM	0	1	1	1		yes	yes
vacant	04222219	4988	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	03314102	5000	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	04416170	5006	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04421123	5010	R-1-5	R-UM	0	1	1	1		yes	yes
vacant	03917128	5015	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04118111	5029	R-1-6	R-UL,O-U	0	1	1	1		yes	yes

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
vacant	02708211	5061	R-1-3.5	R-UH	0	1	1	yes	yes
vacant	04209208	5070	R-1-4	R-UM	0	1	1	yes	yes
vacant	04109111	5082	R-1-10	R-UL	0	1	1	yes	yes
vacant	02829104	5114	R-1-5-PP	R-UM	0	1	1	yes	yes
vacant	02823229	5115	R-1-4-PP	R-UM	0	1	1	yes	yes
vacant	04923107	5136	R-1-6	R-UL	0	1	1	yes	yes
vacant	02676104	5142	R-1-6-D	R-UL	0	1	1	yes	yes
vacant	04209409	5149	R-1-4	R-UM	0	1	1	yes	yes
vacant	03207516	5156	R-1-5-PP	R-UM	0	1	1	yes	yes
vacant	04222525	5160	R-1-4	R-UM	0	1	1	yes	yes
vacant	04416156	5188	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	04806141	5207	R-1-6	R-UL	0	1	1	yes	yes
vacant	05319102	5224	R-1-10	R-UL	0	1	1	yes	yes
vacant	03911144	5227	R-1-10	R-UL	0	1	1	yes	yes
vacant	02607133	5239	R-1-5	R-UM	0	1	1	yes	yes
vacant	04206710	5254	R-1-6	R-UM	0	1	1	yes	yes
vacant	04315267	5288	RB	R-UL	0	1	1	yes	yes
vacant	04222240	5297	R-1-4	R-UM	0	1	1	yes	yes
vacant	03703101	5353	R-1-6	R-UVL,O-U	0	1	1	yes	yes
vacant	06028221	5355	R-1-20	R-UVL	0	1	1	yes	yes
vacant	04206711	5394	R-1-6	R-UM	0	1	1	yes	yes
vacant	04402153	5395	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	04313114	5395	R-1-6	R-UL	0	1	1	yes	yes
vacant	04109112	5410	R-1-10	R-UL	0	1	1	yes	yes
vacant	04422112	5432	R-1-8	R-UL	0	1	1	yes	yes
vacant	04420330	5439	R-1-5	R-UM	0	1	1	yes	yes
vacant	04222230	5479	R-1-4	R-UM	0	1	1	yes	yes
vacant	04108105	5486	R-1-10	O-U,R-UL	0	1	1	yes	yes
vacant	04323101	5493	R-1-6	R-UL	0	1	1	yes	yes
vacant	04933145	5498	R-1-6	R-UL	0	1	1	yes	yes
vacant	04420134	5500	R-1-5	R-UM	0	1	1	yes	yes
vacant	04207103	5507	R-1-6	R-UM	0	1	1	yes	yes
vacant	04222214	5585	R-1-4	R-UM	0	1	1	yes	yes
vacant	04415214	5589	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	04406218	5603	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	04021416	5610	R-1-6	R-UL	0	1	1	yes	yes
vacant	04416129	5687	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	04414227	5701	R-1-10-SP	R-UL	0	1	1	yes	yes
vacant	03115269	5767	R-1-4	R-UM	0	1	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	04305214	5780	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	02676106	5800	R-1-6-D	R-UL	0	1	1	1	1	yes	yes
vacant	06751118	5826	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	02917109	5856	R-1-6-D	R-UL	0	1	1	1	1	yes	yes
vacant	04234106	5863	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	03115118	5888	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	04302104	5907	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04304504	5916	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04109228	5927	R-1-10	R-UL	0	1	1	1	1	yes	yes
vacant	03815144	5936	R-1-6	R-UM	0	1	1	1	1	yes	yes
vacant	04222227	5938	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	04309313	5959	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04222222	5978	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	04310507	5981	R-1-8	R-UL	0	1	1	1	1	yes	yes
vacant	04322216	5995	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	05134107	6000	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04926134	6000	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04414248	6004	R-1-10-SP	R-UL	0	1	1	1	1	yes	yes
vacant	02630116	6015	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04415132	6018	R-1-10-SP	R-UL	0	1	1	1	1	yes	yes
vacant	04222226	6018	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	03025368	6028	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	03815145	6046	R-1-6	R-UM	0	1	1	1	1	yes	yes
vacant	04322218	6054	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	03912113	6059	R-1-10	R-UL	0	1	1	1	1	yes	yes
vacant	04119148	6062	R-1-6	R-UL-O-U	0	1	1	1	1	yes	yes
vacant	05414235	6074	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04206619	6082	R-1-6	O-U-R-UM	0	1	1	1	1	yes	yes
vacant	03115271	6138	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	10241114	6142	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04415108	6158	R-1-10-SP	R-UL	0	1	1	1	1	yes	yes
vacant	03004143	6162	R-1-6	R-UM	0	1	1	1	1	yes	yes
vacant	03703325	6205	R-1-6	R-UL	0	1	1	1	1	yes	yes
vacant	04417169	6224	R-1-10-SP	R-UL	0	1	1	1	1	yes	yes
vacant	04414205	6232	R-1-10-SP	R-UL	0	1	1	1	1	yes	yes
vacant	04222223	6252	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	04222229	6334	R-1-4	R-UM	0	1	1	1	1	yes	yes
vacant	10425105	6368	R-1-10	R-UL	0	1	1	1	1	yes	yes
vacant	04324109	6394	R-1-6	R-UL	0	1	1	1	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
04021730	6408	R-1-6	R-UL	0	1	1	yes	yes
04406103	6453	R-1-10-SP	R-UL	0	1	1	yes	yes
04222228	6523	R-1-4	R-UM	0	1	1	yes	yes
04223318	6529	R-1-4	R-UM	0	1	1	yes	yes
04108115	6569	R-1-10	O-U,R-UL	0	1	1	yes	yes
04220239	6614	R-1-4	R-UM	0	1	1	yes	yes
03703315	6674	R-1-6	R-UL	0	1	1	yes	yes
04957109	6677	R-1-6	R-UL	0	1	1	yes	yes
04414321	6684	R-1-8	R-UL	0	1	1	yes	yes
04222225	6692	R-1-4	R-UM	0	1	1	yes	yes
03315232	6804	R-1-5	R-UM	0	1	1	yes	yes
04413103	6805	R-1-10-SP	R-UL	0	1	1	yes	yes
04417101	6807	R-1-10-SP	R-UL	0	1	1	yes	yes
02816105	6860	R-1-6	R-UL	0	1	1	yes	yes
03701220	6866	R-1-6	O-U,R-UL	0	1	1	yes	yes
04415205	6888	R-1-10-SP	R-UL	0	1	1	yes	yes
04109120	6914	R-1-10	O-U,R-UL	0	1	1	yes	yes
04415103	6981	R-1-10-SP	R-UL	0	1	1	yes	yes
04222107	6997	R-1-4	R-UM	0	1	1	yes	yes
04925229	7000	R-1-6	R-UL	0	1	1	yes	yes
02914324	7081	R-1-6	R-UL	0	1	1	yes	yes
02624147	7146	R-1-6	O-U,R-UL	0	1	1	yes	yes
04418218	7147	R-1-10-SP	R-UL	0	1	1	yes	yes
04926128	7200	R-1-6	R-UL	0	1	1	yes	yes
04323113	7219	R-1-6	R-UL	0	1	1	yes	yes
02821115	7222	R-1-6	R-UL	0	1	1	yes	yes
04417114	7232	R-1-10-SP	R-UL	0	1	1	yes	yes
02830475	7254	R-1-5-PP	O-R,R-UM	0	1	1	yes	yes
04108117	7293	R-1-10	O-U,R-UL	0	1	1	yes	yes
04108116	7307	R-1-10	O-U,R-UL	0	1	1	yes	yes
05317103	7312	R-1-6	R-UL	0	1	1	yes	yes
04315246	7315	RB	R-UL	0	1	1	yes	yes
04417113	7354	R-1-10-SP	R-UL	0	1	1	yes	yes
04316162	7358	R-1-6	R-UL	0	1	1	yes	yes
04118120	7387	R-1-6	R-UL,O-U	0	1	1	yes	yes
04323114	7396	R-1-6	R-UL	0	1	1	yes	yes
04109219	7414	R-1-10	R-UL	0	1	1	yes	yes
02821118	7432	R-1-6	R-UL	0	1	1	yes	yes
04423170	7583	R-1-10	R-UL	0	1	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	04205751	7612	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04309502	7675	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04413104	7680	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04021716	7681	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04416145	7718	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04205717	7743	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	06029103	7803	R-1-20	R-UVL	0	1	1	1		yes	yes
vacant	05118306	7812	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04119149	7817	R-1-6	R-UL,O-U	0	1	1	1		yes	yes
vacant	04316153	7863	RB	R-UL	0	1	1	1		yes	yes
vacant	04222202	7881	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04415123	7889	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04118119	7903	R-1-6	R-UL,O-U	0	1	1	1		yes	yes
vacant	05318108	7955	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04416125	7985	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04316157	7985	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	03937137	8006	R-1-8	R-UL	0	1	1	1		yes	yes
vacant	05128123	8020	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04418220	8058	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	04119146	8077	R-1-6	R-UL,O-U	0	1	1	1		yes	yes
vacant	04107108	8080	R-1-10	R-UL	0	1	1	1		yes	yes
vacant	06826206	8139	R-1-6	R-UVL	0	1	1	1		yes	yes
vacant	03701203	8150	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	05317225	8172	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04108141	8206	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04108120	8277	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04205750	8289	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04108121	8352	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04205749	8361	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04926133	8371	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04415129	8388	R-1-10-SP	R-UL	0	1	1	1		yes	yes
vacant	03027105	8440	R-1-10	R-UL	0	1	1	1		yes	yes
vacant	02821116	8467	R-1-6	R-UL	0	1	1	1		yes	yes
vacant	04119145	8484	R-1-6	R-UL,O-U	0	1	1	1		yes	yes
vacant	04108118	8514	R-1-10	O-U,R-UL	0	1	1	1		yes	yes
vacant	04220236	8549	R-1-4	R-UM	0	1	1	1		yes	yes
vacant	04315258	8624	RB	R-UL	0	1	1	1		yes	yes
vacant	03701221	8696	R-1-6	O-U,R-UL	0	1	1	1		yes	yes
vacant	03004142	8707	R-1-6	R-UM	0	1	1	1		yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units		WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS	Bonus	w/ Density		
vacant	03815189	8728	R-1-10	R-UL	0	1	1	1	0	1	yes	yes
vacant	04436120	8747	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	04411516	8748	R-1-5	R-UM	0	0	1	1	0	1	yes	yes
vacant	06742143	8750	R-1-10	R-UL	0	0	1	1	0	1	yes	yes
vacant	06825213	8813	R-1-6	R-UVL	0	0	1	1	0	1	yes	yes
vacant	04107217	8941	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	04425134	9049	R-1-10	R-UL	0	0	1	1	0	1	yes	yes
vacant	04415224	9053	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	04423103	9099	R-1-8	R-UL	0	0	1	1	0	1	yes	yes
vacant	04108119	9129	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	03823109	9185	R-1-8	R-UL	0	0	1	1	0	1	yes	yes
vacant	05318119	9194	R-1-6	R-UL	0	0	1	1	0	1	yes	yes
vacant	05422318	9202	R-1-6	R-UL	0	0	1	1	0	1	yes	yes
vacant	04957110	9227	R-1-6	R-UL	0	0	1	1	0	1	yes	yes
vacant	04219118	9251	R-1-4	R-UM	0	0	1	1	0	1	yes	yes
vacant	03936103	9285	R-1-8	R-UL	0	0	1	1	0	1	yes	yes
vacant	06137113	9311	R-1-6	R-UL	0	0	1	1	0	1	yes	yes
vacant	04107212	9336	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	02605111	9420	R-1-6	R-UM	0	0	1	1	0	1	yes	yes
vacant	05318114	9514	R-1-6	R-UL	0	0	1	1	0	1	yes	yes
vacant	05309211	9524	R-1-10	R-UL	0	0	1	1	0	1	yes	yes
vacant	04417145	9530	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	04423128	9554	R-1-10	R-UL	0	0	1	1	0	1	yes	yes
vacant	06140432	9561	R-1-15	R-UVL	0	0	1	1	0	1	yes	yes
vacant	04109109	9690	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	06140434	9730	R-1-15	R-UVL	0	0	1	1	0	1	yes	yes
vacant	04415112	9749	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	06140433	9765	R-1-15	R-UVL	0	0	1	1	0	1	yes	yes
vacant	04416133	9774	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	04107214	9808	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	04109108	9828	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	04206715	9904	R-1-6	R-UM	0	0	1	1	0	1	yes	yes
vacant	05405115	9921	R-1-10	R-UL	0	0	1	1	0	1	yes	yes
vacant	05039103	9931	R-1-10	R-UVL	0	0	1	1	0	1	yes	yes
vacant	05039104	9997	R-1-10	R-UVL	0	0	1	1	0	1	yes	yes
vacant	06152101	10026	R-1-15	R-UVL	0	0	1	1	0	1	yes	yes
vacant	04415140	10106	R-1-10-SP	R-UL	0	0	1	1	0	1	yes	yes
vacant	04107216	10161	R-1-10	O-U,R-UL	0	0	1	1	0	1	yes	yes
vacant	06140411	10243	R-1-15	R-UVL	0	0	1	1	0	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	03908308	10246	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	05316125	10295	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	03719121	10316	R-1-9	R-UL,O-U	0	1	1	1	0	yes	yes
