



County of Santa Cruz
Community Development & Infrastructure (CDI) Department

Housing Element Rezones and General Plan Land Use Map Amendments

Public Hearing for Batch B

Planning Commission
March 26, 2025

Today's Agenda

- Regional Housing Needs Allocation (RHNA)
- Housing Element Programs
- Batch B
- Coastal Zone
- Maps
- Procedural requirements
- Recommendation

Regional Housing Needs Allocation 2023–2031

Income Level	Regional Housing Needs Allocation (Units) for Planning Period 2023 to 2031			
	RHNA Units Required	RHNA + 10% Buffer	Capacity in Existing Zoning	Unit Shortfall (Surplus)
Very Low	1,492	1,641	887	754
Low	976	1,074	892	182
Moderate	586	645	595	50
Above Mod	1,580	1,738	1,793	(55)
Total	4,634	5,098	4,167	931

Unit number and type resulting from rezoning

Income Level	Shortfall (Units)	Units from Standard Rezoning	Units from SB 10 Rezoning	Total New Unit Capacity
Very Low	754	694	33	727
Low	182	578	66	644
Moderate	50	67	126	193
Above Mod	(55)	349	140	489
Total	931	1,688	365	2,053

Housing Element Programs H-1B, H-1C and H-1J

- **Program H-1B:** Sites needed to meet the RHNA for lower-income units
- **Program H-1C:** Parcels subject to Ministerial Combining District
- **Program H-1J:** Rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels to create “missing middle” housing in low-density infill neighborhoods

General Plan and Zoning Map Amendments – Batch B

	Batch B
General Plan Map Amendments	42
Ministerial Combining District (-Min)	14
Senate Bill 10	31
Coastal Zone	7
Total Parcels	47

Seven Coastal Zone Parcels



- A. (1 Parcel) 3501 Portola Dr, Santa Cruz (APN: 032-041-68)
- B. (2 Parcels) 3621-3701 Portola Dr, Santa Cruz (APNs: 032-041-44, 032-041-67)
- C. (2 Parcels) 855-901 Seventh Ave, Santa Cruz (APNs: 026-261-13, 026-261-16) – County Property
- D. (2 Parcels) 610 – 614 Clubhouse Dr, Aptos (APNs: 053-011-01, portion of 053-011-09)