vacant	05308208	10373	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	04436115	10395	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	03908305	10402	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	03815154	10424	R-1-6	O-U,R-UM	0	1	1	1	0	yes	yes
vacant	06005135	10499	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	04107213	10535	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	06140425	10674	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	05406108	10764	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	06140428	10766	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	04418235	10830	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	03935119	10852	R-1-8	R-UL	0	1	1	1	0	yes	yes
vacant	04305102	10929	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	02524108	10964	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	05129224	11053	R-1-6-GH	O-L,O-U,AG	0	1	1	1	0	yes	yes
vacant	04324304	11056	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	03202127	11107	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	04107215	11128	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	04417143	11129	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	06826208	11171	R-1-6	R-UVL	0	1	1	1	0	yes	yes
vacant	06020120	11186	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	03025334	11339	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	03907290	11372	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	05318117	11449	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	06141110	11502	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	06748113	11578	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	05418118	11648	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	06140416	11685	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	04119147	11690	R-1-6	R-UL,O-U	0	1	1	1	0	yes	yes
vacant	03010118	11835	R-1-6	R-UM	0	1	1	1	0	yes	yes
vacant	03703414	11861	R-1-6	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	06748126	11956	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	05318101	12159	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	05129223	12267	R-1-6-GH	O-L,O-U,AG	0	1	1	1	0	yes	yes
vacant	10218105	12324	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	04138204	12396	R-1-10	R-UVL	0	1	1	1	0	yes	yes
vacant	04109220	12988	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	02520113	12992	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	04405119	12994	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	04315270	13074	RB	R-UL	0	2	2	2	0	yes	yes
vacant	05316141	13175	R-1-6,SU-SF	R-UL	0	1	1	1	0	yes	yes
vacant	04038611	13183	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	03907204	13215	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	04315271	13304	RB	R-UL	0	2	2	2	0	yes	yes
vacant	04926132	13380	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	06735116	13420	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	04316161	13574	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	04205752	13641	R-1-4	R-UM	0	2	2	2	0	yes	yes
vacant	04138124	13732	R-1-10	R-UVL	0	1	1	1	0	yes	yes
vacant	06825221	13905	R-1-6	R-UVL	0	1	1	1	0	yes	yes
vacant	03028114	14011	R-1-6	R-UM,O-U	0	1	1	1	0	yes	yes
vacant	06139203	14157	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	06140401	14192	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	04414253	14264	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	06140412	14331	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	04142204	14402	R-1-10	R-UVL	0	1	1	1	0	yes	yes
vacant	03908309	14449	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	03721148	14784	R-1-6	R-UL	0	1	1	1	0	yes	yes
vacant	06725235	14903	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	05318131	15232	R-1-6	R-UL	0	2	2	2	0	yes	yes
vacant	06011110	15262	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	05172108	15285	1-6,R-1-10-C	O-U,O-L,R-UL	0	2	2	2	0	yes	yes
vacant	03001132	15406	R-1-10	R-UL,O-U	0	1	1	1	0	yes	yes
vacant	03906109	15511	R-1-10	R-UVL	0	1	1	1	0	yes	yes
vacant	04405134	15618	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	06720222	15623	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	04107205	15758	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	04413128	15883	R-1-10-SP	R-UL	0	1	1	1	0	yes	yes
vacant	04107207	15927	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	03815184	15933	R-1-10	O-U,R-UL	0	1	1	1	0	yes	yes
vacant	02627216	15934	R-1-6	O-U,R-UM	0	2	2	2	0	yes	yes
vacant	06140427	15972	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	03706135	15986	R-1-15	R-UVL	0	1	1	1	0	yes	yes
vacant	06003119	16052	R-1-20	R-UVL	0	1	1	1	0	yes	yes
vacant	05304228	16128	R-1-10	R-UL	0	1	1	1	0	yes	yes
vacant	03703102	16837	R-1-6	O-U	0	2	2	2	0	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS PARCEL	STATUS	NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
						UNITS	UNITS	UNITS	UNITS			
	vacant	05316211	16999	R-1-6	R-UL	0	2	2	2		yes	yes
	vacant	03024216	17050	R-1-6	R-UL	0	2	2	2		yes	yes
	vacant	04413127	17383	R-1-10-SP	R-UL	0	1	1	1		yes	yes
	vacant	04142212	17608	R-1-10	R-UVL	0	1	1	1		yes	yes
	vacant	02604230	17703	R-1-5	R-UM	0	2	2	2		yes	yes
	vacant	04119120	17998	R-1-6	R-UL,O-U	0	2	2	2		yes	yes
	vacant	05129221	18146	R-1-6-GH	O-L,O-U,R-UL	0	2	2	2		yes	yes
	vacant	03024122	18281	R-1-6	R-UL	0	2	2	2		yes	yes
	vacant	06751110	18563	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	05116112	19018	R-1-10-GH	O-U,R-UL	0	1	1	1		yes	yes
	vacant	03721119	19024	R-1-9	R-UL	0	1	1	1		yes	yes
	vacant	05317108	19188	R-1-6	R-UL	0	2	2	2		yes	yes
	vacant	06134116	19197	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	03313206	19264	R-1-5	R-UM	0	3	3	3		yes	yes
	vacant	03953101	19445	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	04406151	19554	R-1-10-SP	R-UL	0	1	1	1		yes	yes
	vacant	03905112	19593	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	06004207	19605	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	06758123	19628	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	06758124	19635	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	03911149	19948	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	03815153	20060	R-1-6	O-U,R-UM	0	2	2	2		yes	yes
	vacant	03906116	20206	R-1-10	R-UVL	0	1	1	1		yes	yes
	vacant	04418208	20353	R-1-10-SP	R-UL	0	1	1	1		yes	yes
	vacant	06741139	20749	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	06140419	20848	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	06146116	20923	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	06004211	21010	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	06749123	21189	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	06749137	21232	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	02613322	21265	R-1-6	R-UL	0	2	2	2		yes	yes
	vacant	06147116	22028	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	06748123	22065	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	04123214	22180	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	06753119	22468	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	06011112	22774	R-1-20	R-UVL	0	1	1	1		yes	yes
	vacant	04424129	22781	R-1-10	R-UL	0	1	1	1		yes	yes
	vacant	06146104	22881	R-1-15	R-UVL	0	1	1	1		yes	yes
	vacant	06749136	23060	R-1-20	R-UVL	0	1	1	1		yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	06030118	23332	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	03904133	23417	R-1-10	R-UL	0	1	1	1	1	yes	yes
vacant	03718118	23459	R-1-6	R-UL,O-U	0	3	3	3	3	yes	yes
vacant	02916209	23506	R-1-6	R-UL	0	3	3	3	3	yes	yes
vacant	04315272	24140	R-1-6	R-UL	0	3	3	3	3	yes	yes
vacant	06028222	24485	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	06141111	24626	R-1-15	R-UVL	0	1	1	1	1	yes	yes
vacant	06752124	24691	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	04123308	24718	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	05612129	25030	RA	R-UVL	0	1	1	1	1	yes	yes
vacant	02939105	25945	R-1-6	R-UL	0	3	3	3	3	yes	yes
vacant	05114228	26209	R-1-6-GH	O-L,R-UL	0	3	3	3	3	yes	yes
vacant	03906119	26424	R-1-10	R-UVL	0	2	2	2	2	yes	yes
vacant	03904125	27520	R-1-10	R-UL	0	2	2	2	2	yes	yes
vacant	05170111	27731	R-1-10-GH	O-U,O-L,R-UL	0	2	2	2	2	yes	yes
vacant	06004215	29105	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	06028102	29475	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	06011111	30630	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	05610113	30935	R-1-1AC	R-UVL	0	1	1	1	1	yes	yes
vacant	05171106	31728	R-1-10-GH	O-U,O-L,R-UL	0	2	2	2	2	yes	yes
vacant	03010163	31822	R-1-6	R-UM	0	4	4	4	4	yes	yes
vacant	04206719	32144	R-1-4	R-UM	0	6	6	6	6	yes	yes
vacant	02830204	33096	PR-PP	R-UM	0	6	6	6	6	yes	yes
vacant	03904136	33599	R-1-10	R-UL	0	2	2	2	2	yes	yes
vacant	03905113	37349	R-1-10	O-U,R-UL	0	2	2	2	2	yes	yes
vacant	02607119	37372	R-1-5	R-UM	0	5	5	5	5	yes	yes
vacant	04039101	38259	R-1-10	R-UL	0	3	3	3	3	yes	yes
vacant	04124211	38831	R-1-1AC	R-UVL	0	1	1	1	1	yes	yes
vacant	05317217	39328	R-1-6	R-UL	0	5	5	5	5	yes	yes
vacant	03905114	40876	R-1-10	O-U,R-UL	0	3	3	3	3	yes	yes
vacant	04118139	41358	R-1-1AC	R-UL,O-U	0	1	1	1	1	yes	yes
vacant	05177711	41378	R-1-10-GH	O-U,O-L,R-UL	0	3	3	3	3	yes	yes
vacant	06749131	41472	R-1-20	R-UVL	0	1	1	1	1	yes	yes
vacant	03912106	42465	R-1-10	O-U,R-UL	0	3	3	3	3	yes	yes
vacant	05614109	42815	R-1-1AC	R-UVL	0	1	1	1	1	yes	yes
vacant	06749130	43191	R-1-20	R-UVL	0	1	1	1	1	yes	yes
Subtotal for Parcels under 1 Acre:						528					
vacant	03721101	43649	R-1-9	R-UL,O-U	0	3	3	3	3	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units		WATER AVAILABLE?	Sewer Available during the planning period?*
							w/ Density Bonus			
	06028109	43784	R-1-20	R-UVL	0	1			yes	yes
	06036113	44059	R-1-20	R-UVL	0	1			yes	yes
	05317213	44452	R-1-6	R-UL	0	5			yes	yes
	05611107	46036	R-1-1AC	R-UVL	0	1			yes	yes
	03904129	46332	R-1-10	R-UL	0	3			yes	yes
	05613101	46602	R-1-1AC	R-UVL	0	1			yes	yes
	05613102	47059	R-1-1AC	R-UVL	0	1			yes	yes
	05027219	47408	R-1-10	R-UVL	0	3			yes	yes
	02939102	47437	R-1-6-D	O-U,R-UL	0	6			yes	yes
	04039102	48703	R-1-10	R-UL	0	3			yes	yes
	06725224	48835	R-1-20	R-UVL	0	1			yes	yes
	05613104	48913	R-1-1AC	R-UVL	0	1			yes	yes
	06826209	49523	R-1-20	R-UVL	0	1			yes	yes
	04930312	51867	R-1-20	R-UVL,O-U	0	2			yes	yes
	06144101	55774	R-1-20	R-UVL	0	2			yes	yes
	03904131	58562	R-1-10	R-UL	0	4			yes	yes
	03708212	59092	R-1-8	R-UL	0	5			yes	yes
	04123303	61931	R-1-20	R-UVL	0	2			yes	yes
	04148113	62294	R-1-1AC	R-UVL	0	1			yes	yes
	05613106	63509	R-1-1AC	R-UVL	0	1			yes	yes
	03903148	66092	R-1-10	O-U,R-UL	0	5			yes	yes
	03004111	66149	R-1-6	R-UM	0	8			yes	yes
	05317228	67791	R-1-6	R-UL	0	9			yes	yes
	04148114	69278	R-1-1AC	R-UVL	0	1			yes	yes
	03912110	75483	R-1-10	O-U,R-UL	0	6			yes	yes
	05004119	76811	R-1-1AC	R-UVL	0	1			yes	yes
	02939103	76951	R-1-6-D	O-U,R-UL	0	10			yes	yes
	03114118	77950	R-1-6	R-UL,O-U	0	10			yes	yes
	06019409	78840	RA	R-UVL	0	1			yes	yes
	03719129	79053	R-1-6	O-U,R-UL	0	10			yes	yes
	06011105	83452	R-1-20	R-UVL	0	3			yes	yes
	05004135	84303	R-1-1AC	R-UVL	0	1			yes	yes
	04953101	88419	R-1-8	R-UL	0	8			yes	yes
	03707263	92769	R-1-8,RA	R-UL,R-R	0	4			yes	yes
	04123315	93732	R-1-1AC	R-UVL	0	1			yes	yes
	05141120	99640	R-1-10	R-UL	0	7			yes	yes
	03905110	114580	R-1-10	O-U,R-UL	0	9			yes	yes
	06019406	118389	RA	R-UVL	0	2			yes	yes
	04025101	118617	R-1-1AC	R-UVL	0	2			yes	yes

4.6-1 Table V - Vacant Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
vacant	04122139	120486	R-1-20	R-UVL	0	4		yes	yes
vacant	05004146	129559	R-1-1AC	R-UVL	0	2		yes	yes
vacant	05113222	133215	J-GH,PR-GH	O-L,O-R,R-UJL	0	5		yes	yes
vacant	04148115	133288	R-1-1AC	R-UVL	0	2		yes	yes
vacant	04928105	137172	R-1-1AC	R-UVL	0	2		yes	yes
vacant	05114246	146810	R-GH,R-1-1	O-U,O-L,O-R,R-UJL	0	13		yes	yes
vacant	05313130	152015	SU-SP	R-UJL	0	12		yes	yes
vacant	02903106	166815	R-1-5	O-U,R-UM	0	16		yes	yes
vacant	04023232	173045	R-1-1AC,RA	R-S,R-UVL	0	3		yes	yes
vacant	04947108	189242	R-1-1AC	R-UVL,O-U	0	3		yes	yes
vacant	05134113	193329	R-1-10	R-UJL	0	15		yes	yes
vacant	05129231	196095	R-1-6,CA	R-UJL,AG	0	1		yes	yes
vacant	06720221	288157	R-1-20	R-UVL	0	11		yes	yes
vacant	02540102	549420	SU-D	O-U,R-UJL	0	8		yes	yes
vacant	02549101	556777	SU-D	O-U,R-UJL	0	8		yes	yes
vacant	06824130	593923	R-1-20-O	R-UVL	0	8		yes	yes
Subtotal for Parcels over 1 Acre:					259	787			
Grand Total for all Single-Family Zoned Parcels:					787				

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4-6-1 Table U - Underutilized Single-Family Sites

Status	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units		VL	L	M	AM	Water Available?	Sewer Available during the planning
							Bonus*	w/Density						
underutilized	03115155	9,268	R-1-4	R-UH	1	1	1	1	-	0	1	1	yes	88
underutilized	02503336	9,825	R-1-3.5	R-UH	1	1	1	1	-	0	1	1	yes	yes
underutilized	02604229	13,023	R-1-5	R-UM	1	1	1	1	-	0	1	1	yes	yes
underutilized	03710160	14,599	R-1-6	R-UL	1	1	1	1	-	0	1	1	yes	yes
underutilized	02604230	17,703	R-1-5	R-UM	1	1	1	1	-	0	1	1	yes	yes
underutilized	02612194	19,150	R-1-6-D	R-UL	1	2	2	1	-	0	2	2	yes	yes
underutilized	03115154	19,861	R-1-4	R-UH	1	3	3	3	-	0	3	3	yes	yes
underutilized	03111349	28,488	R-1-4	R-UH	1	5	5	6	-	0	5	5	yes	yes
underutilized	04171101	28,909	R-1-10	R-UL	1	1	1	1	-	0	1	1	yes	yes
underutilized	04210106	29,934	R-1-4	R-UH	0	5	5	6	-	0	5	5	yes	yes
underutilized	02723132	33,515	R-1-4	R-UH	1	2	2	2	-	0	2	2	yes	yes
underutilized	03115203	34,134	R-1-4	R-UH	1	6	6	7	-	0	6	6	yes	yes
underutilized	02607101	34,484	R-1-5	R-UM	1	5	5	6	-	0	5	5	yes	yes
underutilized	02607119	37,372	R-1-5	R-UM	1	5	5	6	-	0	5	5	yes	yes
underutilized	02649140	38,411	R-1-5	R-UM	1	5	5	6	-	0	5	5	yes	yes
underutilized	05177111	39,093	R-1-10-GH	O-UO-L/R-UL	0	1	1	1	-	0	0	0	yes	yes
underutilized	02624145	39,971	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	03722135	40,315	R-1-5	R-UM	1	6	6	7	-	0	6	6	yes	yes
underutilized	03114120	40,475	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	03025372	40,479	R-1-6	R-UL	0	5	5	6	-	0	5	5	yes	yes
underutilized	02503217	42,065	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	02804101	42,372	R-1-6-D	R-UL	0	5	5	6	-	0	5	5	yes	yes
underutilized	02901350	42,409	R-1-5	R-UM	1	6	6	7	-	0	6	6	yes	yes
underutilized	02910126	42,734	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	04922120	43,320	R-1-6	R-UL	2	5	5	6	-	0	5	5	yes	yes
underutilized	02620107	43,397	R-1-6-D	R-UL	1	5	5	6	-	0	5	5	yes	yes
Subtotal for Parcels Under 1 Acre:					23	97	113	0	0	0	96	96	yes	yes
underutilized	02611103	43,611	R-1-6-D	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	02908103	43,611	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	02907103	44,030	R-1-6	R-UL	2	5	5	6	-	0	5	5	yes	yes
underutilized	03931151	44,332	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	02618108	45,024	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	04926121	46,769	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes
underutilized	02630110	47,278	R-1-6	R-UL	1	5	5	6	-	0	5	5	yes	yes