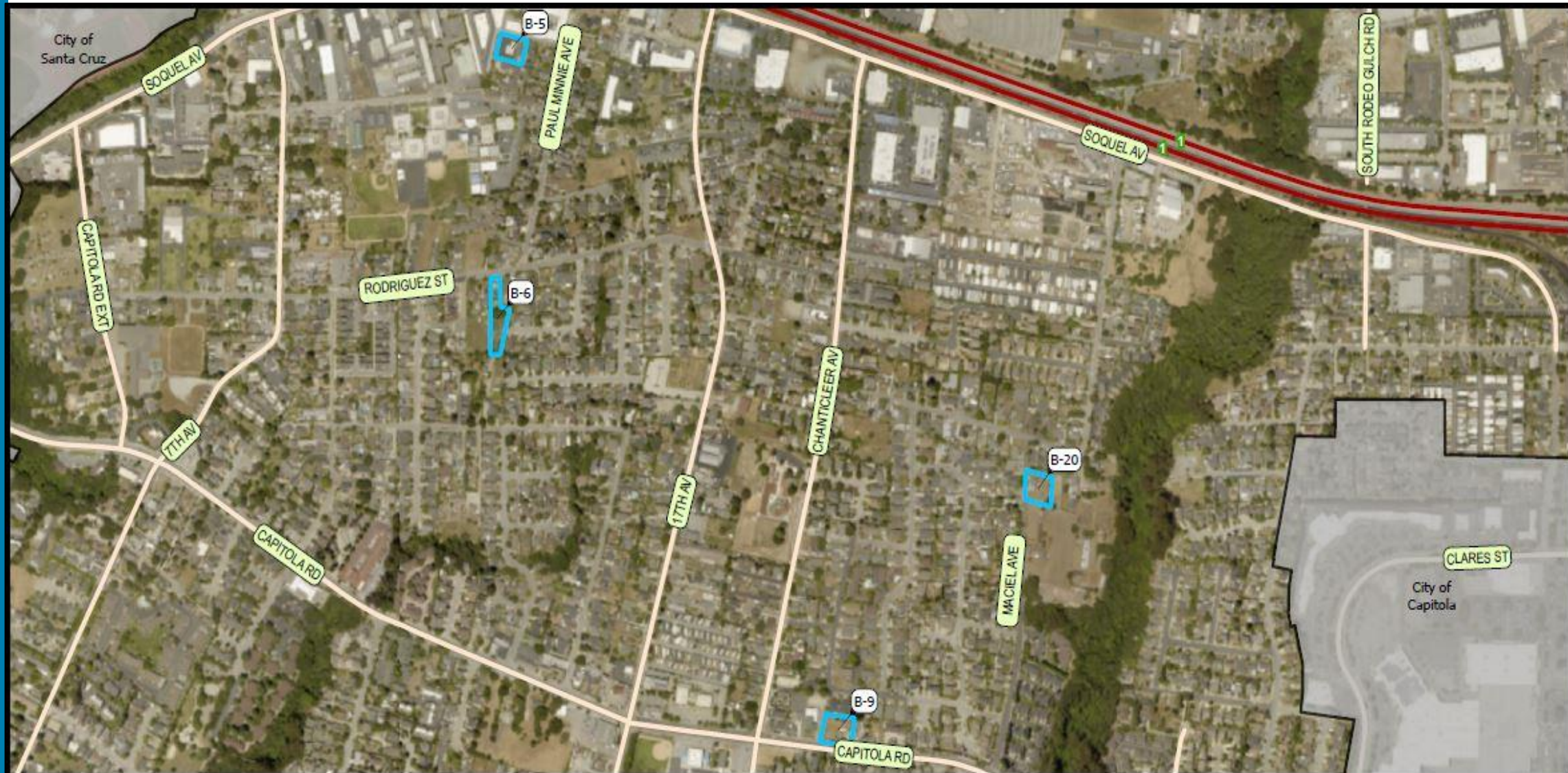
Total Potential Units in Coastal Zone = 228

Proposed Map Amendments #1



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-1	3161 - 3165 Prather Ln, Santa Cruz	025-091-52	O-R	PR	R-UH; O-R	RM-2; PR	5
B-2	3111 Stanley Ave., Santa Cruz	025-111-15	R-UL	R-1-6	R-UH	RM-2	9
B-3	2300 Benson Ave., Santa Cruz	025-361-01	R-UL	R-1-6	R-UH	RM-1.5	9
B-4	3570 Winkle Ave., Santa Cruz	025-361-03	R-UL	R-1-6	R-UH	RM-1.5	9

Proposed Map Amendments #2



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-5	2507 Paul Minnie Ave., Santa Cruz	026-042-15	R-UM	R-1-5	R-UH	RM-1.5	9
B-6	1308 Rodriguez St., Santa Cruz	026-111-40	R-UL	R-1-6-D	R-UH	RM-2.5-D	9
B-9	2305 Capitola Rd., Santa Cruz	029-111-60	R-UM	RM-4	R-UH	RM-2	9
B-20	2060 Maciel Ave., Santa Cruz	029-391-08	R-UL	R-1-6	R-UH	RM-2	9