4-6-1 Table U - Underutilized Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units		VL	L	M	AM	Water Available?	Sewer Available during the planning
							Bonus*	w/Density						
underutilized	10421128	47,430	R-1-6	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	02939102	47,437	R-1-6-D	R-UL	0	5	6		-	-	0	5	Yes	Yes
underutilized	02620106	50,189	R-1-6-D	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	02624144	50,652	R-1-6	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	05133116	50,656	R-1-6	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	03103180	51,355	R-1-6	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	03024120	52,169	R-1-6	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	03101114	52,995	R-1-6	R-UL	1	6	7		-	-	0	6	Yes	Yes
underutilized	02611116	55,678	R-1-6	R-UL	1	7	8		-	-	1	6	Yes	Yes
underutilized	05004112	57,165	R-1-5	R-UM	1	9	11		-	-	1	8	Yes	Yes
underutilized	04932115	58,122	R-1-6	R-UL	2	6	7		-	-	0	6	Yes	Yes
underutilized	02915102	59,484	R-1-6	R-UL	1	7	8		-	-	1	6	Yes	Yes
underutilized	03026109	60,191	R-1-6	R-UL	4	5	6		-	-	0	5	Yes	Yes
underutilized	02917112	60,261	R-1-6	R-UL	1	8	10		-	-	1	7	Yes	Yes
underutilized	03903102	60,841	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	03904131	61,195	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	04931203	61,660	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	04931211	61,711	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	04032301	64,635	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	03903148	66,092	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	03004111	66,149	R-1-6	R-UL	1	9	11		-	-	1	8	Yes	Yes
underutilized	03706108	66,535	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	02917105	68,469	R-1-6-D	R-UL	0	6	7		-	-	0	6	Yes	Yes
underutilized	03706154	69,408	R-1-6	R-UL	1	9	11		-	-	1	8	Yes	Yes
underutilized	02611101	69,867	R-1-6	R-UL	3	9	11		-	-	1	8	Yes	Yes
underutilized	02612236	70,216	R-1-6	R-UL	0	5	6		-	-	0	5	Yes	Yes
underutilized	02917104	70,301	R-1-6-D	R-UL	1	9	11		-	-	1	8	Yes	Yes
underutilized	03902118	70,716	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	02917106	70,855	R-1-6-D	R-UL	2	8	10		-	-	1	7	Yes	Yes
underutilized	04122114	72,167	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	10251105	72,277	R-1-6	R-UL	1	7	8		-	-	1	6	Yes	Yes
underutilized	03912110	75,475	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	02630130	75,508	R-1-6	R-UL	0	10	12		-	-	0	9	Yes	Yes
underutilized	03952103	76,245	R-1-10	R-UL	1	5	6		-	-	0	5	Yes	Yes
underutilized	02939103	76,951	R-1-6-D	R-UL	0	6	7		-	-	0	6	Yes	Yes
underutilized	03114118	77,949	R-1-6	R-UL	1	10	12		-	-	1	9	Yes	Yes

4-6-1 Table U - Underutilized Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units		VL	L	M	AM	Water Available?	Sewer Available during the planning
							Bonus*	w/Density						
underutilized	03006116	80,143	R-1-10	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	04931205	80,497	R-1-10	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	02939101	84,302	R-1-6-D	R-UL	2	5	6	6	-	0	5	5	Yes	Yes
underutilized	03713106	86,769	R-1-10	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	05141123	87,068	R-1-10	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	04953101	87,384	R-1-8	R-UL	0	8	0	0	-	0	0	0	Yes	Yes
underutilized	03010162	89,275	R-1-6	R-UL	1	12	15	15	-	1	11	11	Yes	Yes
underutilized	02912101	90,826	R-1-6-D	R-UL	1	13	16	16	-	1	12	12	Yes	Yes
underutilized	02907168	92,312	R-1-6-D	R-UL	1	13	16	16	-	1	12	12	Yes	Yes
underutilized	10237211	93,764	R-1-10	R-UL	1	5	6	6	-	0	5	5	Yes	Yes
underutilized	02624107	94,580	R-1-6	R-UL	1	13	16	16	-	1	12	12	Yes	Yes
underutilized	03905117	95,088	R-1-10	R-UL	1	7	8	8	-	1	6	6	Yes	Yes
underutilized	02630211	99,652	R-1-6	R-UL	1	14	17	17	-	2	12	12	Yes	Yes
underutilized	02907138	100,935	R-1-6-D	R-UL	0	15	18	18	-	2	13	13	Yes	Yes
underutilized	05141120	101,524	R-1-10	R-UL	1	8	10	10	-	1	7	7	Yes	Yes
underutilized	03902124	106,176	R-1-10	R-UL	1	8	10	10	-	1	7	7	Yes	Yes
underutilized	03103188	107,161	R-1-6	R-UL	1	3	3	3	-	0	3	3	Yes	Yes
underutilized	03912118	107,738	R-1-10	R-UL	1	8	10	10	-	1	7	7	Yes	Yes
underutilized	03905121	108,815	R-1-10	R-UL	1	1	1	1	-	0	1	1	Yes	Yes
underutilized	04823101	109,548	R-1-10	R-UL	1	8	10	10	-	1	7	7	Yes	Yes
underutilized	06748104	110,286	R-1-15	R-UVL	1	5	6	6	-	0	5	5	Yes	Yes
underutilized	03905110	110,315	R-1-10	R-UL	1	9	11	11	-	1	8	8	Yes	Yes
underutilized	05004146	125,560	R-1-1AC	R-UVL	0	2	2	2	-	0	2	2	Yes	Yes
underutilized	02501317	131,530	R-1-10	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	03114134	140,872	R-1-6	R-UL	1	6	7	7	-	0	6	6	Yes	Yes
underutilized	10217113	141,647	R-1-20	R-UVL	1	5	6	6	-	0	5	5	Yes	Yes
underutilized	04122140	141,688	R-1-20	R-UVL	1	5	6	6	-	0	5	5	Yes	Yes
underutilized	03719112	152,631	R-1-6	R-UL	1	20	25	25	-	3	17	17	Yes	Yes
underutilized	06824137	152,769	R-1-20	R-UVL	1	5	6	6	-	0	5	5	Yes	Yes
underutilized	10218108	157,630	R-1-10	R-UL	4	9	11	11	-	1	8	8	Yes	Yes
underutilized	03712129	157,734	R-1-10	R-UL	0	14	17	17	-	2	12	12	Yes	Yes
underutilized	05141107	165,665	R-1-10	R-UL	1	14	17	17	-	2	12	12	Yes	Yes
underutilized	02903106	166,815	R-1-5	R-UM	1	10	12	12	-	1	9	9	Yes	Yes
underutilized	03109101	189,360	R-1-6	R-UL	1	10	12	12	-	1	9	9	Yes	Yes
underutilized	06708154	206,001	R-1-20	R-UVL	1	8	10	10	-	1	7	7	Yes	Yes
underutilized	06708150	209,396	R-1-20	R-UVL	1	8	10	10	-	1	7	7	Yes	Yes

4.6-1 Table U - Underutilized Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units					Water Available?	Sewer Available during the planning
							Bonus*	VL	L	M	AM		
underutilized	06708152	213,805	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes
underutilized	04106103	244,346	R-1-20	R-UVL	1	6	7	-	-	0	6	yes	yes
underutilized	06720221	288,293	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes
underutilized	06708155	463,049	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes
underutilized	06026124	805,503	R-1-20	R-UVL	1	17	21	-	-	2	15	yes	yes
Subtotal for Parcels Over 1 Acre:					87	622	741	0	0	43	571		
Grand Total for All Underutilized Single-Family Zoned Parcels:					110	719	854	0	0	43	667		

* For projects of 5-units or larger, 146 additional units are possible from the County's Density Bonus Ordinance, resulting in an additional 14 low or 7 very low income units, with the remainder above-moderate income units.

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-2 Table V - Vacant Multi-Family Sites less than 14.5 Units per Acre

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/		WATER AVAILABLE?	Sewer Available during the planning period?*	
							Density	Bonus			
vacant	02805236	4077	RM-4	R-UM	0	1	yes	yes	yes		
vacant	03218132	7121	RM-4-Pp	R-UM	0	2	yes	yes	yes		
vacant	02616114	14907	RM-4	R-UM	0	4	yes	yes	yes		
vacant	02621142	15225	RM-4	O-U,R-UM	0	2	yes	yes	yes		
vacant	02621140	19852	RM-4	R-UM	0	5	yes	yes	yes		
Subtotal for Parcels less than .5 Acres:							14				
vacant	03937129	30465	RM-5,R-1-8	R-UM,R-UL	0	8	yes	yes	yes		
vacant	02808111	39174	RM-4	R-UM,O-U	0	4	yes	yes	yes		
vacant	02622115	41325	RM-4	R-UM	0	11	yes	yes	yes		
vacant	03936101	61915	RM-5,R-1-8	R-UM,R-UL	0	16	yes	yes	yes		
vacant	02662112	65717	RM-4	O-U,R-UM	0	10	yes	yes	yes		
vacant	04122132	75549	RM-6	O-U,R-UL	0	12	yes	yes	yes		
vacant	02664101	77402	RM-4	O-U,R-UM	0	15	yes	yes	yes		
vacant	02521102	82908	RM-6	R-UL,O-U	0	12	yes	yes	yes		
Subtotal for Parcels larger than .5 Acres:							88				
Grand total for all vacant RM-4 through RM-6 Parcels:						102					

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-2 Table U - Underutilized Multi-Family Sites less than 14.5 Units per Acre

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units w/Density Bonus*	VL	L	M	AM	Water Available?	Sewer Available during planning period?***
underutilized	025-202-17	37897.2	RM-4	R-UM, O-U	1	7	8	-	-	1	6	yes	yes
underutilized	026-221-15	41382.0	RM-4	R-UM	1	9	11	-	-	1	8	yes	yes
underutilized	028-014-01	41382.0	RM-4	R-UM	2	8	10	-	-	1	7	yes	yes
underutilized	028-062-28	37026.0	RM-4	R-UM	1	8	10	-	-	1	7	yes	yes
underutilized	028-062-32	31363.2	RM-4	R-UM	1	6	7	-	-	0	6	yes	yes
underutilized	028-081-11	39204.0	RM-4	O-U, R-UM	1	3	3	-	-	0	3	yes	yes
underutilized	029-042-08	29620.8	RM-4	R-UM	1	6	7	-	-	0	6	yes	yes
underutilized	029-182-04	40075.2	RM-4	R-UM	2	8	10	-	-	1	7	yes	yes
underutilized	037-171-25	30927.6	RM-4	R-UM	1	6	7	-	-	0	6	yes	yes
underutilized	037-241-36	26136.0	RM-4	R-UM, O-R	1	5	6	-	-	0	5	yes	yes
Subtotal for Parcels Under 1 Acre:					12	66	79	0	0	5	61		
underutilized	025-202-02	54089.0	RM-4	R-UM	1	4	5	-	-	0	4	yes	yes
underutilized	025-202-18	60028.0	RM-4	R-UM	1	11	13	-	-	1	10	yes	yes
underutilized	025-211-02	83051.0	RM-6	R-UL	0	10	12	-	-	1	9	yes	yes
underutilized	025-211-06	102460.0	RM-6-L	R-UM	1	7	8	-	-	1	6	yes	yes
underutilized	026-051-21	56880.0	RM-4	R-UM	0	12	15	-	-	1	11	yes	yes
underutilized	026-621-12	65720.0	RM-4	R-UM	0	8	10	-	-	1	7	yes	yes
underutilized	026-641-01	77403.0	RM-4	R-UM	2	15	18	-	-	2	13	yes	yes
underutilized	028-081-04	44961.0	RM-4	R-UM	1	4	5	-	-	0	4	yes	yes
underutilized	037-113-26	48857.0	RM-4/RM-6	R-UM/R-UL	2	8	10	-	-	1	7	yes	yes
underutilized	037-151-13	69691.0	RM-4	R-UM	1	16	20	-	-	2	14	yes	yes
underutilized	037-181-39	44602	RM-4	R-UM	1	4	5	-	-	0	4	yes	yes
underutilized	041-221-32	75433.0	RM-6	R-UL	0	6	7	-	-	0	6	yes	yes
Subtotal for Parcels Over 1 Acre:					10	105	128	0	0	10	95		
Grand Total for All Underutilized RM-4 through RM-6 Zoned Parcels:					22	171	207	0	0	15	156		

* For projects of 5-units or larger, 36 additional units are possible from the County's Density Bonus Ordinance, resulting in 7 low or very low income (or 18 moderate income) units with the remainder above-moderate income units.

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE	Sewer Available during the planning period?*
04212144	704	R-1-3.5	R-UH	0	1	1	Yes	Yes
05411177	837	RM-3	R-UH	0	1	1	Yes	Yes
02613333	1190	RM-3	R-UH	0	1	1	Yes	Yes
04221140	1451	RM-2.5	R-UH	0	1	1	Yes	Yes
04221143	1583	RM-2.5	R-UH	0	1	1	Yes	Yes
04221101	1587	RM-2.5	R-UH	0	1	1	Yes	Yes
04213136	1727	R-1-3.5	R-UH	0	1	1	Yes	Yes
04217202	1780	R-1-3.5	R-UH	0	1	1	Yes	Yes
04216112	1831	RM-3	R-UH	0	1	1	Yes	Yes
04216111	1863	RM-3	R-UH	0	1	1	Yes	Yes
04216110	1879	RM-3	R-UH	0	1	1	Yes	Yes
04216120	2093	RM-3	R-UH	0	1	1	Yes	Yes
04221103	2142	RM-2.5	R-UH	0	1	1	Yes	Yes
02706420	2405	R-1-3.5	R-UH	0	1	1	Yes	Yes
02715121	2805	R-1-3.5	R-UH	0	1	1	Yes	Yes
04204214	2866	RM-3	R-UH	0	1	1	Yes	Yes
03919117	2922	RM-3	R-UH	0	1	1	Yes	Yes
04218133	2992	R-1-3.5	R-UH	0	1	1	Yes	Yes
03730133	4215	RM-3	R-UH	0	2	2	Yes	Yes
04218135	4229	R-1-3.5	R-UH	0	2	2	Yes	Yes
03714161	4354	RM-3	R-UH	0	2	2	Yes	Yes
02708210	4703	R-1-3.5	R-UH	0	2	2	Yes	Yes
02713205	4819	R-1-3.5	R-UH	0	2	2	Yes	Yes
02708211	5061	R-1-3.5	R-UH	0	2	2	Yes	Yes
05458112	5969	RM-3	R-UH	0	2	2	Yes	Yes
05456121	9931	RM-3	R-UH	0	4	4	Yes	Yes
Subtotal for all parcels under 1/4 acre:				0	36	36		Yes
03204166	10852	RM-3	R-UH	0	4	4	Yes	Yes
02807130	14769	RM-2.5	R-UH	0	6	7	Yes	Yes
03015122	18100	RM-3-GH,C-2-GH	R-UH,C-C	0	2	2	Yes	Yes
Subtotal for all parcels over 1/4 acre:				0	12	13		Yes
Grand total for all vacant RM-2.5 through RM-3.5 Parcels:					48	49		

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-3 Table U - Underutilized Multi-Family Sites 14.5 -17.5 Units per Acre

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	Sewer Available
								during the planning period?*
underutilized	026-193-53	16552.8	RM-2.5	R-UH	1	5	YES	YES
underutilized	027-221-03	10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	027-261-50	10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	027-261-51	21289.2	RM-3	R-UH	2	5	YES	YES
underutilized	027-273-05	14374.8	RM-2.5	R-UH	1	4	YES	YES
underutilized	027-273-15	14374.8	RM-3	R-UH	1	3	YES	YES
underutilized	028-081-26	10890.0	RM-2.5	R-UH	1	3	YES	YES
underutilized	028-091-39	20350.0	RM-3	R-UH	1	5	YES	YES
underutilized	030-151-02	10454.4	RM-3-GH	R-UH	1	2	YES	YES
underutilized	030-151-03	16117.2	RM-3-GH	R-UH	1	4	YES	YES
underutilized	030-151-26	15246.0	RM-3-GH	R-UH	1	4	YES	YES
underutilized	030-151-27	14374.8	RM-3-L-GH	R-UH	1	3	YES	YES
underutilized	030-152-02	19602.0	RM-3-L-GH	O-U, R-UH	1	4	YES	YES
underutilized	030-152-06	12196.8	RM-3-GH	O-U, R-UH	1	3	YES	YES
underutilized	030-152-08	16117.2	RM-3-GH	R-UH	1	4	YES	YES
underutilized	030-161-03	9147.6	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-04	15246.0	RM-3	R-UH	1	4	YES	YES
underutilized	030-161-05	9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-07	11761.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-10	18295.2	RM-3-L	R-UH	1	5	YES	YES
underutilized	030-194-60	9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-194-61	13068.0	RM-3	R-UH	1	3	YES	YES
underutilized	030-194-63	17424.0	RM-3	R-UH	1	4	YES	YES
underutilized	030-194-64	16117.2	RM-3	R-UH	1	4	YES	YES
underutilized	031-072-03	7840.8	RM-2.5	R-UH	1	2	YES	YES
underutilized	031-101-20	9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	031-101-37	9147.6	RM-3	R-UH	1	2	YES	YES
underutilized	031-113-26	11325.6	RM-3	R-UH	1	2	YES	YES
underutilized	031-152-17	10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	032-041-66	10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	032-075-06	10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	037-141-22	12196.8	RM-3	R-UH	1	3	YES	YES
underutilized	037-271-45	12632.4	RM-3	R-UH	1	3	YES	YES
underutilized	037-271-46	10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	038-073-18	8276.4	RM-2.5	R-UH	1	2	YES	YES
underutilized	041-021-36	11761.2	RM-3	R-UH	1	2	YES	YES
underutilized	041-021-37	10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	041-021-40	9147.6	RM-3-L	R-UH	1	2	YES	YES
underutilized	041-031-09	14374.8	RM-3	R-UH	1	3	YES	YES

4.6-3 Table U - Underutilized Multi-Family Sites 14.5 -17.5 Units per Acre

underutilized	041-052-14	17859.6	RM-3	R-UH	1	4	YES	YES
underutilized	042-023-16	14374.8	RM-3	R-UH	1	3	YES	YES
underutilized	054-561-21	10018.8	RM-3	R-UH	1	2	YES	YES
	Subtotal for Parcels Under 0.5 Acres:				43	123		
underutilized	025-082-14	39204.0	RM-3	R-UH	1	12	YES	YES
underutilized	026-193-64	23367.0	RM-2.5	R-UH	1	8	YES	YES
underutilized	027-273-17	21780.0	RM-3	R-UH	1	6	YES	YES
underutilized	028-081-10	27007.2	RM-2.5	O-U, R-UH	1	8	YES	YES
underutilized	030-152-03	23086.8	RM-3-GH	O-U, R-UH	1	5	YES	YES
underutilized	030-152-04	22651.2	RM-3-D/GH	R-UH	1	6	YES	YES
underutilized	042-301-23	27442.8	RM-3	R-UH	1	8	YES	YES
	Subtotal for Parcels Over 0.5 Acres:				7	53		
	Grand Total for All Underutilized RM-2 through RM-3 Zoned Parcels:				50	176		

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

Appendix 4.6.4- Vacant Sites with a minimum density of 20 units per acre

Site Name	APN	Zone	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
Protiva/Nigh	029-021-47	RM-2-R	20 units/acre	R-UH	5.0	100	Commercial Storage	Available	Adjacent to freeway
Erlach	037-101-02, 037-061-66, 037-061-04	RM-2-R	20 units/acre	R-UH	5.1	102	Vacant, misc. residential structures	Available	Adjacent to riparian area
Atkinson	048-221-09	RM-2-R	20 units/acre	R-UH	8.7	174	Vacant	Available	Ag buffer, riparian area
				TOTAL	19.1	376			

RURAL VACANT LAND POTENTIAL

In preparation for a prior housing element, the County's Geographic Information Staff prepared an analysis of all vacant rural properties of 1 acre or larger as identified by the Assessor's Use Codes. This analysis, on file with the Planning Department, identified a total of 3,304 vacant rural sites at that time. To determine the number of remaining vacant rural sites, planning staff subtracted the number of rural sites that were developed from 2000 through 2014 (589 sites) from the vacant rural sites identified in the original analysis identifying a total of 2,715 vacant rural sites remaining available for development.

4.6-6B: VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE

LESS THAN ONE ACRE

PLANNING AREA	ASSESSORS PARCEL NUMBER	ACRES	FOOTAGE AT 40% FLOOR AREA RATIO	50% OF		ZONING	ASSESSORS USE CODE DESCRIPTION
				EST. STRUCTURE SQUARE FOOTAGE OF STRUCTURE FOR RESIDENTIAL USE	NUMBER OF 800 SQUARE FOOT RESIDENTIAL UNITS		
APTOS	04102212	0.19	8276	3311	1655	C-1	LOT/COMMERCIAL ZONE
APTOS	04105220	0.22	9583	3833	1917	PA	LOT/COMMERCIAL ZONE
APTOS	04106104	0.48	20909	8364	4182	PA	LOT/COMMERCIAL ZONE
APTOS	04114156	0.74	32234	12894	6447	PA	LOT/COMMERCIAL ZONE
APTOS	04202113	0.44	19166	7667	3833	C-1	LOT/COMMERCIAL ZONE
		2.07		36068	18034		
LIVE OAK	02508103	0.93	40511	16204	8102	PA	LOT/COMMERCIAL ZONE
LIVE OAK	02603144	0.43	18731	7492	3746	C-2	LOT/COMMERCIAL ZONE
LIVE OAK	02609132	0.21	9148	3659	1830	C-1	LOT/MISC COMM'L IMPS
LIVE OAK	02631133	0.95	41382	16553	8276	C-1	LOT/COMMERCIAL ZONE
LIVE OAK	03314130	0.30	13068	5227	2614	C-2	LOT/COMMERCIAL ZONE
		2.82		49136	24568		
SAN LORENZO	06504403	0.23	10019	4008	2004	SU-GH,C-4	LOT/COMMERCIAL ZONE
SAN LORENZO	06504417	0.24	10454	4182	2091	SU-GH,C-4	LOT/COMMERCIAL ZONE
SAN LORENZO	07708113	0.70	30492	12197	6098	C-1	LOT/COMMERCIAL ZONE
SAN LORENZO	07808205	0.89	38768	15507	7754	C-1	LOT/COMMERCIAL ZONE
SAN LORENZO	08120308	0.32	13939	5576	2788	C-2	LOT/MISC COMM'L IMPS
		2.38		41469	20735		
SOQUEL	03006104	0.79	34412	13765	6882	C-2	LOT/COMMERCIAL ZONE
SOQUEL	03008113	0.20	8712	3485	1742	C-2-GH	LOT/MISC COMM'L IMPS
SOQUEL	03015122	0.42	18295	7318	3659	RM-3-GH,C-2	LOT/COMMERCIAL ZONE
		1.41		24568	12284		