Proposed Map Amendments #3

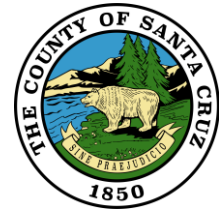
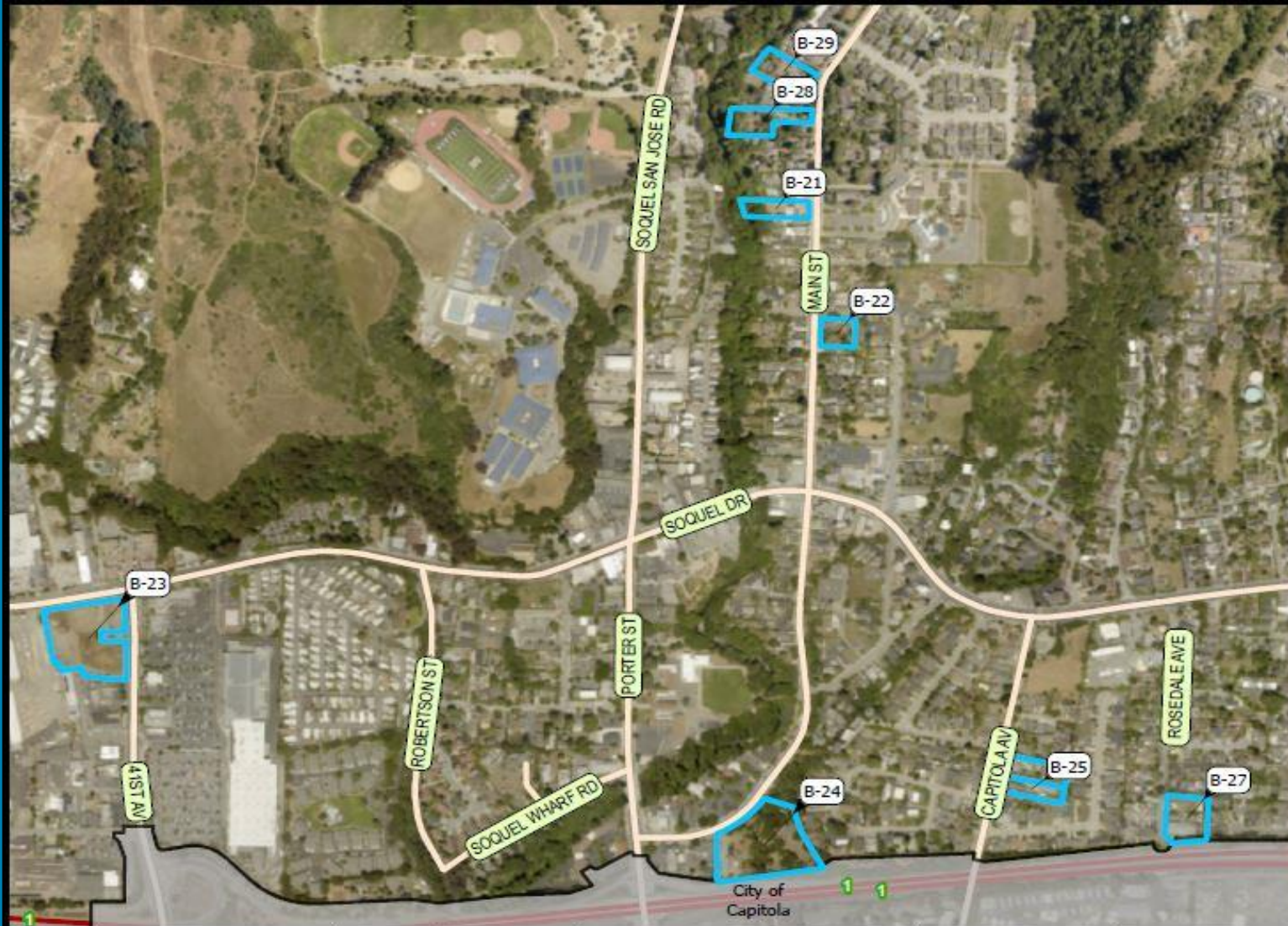


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-7	855 7Th Ave, Santa Cruz	026-261-13	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	65
B-8	901 7Th Ave, Santa Cruz	026-261-16	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	30