ASSESSORS PARCEL NUMBER	ACRES FOOTAGE	PARCEL FOOTAGE AT 40% FLOOR AREA RATIO	50% OF		NUMBER OF 800 SQUARE FOOT RESIDENTIAL UNITS	ZONING	ASSESSORS USE CODE DESCRIPTION	
			EST. STRUCTURE SQUARE	FOOTAGE OF STRUCTURE FOR RESIDENTIAL USE				
MORE THAN ONE ACRE								
APTOS	04101120	4.02	175111	70044	35022	25	C-1,RM-4	LOT/COMMERCIAL ZONE
		4.02		70044	35022	25		
LIVE OAK	02516102	1.23	53579	21432	10716	13	PA	LOT/COMMERCIAL ZONE
		1.23		21432	10716	13		
SOQUEL	03006106	2.26	98446	39378	19689	24	C-4	LOT/MISC COMM'L IMPS
SOQUEL	03021107	1.69	73616	29447	14723	18	C-1-GH	LOT/COMMERCIAL ZONE
		3.95		68825	34412	42		
TOTAL MORE THAN ONE ACRE		9.20		160301	80150	80		
TOTAL VACANT		17.88		311541	155771	155		

LESS THAN ONE ACRE

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE		50% OF		NUMBER OF 800 SQUARE FOOT	RESIDENTIAL	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				AT 40%	FOR STRUCTURE	RESIDENTIAL	FOR STRUCTURE					
APTOS	03818511	0.54	23522	9409	4704	5	4704	5	C-1	190	MISC MULTI USE	
APTOS	03912122	0.50	21780	8712	4356	5	4356	5	PA	210	BANK	
APTOS	03947102	0.49	21344	8538	4269	5	4269	5	C-1	200	RESTAURANT	
APTOS	03947104	0.77	33541	13416	6708	8	6708	8	C-1	202	COCKTAIL LOUNGE/BAR	
APTOS	03951101	0.54	23522	9409	4704	5	4704	5	C-1	200	RESTAURANT	
APTOS	04101124	0.54	23522	9409	4704	5	4704	5	C-1	120	SINGLE STORE	
APTOS	04102107	0.47	20473	8189	4095	5	4095	5	C-1	020	SINGLE RESIDENCE	
APTOS	03911156	0.333	14523	5809	2905	3	2905	3	C-4		223-GAS STATION W/ STORE	
APTOS	03911176	0.947	41231	16492	8246	10	8246	10	C-2		131-MULTI STORES/OFFICES	
APTOS	03911177	0.633	27584	11034	5517	6	5517	6	PA		210-BANK	
APTOS	03947101	0.451	19639	7856	3928	4	3928	4	C-1		210-BANK	
APTOS	03947103	0.562	24470	9788	4894	6	4894	6	RM-4-C-1		131-MULTI STORES/OFFICES	
APTOS	04101132	0.29	12615	5046	2523	3	2523	3	C-2		121-MULTI STORES/1 BLDG	
APTOS	04101134	0.868	37796	15118	7559	9	7559	9	C-2		080-HOTEL	
APTOS	04101135	0.444	19344	7738	3869	4	3869	4	C-2		121-MULTI STORES/1 BLDG	
APTOS	04156104	0.495	21547	8619	4309	5	4309	5	C-2		131-MULTI STORES/OFFICES	
APTOS	04102116	0.65	28314	11326	5663	7	5663	7	PA	031	TWO SFRS/1 APN	
APTOS	04104210	0.51	22216	8886	4443	5	4443	5	PA-GH	020	SINGLE RESIDENCE	
APTOS	04105103	0.48	20909	8364	4182	5	4182	5	PA	028	NON-CONFORMING RES	
APTOS	04105208	0.66	28750	11500	5750	2	5750	2	PA	023	NON-CONFORMING RES	
APTOS	04105216	0.47	20473	8189	4095	5	4095	5	PA	023	NON-CONFORMING RES	
APTOS	04114129	0.47	20473	8189	4095	2	4095	2	PA	171	MULTI OFFICES/1 BLDG	
APTOS	04122131	0.93	40511	16204	8102	6	8102	6	PA	170	SINGLE OFFICE	
		13.04		227,240	113,620	120						
LIVE OAK	02501337	0.52	22651	9060	4530	5	4530	5	PA	023	NON-CONFORMING RES	
LIVE OAK	02507105	0.64	27878	11151	5576	6	5576	6	C-2	120	STORE W/ LIVING UNIT	
LIVE OAK	02507119	0.56	24394	9757	4879	6	4879	6	C-2	220	FULL SERVICE STATION	
LIVE OAK	02507120	0.59	25700	10280	5140	6	5140	6	C-2	120	SINGLE STORE	
LIVE OAK	02508102	0.93	40511	16204	8102	10	8102	10	PA	184	MEDI-DENTAL LAB	
LIVE OAK	02508122	0.66	28750	11500	5750	7	5750	7	PA	192	COMMERCIAL PARKING	
LIVE OAK	02508221	0.49	21344	8538	4269	5	4269	5	PA	180	MEDICAL OFFICE	

4-6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		RESIDENTIAL RESIDENTIAL	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT				
LIVE OAK	02508304	0.52	22651	9060	4530	5	C-2	120	SINGLE STORE
LIVE OAK	02508423	0.65	28314	11326	5663	7	C-2	183	VETERINARY CLINIC
LIVE OAK	02511224	0.51	22216	8886	4443	5	PA	023	NON-CONFORMING RES
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
LIVE OAK	02507104	0.73	31791	12716	6358	7	C-2		190-MISC MULTI USE
LIVE OAK	02507132	0.339	14774	5910	2955	3	C-2		120-SINGLE STORE
LIVE OAK	02507144	0.334	14566	5826	2913	3	C-2		202-COCKTAIL LOUNGE/BAR
LIVE OAK	02507147	0.428	18648	7459	3730	4	C-2		181-DENTAL OFFICE
LIVE OAK	02508301	0.153	6684	2674	1337	1	C-2		120-SINGLE STORE
LIVE OAK	02508302	0.432	18826	7530	3765	4	C-2		120-SINGLE STORE
LIVE OAK	02508421	0.415	18081	7232	3616	4	C-2		116-COMM/IND/AGR/INCOMP
LIVE OAK	02508422	0.839	36540	14616	7308	9	C-2		121-MULTI STORES/1 BLDG
LIVE OAK	02508424	0.859	37430	14972	7486	9	C-2		170-SINGLE OFFICE
LIVE OAK	02508429	0.441	19222	7689	3844	4	C-2		170-SINGLE OFFICE
LIVE OAK	02508430	0.382	16623	6649	3325	4	C-2		250-AUTO/TRUCK REPAIR

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				AT 40% FOOTAGE	FOR 800 SQUARE FOOT			
LIVE OAK	02516119	0.156	6789	2716	1358	C-2	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02516120	0.31	13522	5409	2704	C-2	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02516123	0.196	8543	3417	1709	C-2	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02516127	0.38	16555	6622	3311	C-2	321-WAREHOUSE/DRY STORAGE	321-WAREHOUSE/DRY STORAGE
LIVE OAK	02516129	0.348	15159	6064	3032	C-2	251-CAR SERVICE/SPECIALTY	251-CAR SERVICE/SPECIALTY
LIVE OAK	02516131	0.219	9551	3820	1910	C-2	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02516137	0.414	18026	7210	3605	C-2	321-WAREHOUSE/DRY STORAGE	321-WAREHOUSE/DRY STORAGE
LIVE OAK	02516139	0.398	17330	6932	3466	C-2	032-3 OR 4 UNITS/2+ BLDGS	032-3 OR 4 UNITS/2+ BLDGS
LIVE OAK	02520142	0.182	7911	3164	1582	C-1	115-COMMERCIAL LAND/ MISC IMPS	115-COMMERCIAL LAND/ MISC IMPS
LIVE OAK	02520150	0.143	6234	2494	1247	C-1	170-SINGLE OFFICE	170-SINGLE OFFICE
LIVE OAK	02520162	0.186	8102	3241	1620	C-1	200-RESTAURANT	200-RESTAURANT
LIVE OAK	02604314	0.626	27253	10901	5451	PA	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02604315	0.326	14184	5674	2837	PA	170-SINGLE OFFICE	170-SINGLE OFFICE
LIVE OAK	02614268	0.433	18872	7549	3774	C-1	171-MULTI OFFICES/1 BLDG	171-MULTI OFFICES/1 BLDG
LIVE OAK	02614273	0.322	14027	5611	2805	C-1	170-SINGLE OFFICE	170-SINGLE OFFICE
LIVE OAK	02614320	0.145	6300	2520	1260	C-1	122-STORE W/ LIVING UNIT	122-STORE W/ LIVING UNIT
LIVE OAK	02614326	0.153	6644	2658	1329	C-1	122-STORE W/ LIVING UNIT	122-STORE W/ LIVING UNIT
LIVE OAK	02615176	0.169	7353	2941	1471	C-1	032-3 OR 4 UNITS/2+ BLDGS	032-3 OR 4 UNITS/2+ BLDGS
LIVE OAK	02615177	0.325	14156	5662	2831	C-1	730-PRIVATE COLLEGE	730-PRIVATE COLLEGE
LIVE OAK	02631129	0.203	8859	3544	1772	PA	120-SINGLE STORE	120-SINGLE STORE
LIVE OAK	02650115	0.371	16140	6456	3228	C-1	023-NON-CONFORMING RES	023-NON-CONFORMING RES
LIVE OAK	02663116	0.305	13305	5322	2661	C-1	120-SINGLE STORE	120-SINGLE STORE
LIVE OAK	02663117	0.409	17815	7126	3563	C-1	120-SINGLE STORE	120-SINGLE STORE
LIVE OAK	02721113	0.291	12697	5079	2539	C-1-L	122-STORE W/ LIVING UNIT	122-STORE W/ LIVING UNIT
LIVE OAK	02721116	0.342	14890	5956	2978	C-1	200-RESTAURANT	200-RESTAURANT
LIVE OAK	02815441	0.373	16237	6495	3247	C-1		
		33.37		581,449	290,725	331		
PAJARO	05127108	0.60	26136	10454	5227	C-1	152	CONVENIENCE STORE
PAJARO	05127109	0.62	27007	10803	5401	C-1	190	MISC MULTI USE
		1.22		21,257	10,629	12		
S.L. VALLEY	06502402	0.51	22216	8886	4443	C-1	020	SINGLE RESIDENCE
S.L. VALLEY	06502405	0.64	27878	11151	5576	C-1	023	NON-CONFORMING RES