Proposed Map Amendments #4



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-10	2025 Brommer St., Santa Cruz	029-162-08	R-UL	R-1-6	R-UH	RM-4	7
B-11	1215 Chanticleer Ave., Santa Cruz	029-162-44	R-UL	R-1-6	R-UH	RM-1.5	6
B-12	1145 Chanticleer Ave. #5, Santa Cruz	029-181-43	R-UM	RM-4	R-UH	RM-1.5	5
B-13	1145 Chanticleer Ave. #1, Santa Cruz	029-181-44	R-UL	R-1-6	R-UH	RM-2	5
B-14	1820 Kinsley St., Santa Cruz	029-182-15	R-UM	RM-4	R-UH	RM-1.5	6
B-15	1300 Chanticleer Ave., Santa Cruz	029-191-38	R-UL	R-1-6	R-UH	RM-1.5	9
B-16	1156 Chanticleer Ave., Santa Cruz	029-192-07	R-UL	R-1-6	R-UH	RM-1.5	8
B-17	1102 Chanticleer, Santa Cruz	029-192-15	R-UL	R-1-6	R-UH	RM-1.5	8
B-18	2275 Kinsley St., Santa Cruz	029-192-27	R-UL	R-1-6	R-UH	RM-3	3
B-19	2240 Kinsley St., Santa Cruz	029-193-03	R-UL	R-1-6	R-UH	RM-1.5	9



Proposed Map Amendments #5

SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-21	3425 N Main St., Soquel	030-031-04	O-U; R-UM	R-1-6	O-U; R-UH	RM-2	9
B-22	3240 N Main St., Soquel	030-092-01	R-UM	R-1-6	R-UH	RM-2	9
B-23	2755 41st Ave, Soquel	030-121-61	CS	C-4	C-C	C-2-Min	93
B-24	2590 S Main St, Soquel	030-221-46	C-C	C-2-GH	C-C	C-2-GH-Min	22
B-25	2620 Capitola Ave, Soquel	030-241-13	R-UL	R-1-6	R-UH	RM-1.5	8
B-26	2630 Capitola Ave., Soquel	030-241-14	R-UL	R-1-6	R-UH	RM-2.5	9
B-27	2500 Rosedale Ave., Soquel	030-253-72	R-UL	R-1-6	R-UH	RM-3.5	9
B-28	3491 N Main St., Soquel	030-281-08	O-U; R-UM	R-1-6	O-U; R-UH	RM-3.5	9
B-29	3505 N Main St., Soquel	030-281-34	O-U; R-UM	R-1-6	O-U; R-UH	RM-3	9