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT			
S.L. VALLEY	06504404	0.50	21780	8712	4356	C-1	041	5 - 10 UNITS
S.L. VALLEY	06507108	0.54	23522	9409	4704	C-2	131	MULTI STORES/OFFICES
S.L. VALLEY	06508106	0.59	25700	10280	5140	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06508131	0.66	28750	11500	5750	C-2	201	FAST FOOD RESTAURANT
S.L. VALLEY	06508132	0.46	20038	8015	4008	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06512101	0.46	20038	8015	4008	C-2	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119205	0.50	21780	8712	4356	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119206	0.81	35284	14113	7057	C-1	020	SINGLE RESIDENCE
S.L. VALLEY	07119207	0.53	23087	9235	4617	C-1	200	RESTAURANT
S.L. VALLEY	07214116	0.64	27878	11151	5576	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	07216307	0.49	21344	8538	4269	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07708105	0.68	29621	11848	5924	C-1	032	3 OR 4 UNITS/2+ BLDGS
S.L. VALLEY	07710312	0.49	21344	8538	4269	C-1	170	SINGLE OFFICE
S.L. VALLEY	07710405	0.53	23087	9235	4617	C-1	131	MULTI STORES/OFFICES
S.L. VALLEY	07717214	0.90	39204	15682	7841	C-1	041	5 - 10 UNITS
S.L. VALLEY	08108109	0.53	23087	9235	4617	C-2	041	5 - 10 UNITS
S.L. VALLEY	08108114	0.52	22651	9060	4530	C-2	210	BANK
S.L. VALLEY	08108302	0.63	27443	10977	5489	C-2	200	RESTAURANT
S.L. VALLEY	08114115	0.48	20909	8364	4182	C-2	121	MULTI STORES/1 BLDG
S.L. VALLEY	08120205	0.77	33541	13416	6708	C-2-L	041	5 - 10 UNITS
S.L. VALLEY	08125325	0.251	10935	4374	2187	C-2	120	SINGLE STORE
S.L. VALLEY	08125326	0.265	11565	4626	2313	C-2	028	SFR + SECOND UNIT
S.L. VALLEY	08223113	0.93	40511	16204	8102	C-2	070	MOTEL/UNDER 20 UNITS
		14.31		249,277	124,638		142	
SOQUEL	03006114	0.49	21344	8538	4269	C-2	023	NON-CONFORMING RES
SOQUEL	03006124	0.54	23522	9409	4704	C-2	300	LOT/INDUSTRIAL ZONE
SOQUEL	03008119	0.48	20909	8364	4182	C-2-GH	321	WAREHOUSE/DRY STORAGE
SOQUEL	03008240	0.93	40511	16204	8102	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03012154	0.667	29036	11614	5807	C-2	220	FULL SERVICE GAS STATION
SOQUEL	03012127	0.84	36590	14636	7318	C-2	331	RETAIL LUMBER YARD
SOQUEL	03014161	0.57	24829	9932	4966	C-2-GH	020	SINGLE RESIDENCE
SOQUEL	03015308	0.51	22216	8886	4443	C-2-GH	121	MULTI STORES/1 BLDG

4-6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE AT 40%	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
					STRUCTURE SQUARE FOOTAGE	NUMBER OF 800 SQUARE FOOT RESIDENTIAL UNITS			
SOQUEL	03015309	0.56	24394	9757	4879	6	C-2-GH	170	SINGLE OFFICE
SOQUEL	03015310	0.46	20038	8015	4008	5	C-2-GH	011	UNBUILDABLE LOT
SOQUEL	03022145	0.92	40075	16030	8015	10	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03022301	0.49	21344	8538	4269	5	C-2-GH	221	SELF SERVICE STATION
SOQUEL	03012106	0.302	13137	5255	2627	3	C-2	251	CAR SERVICE/SPECIALTY
SOQUEL	03012107	0.132	5741	2296	1148	1	C-2	20	SINGLE RESIDENCE
SOQUEL	03012108	0.167	7286	2914	1457	1	C-2		023-NON-CONFORMING RES
SOQUEL	03012112	0.202	8815	3526	1763	2	C-2		023-NON-CONFORMING RES
SOQUEL	03012113	0.28	12189	4876	2438	3	C-2		023-NON-CONFORMING RES
SOQUEL	03012134	0.123	5348	2139	1070	1	C-2		023-NON-CONFORMING RES
SOQUEL	03012157	0.37	16118	6447	3224	4	C-2		131-MULTI STORES/OFFICES
SOQUEL	03018103	0.108	4703	1881	941	1	C-2		321-WAREHOUSE/DRY STORAGE
SOQUEL	03018104	0.246	10734	4294	2147	2	SU		110-VACANT COMMERCIAL LAND
SOQUEL	03018105	0.135	5901	2360	1180	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018106	0.112	4862	1945	972	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018107	0.112	4883	1953	977	1	C-2		020-SINGLE RESIDENCE
SOQUEL	03018108	0.113	4919	1968	984	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018109	0.202	8777	3511	1755	2	C-2		170-SINGLE OFFICE
SOQUEL	03018110	0.223	9692	3877	1938	2	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018114	0.136	5934	2374	1187	1	C-2		031-TWO SFRS/1 APN
SOQUEL	03018115	0.293	12769	5108	2554	3	C-2		305-INDUSTRIAL LAND/MISC IMPS
SOQUEL	03018123	0.141	6121	2448	1224	1	C-2		353-LIGHT INDUSTRY
SOQUEL	03018124	0.138	6021	2408	1204	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018130	0.134	5833	2333	1167	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018137	0.114	4980	1992	996	1	C-2		305-INDUSTRIAL LAND/MISC IMPS
SOQUEL	03018138	0.115	4989	1996	998	1	C-2		323-STORAGE YARD
SOQUEL	03018144	0.116	5032	2013	1006	1	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018147	0.135	5889	2356	1178	1	C-2		120-SINGLE STORE
SOQUEL	03018148	0.149	6472	2589	1294	1	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018152	0.25	10901	4360	2180	2	C-2		250-AUTO/TRUCK REPAIR
SOQUEL	03018153	0.851	37051	14820	7410	9	C-2		321-WAREHOUSE/DRY STORAGE
SOQUEL	03018163	0.343	14924	5970	2985	3	C-2		200-RESTAURANT
SOQUEL	03018180	0.624	27174	10870	5435	6	C-2		353-LIGHT INDUSTRY
SOQUEL	03018181	0.371	16153	6461	3231	4	C-2		200-RESTAURANT

4-6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		RESIDENTIAL SQUARE FOOT	RESIDENTIAL SQUARE FOOTAGE AT 40%	RESIDENTIAL SQUARE FOOTAGE FOR 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE						
SOQUEL	03018183	0.211	9180	3672	1836	2	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03022147	0.329	14328	5731	2866	3	C-2-GH	200-RESTAURANT	C-2-GH	200-RESTAURANT	
SOQUEL	03022313	0.72	31383	12553	6277	7	C-2-GH	183-VETERINARY CLINIC	C-2-GH	183-VETERINARY CLINIC	
SOQUEL	03202223	0.365	15895	6358	3179	3	C-2	171-MULTI OFFICES/1 BLDG	C-2	171-MULTI OFFICES/1 BLDG	
SOQUEL	03203246	0.121	5264	2106	1053	1	PA	023-NON-CONFORMING RES	PA	023-NON-CONFORMING RES	
SOQUEL	03203247	0.119	5202	2081	1040	1	PA	131-MULTI STORES/OFFICES	PA	131-MULTI STORES/OFFICES	
SOQUEL	03203248	0.219	9524	3810	1905	2	PA	023-NON-CONFORMING RES	PA	023-NON-CONFORMING RES	
SOQUEL	03204144	0.351	15285	6114	3057	3	C-2	161-MINOR SHOPPING CENTER	C-2	161-MINOR SHOPPING CENTER	
SOQUEL	03205101	0.234	10194	4078	2039	2	C-2	122-STORE W/ LIVING UNIT	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03205102	0.215	9348	3739	1870	2	C-2	121-MULTI STORES/1 BLDG	C-2	121-MULTI STORES/1 BLDG	
SOQUEL	03205103	0.224	9775	3910	1955	2	C-2	122-STORE W/ LIVING UNIT	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03205114	0.187	8167	3267	1633	2	C-2	192-COMMERCIAL PARKING	C-2	192-COMMERCIAL PARKING	
SOQUEL	03205118	0.174	7581	3032	1516	1	C-2	200-RESTAURANT	C-2	200-RESTAURANT	
SOQUEL	03205120	0.133	5794	2318	1159	1	C-2	023-NON-CONFORMING RES	C-2	023-NON-CONFORMING RES	
SOQUEL	03205131	0.143	6231	2492	1246	1	C-2	110-VACANT COMMERCIAL LAND	C-2	110-VACANT COMMERCIAL LAND	
SOQUEL	03205133	0.142	6177	2471	1235	1	C-2	250-AUT/OTRUCK REPAIR	C-2	250-AUT/OTRUCK REPAIR	
SOQUEL	03205134	0.178	7750	3100	1550	1	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03205135	0.194	8434	3374	1687	2	C-2	023-NON-CONFORMING RES	C-2	023-NON-CONFORMING RES	
SOQUEL	03206104	0.11	4798	1919	960	1	C-2	122-STORE W/ LIVING UNIT	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03206113	0.14	6079	2432	1216	1	C-2	191-OTHER COMMERCIAL USE	C-2	191-OTHER COMMERCIAL USE	
SOQUEL	03206114	0.22	9562	3825	1912	2	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03206115	0.147	6420	2568	1284	1	C-2	122-STORE W/ LIVING UNIT	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03206116	0.219	9552	3821	1910	2	C-2	131-MULTI STORES/OFFICES	C-2	131-MULTI STORES/OFFICES	
SOQUEL	03207407	0.204	8901	3560	1780	2	C-2	122-STORE W/ LIVING UNIT	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03207408	0.168	7299	2920	1460	1	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03207409	0.163	7081	2832	1416	1	C-2	202-COCKTAIL LOUNGE/BAR	C-2	202-COCKTAIL LOUNGE/BAR	
SOQUEL	03207418	0.159	6917	2767	1383	1	C-2	131-MULTI STORES/OFFICES	C-2	131-MULTI STORES/OFFICES	
SOQUEL	03208150	0.107	4639	1856	928	1	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03208152	0.226	9826	3930	1965	2	C-2	152-CONVENIENCE STORE	C-2	152-CONVENIENCE STORE	
SOQUEL	03208155	0.151	6567	2627	1313	1	C-2	120-SINGLE STORE	C-2	120-SINGLE STORE	
SOQUEL	03208239	0.204	8900	3560	1780	2	C-2	231-USED CAR LOT	C-2	231-USED CAR LOT	
SOQUEL	03208240	0.186	8095	3238	1619	2	C-2	251-CAR SERVICE/SPECIALTY	C-2	251-CAR SERVICE/SPECIALTY	
SOQUEL	03208241	0.247	10743	4297	2149	2	C-2	170-SINGLE OFFICE	C-2	170-SINGLE OFFICE	
SOQUEL	03209202	0.91	39630	15852	7926	9	C-2	322-MINI STORAGE	C-2	322-MINI STORAGE	

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION	
				STRUCTURE SQUARE FOOTAGE AT 40%	FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT RESIDENTIAL				
SOQUEL	03311227	0.251	10951	4380	2190	C-2	192	131-MULTI STORES/OFFICES	
SOQUEL	03311228	0.121	5250	2100	1050	C-2	192	122-STORE W/LIVING UNIT	
SOQUEL	03311229	0.125	5450	2180	1090	C-2	171	171-MULTI OFFICES/1 BLDG	
SOQUEL	03311338	0.503	21902	8761	4380	C-2	171	171-MULTI OFFICES/1 BLDG	
SOQUEL	03314156	0.327	14250	5700	2850	C-2	200	200-RESTAURANT	
SOQUEL	03316110	0.157	6854	2742	1371	PA	192	192-COMMERCIAL PARKING	
SOQUEL	03316132	0.394	17156	6862	3431	PA	192	192-COMMERCIAL PARKING	
SOQUEL	03318105	0.32	13956	5582	2791	PA	153	090-COMMON AREANO IMPS	
SOQUEL	03709325	0.66	28750	11500	5750	C-1	192	CONVENIENCE/GAS PUMPS	
SOQUEL	03723120	0.68	29621	11848	5924	PA	192	COMMERCIAL PARKING	
SOQUEL	03727105	0.86	37462	14985	7492	C-1	223	GAS STATION W/ STORE	
SOQUEL	03727149	0.71	30928	12371	6186	PA	010	LOT/RESIDENTIAL ZONE	
TOTAL LESS THAN ONE ACRE		89.06		1,551,706	775,853		855		
				MORE THAN ONE ACRE					
APTOS	03947106	2.60	113256	45302	22651	C-1	192	COMMERCIAL PARKING	
APTOS	03922111	4.174	181836	72734	36367	C-2	160	160-MAJOR SHOPPING CENTER	
APTOS	03922112	6.378	277823	111129	55565	C-2	160	160-MAJOR SHOPPING CENTER	
APTOS	03923109	2.018	87912	35165	17582	C-2	131	131-MULTI STORES/OFFICES	
APTOS	04156101	1.443	62853	25141	12571	C-2	131	131-MULTI STORES/OFFICES	
APTOS	04101103	1.09	47480	18992	9496	C-1	321	WAREHSE/DRY STORAGE	
APTOS	04101133	2.55	111078	44431	22216	C-1-L	321	WAREHSE/DRY STORAGE	
APTOS	04104211	1.61	70132	28053	14026	PA-GH	020	SINGLE RESIDENCE	
APTOS	04104247	3.332	145157	58063	29031	1,PR-GH	131	MULTI STORES/OFFICES	
APTOS	04114123	1.19	51836	20735	10367	PA	131	MULTI STORES/OFFICES	
APTOS	04156106	3.48	151589	60636	30318	C-1-GH	250	AUTO/TRUCK REPAIR	
		29.87		520,381	260,190		219		
LIVE OAK	02516115	1.863	81154	32462	16231	C-2	20	321-WAREHSE/DRY STORAGE	
LIVE OAK	02516138	1.083	47166	18866	9433	C-2	11	322-MINI STORAGE	
LIVE OAK	02516141	1.556	67767	27107	13553	C-2	16	322-MINI STORAGE	

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		NUMBER OF FOOT SQUARE	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR RESIDENTIAL USE				
LIVE OAK	02535119	6.262	272764	109106	54553	68	PA,C-1	921	010-LOT/RESIDENTIAL ZONE
LIVE OAK	02603169	1.461	63644	25458	12729	15	C-4	123	131-MULTI STORES/OFFICES
LIVE OAK	02603170	1.159	50483	20193	10097	12	C-4	921	131-MULTI STORES/OFFICES
LIVE OAK	02608202	1.735	75590	30236	15118	18	PA	921	921-COUNTY BUILDING
LIVE OAK	02727373	6.064	264149	105660	52830	66	C-2	921	161-MINOR SHOPPING CENTER
LIVE OAK	02674114	1.08	47045	18818	9409	11	C-1	921	COUNTY BUILDING
LIVE OAK	02674116	1.17	50965	20386	10193	12	C-1	123	COIN LAUNDRY

4-6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT RESIDENTIAL			
LIVE OAK	02621156	1.69	73616	29447	14723	C-2	931	CITY BUILDING
LIVE OAK	02626113	1.83	79715	31886	15943	C-2-D	921	COUNTY BUILDING
LIVE OAK	02626116	6.09	265280	106112	53056	C-2-D	062	HOMESITE/5-19.9 ACRE
LIVE OAK	02804119	1.00	43560	17424	8712	C-1	122	STORE W/ LIVING UNIT
LIVE OAK	03204168	1.83	79715	31886	15943	C-2	250	AUTO/TRUCK REPAIR
LIVE OAK	03205136	1.19	51836	20735	10367	C-2	120	SINGLE STORE
		37.06		645,780	322,890		393	
PAJARO	04806105	1.54	67082	26833	13416	PA	061	HOMESITE/1.4.9 ACRES
PAJARO	04806106	1.50	65340	26136	13068	PA	061	HOMESITE/1.4.9 ACRES
PAJARO	05119117	2.12	92347	36939	18469	C-1	150	GROCERY STORE
		5.16		89,908	44,954		55	
S.L. VALLEY	06504407	1.09	47480	18992	9496	C-1	220	FULL SERVICE STATION
S.L. VALLEY	07716101	2.63	114563	45825	22913	C-1-L	122	STORE W/ LIVING UNIT
S.L. VALLEY	08417101	1.38	60113	24045	12023	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	08719105	1.08	47045	18818	9409	C-1	191	OTHER COMMERCIAL USE
		6.18		107,680	53,840		39	
SOQUEL	03007110	1.33	57935	23174	11587	C-2	321	WAREHSE/DRY STORAGE
SOQUEL	03012125	1.081	47072	18829	9414	SU		331-RETAIL LUMBER YARD
SOQUEL	03012129	3.68	160285	64114	32057	SU	40	321-WAREHSE/DRY STORAGE
SOQUEL	03018166	3.878	168929	67572	33786	SU	42	120-SINGLE STORE
SOQUEL	03018179	1.065	46384	18554	9277	SU	11	115-COMMERCIAL LAND/ MISC IMPS
SOQUEL	03204167	2.109	91882	36753	18376	C-2	22	161-MINOR SHOPPING CENTER

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	FLOOR AREA RATIO	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
					STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT RESIDENTIAL			
SOQUEL	03209204	1.16	50522	20209	10104	12	C-2	122-STORE W/ LIVING UNIT	
SOQUEL	03228101	1.097	47792	19117	9558	11	C-2	173-COMMON AREA/OFFICES	
SOQUEL	03314154	1.244	54171	21668	10834	13	C-2	131-MULTI STORES/OFFICES	
SOQUEL	03012149	1.08	47045	18818	9409	11	C-2	OTHER COMMERCIAL USE	
SOQUEL	03022146	2.89	125888	50355	25178	9	C-2-GH	SINGLE STORE	
SOQUEL	03034110	1.61	70132	28053	14026	8	C-2	VACANT COUNTY LAND	
SOQUEL	03715112	1.87	81457	32583	16291	3	PA	MULTI OFFICES/1 BLDG	
		24.09		419,798	209,899	200			
TOTAL MORE THAN ONE ACRE		102.36		1,783,546	891,773	906			
TOTAL NON VACANT		191.42		3,335,252	1,667,626	1,761			

APPENDIX 4.6-7: ACCESSORY DWELLING UNIT POTENTIAL

Potential Accessory Units

Rural 2009 Estimate	=	4,857
- Permits issued 2009-2014		-106
Urban 2009 Estimate	=	3,026
- Permits issued 2009-2014		-26
<hr/>		
Total	=	7,752

Assumptions:

- 1 Rural: The Rural number projection was derived, for the 2009 Housing Element from the number of parcels in the unincorporated area of the County that were, at the time: outside the Urban Services Line (except as per 2b below), one acre or more in size, and have a General Plan designation of Agricultural, Urban Low Density, Urban Very Low Density, 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) ($6,476 \times 75\% = 4,857$). During 2009-2014, the term of the last Housing Element, 106 permits have been issued for ADUs in the Rural Area.
- 2 Urban: The methodology described in part 3 was utilized in the 2009 Housing Element. For this update, we subtracted the total number of ADU permits issued in the urban areas during the term of that document. A total of 26 permits were issued throughout the urban area.
- 3 [In the Urban areas, it was assumed that second units would be built only on lots zoned R-1 with lot size requirements of 6,000 square feet or greater (excluding those that are less than the minimum lot size for their zoning district and those with Geologic Hazard or Salamander Protection Combining District zoning). 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, including future development potential on vacant and underutilized parcels, the following factors were used:

Parcel Size	% of Parcels Able to Accommodate a Second Unit
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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. Second units are no longer income restricted, however, due to their small sizes they still constitute a source of housing that is generally affordable to lower income households.
- d. The number and distribution of potential second units in the Urban area is as follows:

URBAN RESIDENTIAL PARCELS* AND POTENTIAL FOR SECOND UNITS**									
Planning Area	R-1-4 & R-1-5	R-1-6	R-1-8 & R-1-9	R-1-10	R-1-15	R-1-20	R-1-1 acre	Total Parcels	Second Units
Aptos	311 (120)	744 (324)	143 (81)	637 (552)	5 (3)	58 (62)	66 (50)	1,964	1,192
Live Oak	365 (167)	1,484 (688)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1,849	855
Pajaro	3 (2)	951 (375)	105 (69)	76 (116)	0 (0)	4 (4)	11 (12)	1,150	578
Soquel	33 (11)	495 (244)	52 (35)	64 (81)	9 (8)	20 (21)	1 (1)	674	401
Total	712 (300)	3,674 (1,631)	300 (185)	777 (749)	14 (11)	82 (87)	78 (63)	5,637	3,026

* Currently existing parcels greater than 6,000 square feet, excluding those that are less than the minimum lot size for their zoning district and those with Geologic Hazard (GH) or Salamander Protection (SP) Combining District zoning

** The first number is number of existing parcels where second units could currently be built; the second number (in parentheses) is the potential number of second units based on factors in assumption 2.a. above