Proposed Map Amendments #6



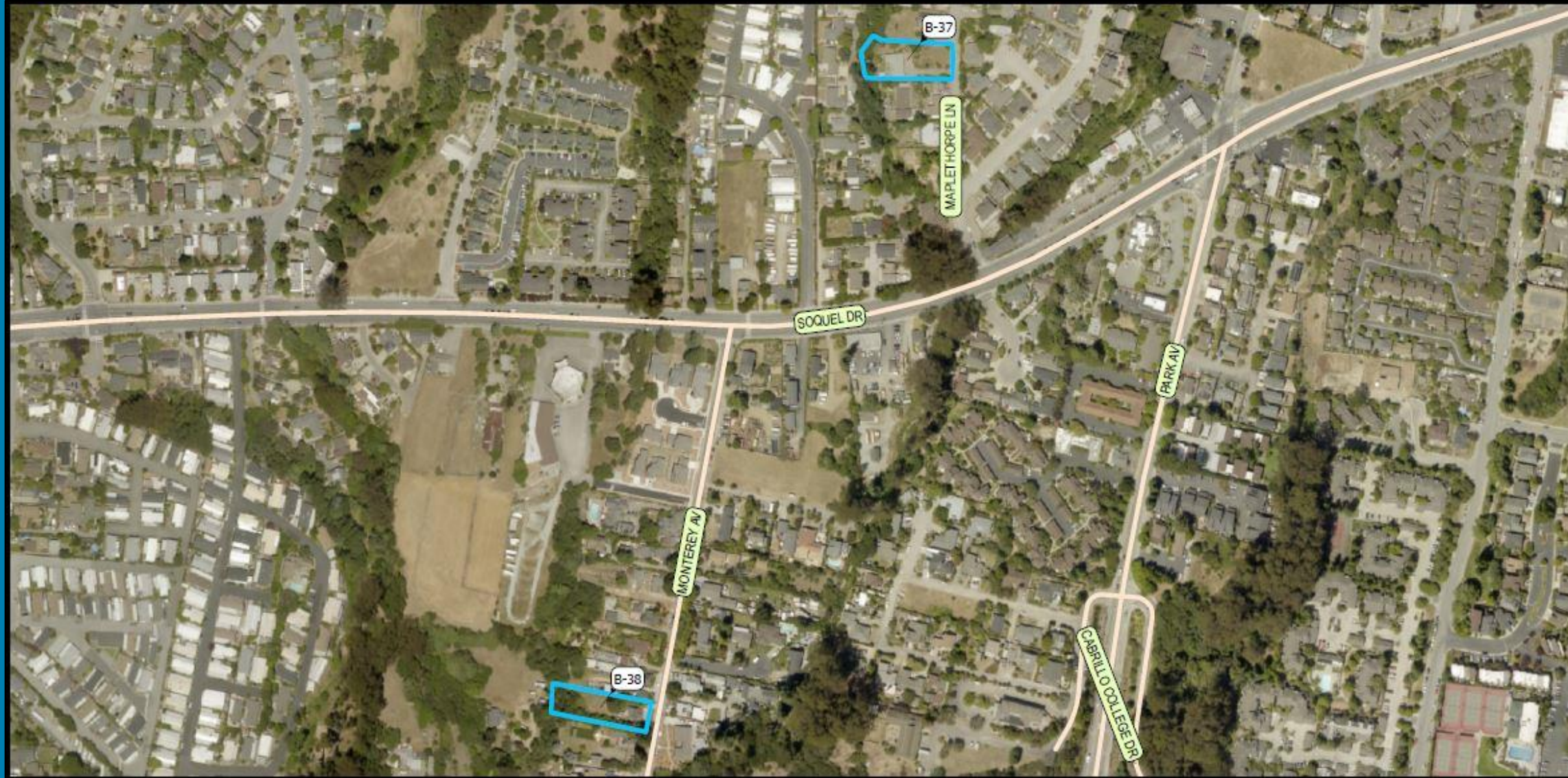
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-30	1455 Bulb Ave., Santa Cruz	031-113-10	R-UM	R-1-4	R-UH	RM-1.5	9
B-31	1445 Bulb Ave., Santa Cruz	031-113-12	R-UM	R-1-4	R-UH	RM-1.5	9
B-32	1430 Thompson Ave., Santa Cruz	031-113-48	R-UM	R-1-4	R-UH	RM-2	9
B-33	1309 Thompson Ave., Santa Cruz	031-152-03	R-UM	R-1-4	R-UH	RM-3	8

Proposed Map Amendments #7



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-34	3701 Portola Dr, Santa Cruz	032-041-44	C-C	C-2	C-C	C-2-Min	1
B-35	3621 Portola Dr, Santa Cruz	032-041-67	C-C	C-2	C-C	C-2-Min	38
B-36	3501 Portola Dr, Santa Cruz	032-041-68	C-C	C-2	R-UHF	RF-Min	65

Proposed Map Amendments #8



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-37	3223 Maplethorpe Ln., Soquel	037-112-16	R-UL	R-1-8	R-UH	RM-1.5	9
B-38	2625 Monterey Ave., Soquel	037-191-08	O-U; R-UL	R-1-9	O-U; R-UH	RM-1.5	9

Proposed Map Amendments #9



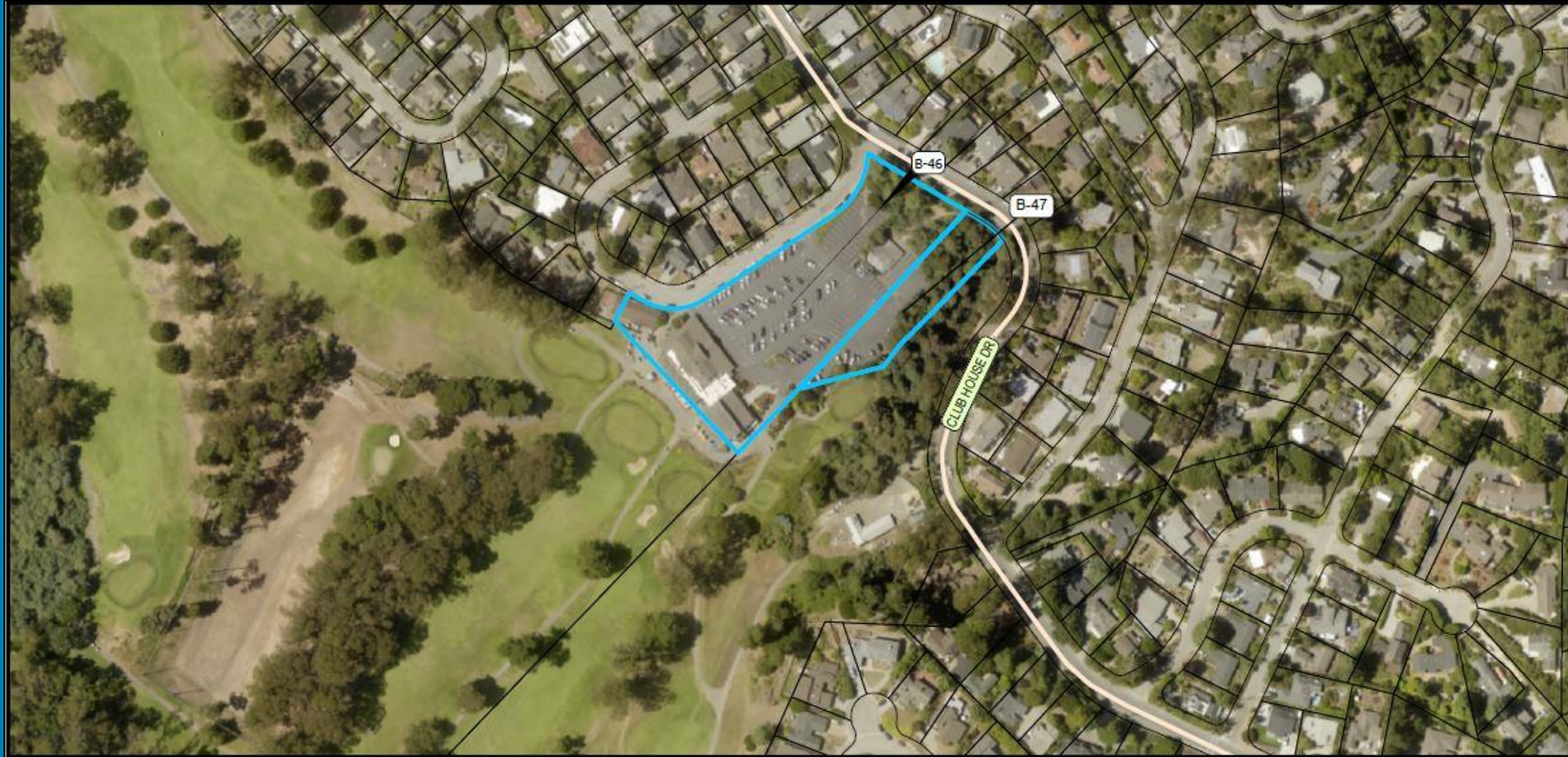
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-39	2600 Mar Vista Dr, Aptos	039-201-36	O-R	PR	R-UHF	RF-Min	235
B-40	2600 Mar Vista Dr, Aptos	039-201-37	O-R	PR	R-UHF	RF-Min	195

Proposed Map Amendments #10



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-41	No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-35	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
B-42	235 Primrose Ln, Watsonville	050-041-36	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
B-43	235 Primrose Ln, Watsonville	050-041-38	R-UVL	R-1-1AC	R-UH	RM-2	5
B-44	100 Primrose Ln, Watsonville	050-041-45	R-UVL	R-1-1AC	R-UH	RM-2-Min	47
B-45	No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-46	R-UVL	R-1-1AC-AIA	R-UH	RM-2-AIA-Min	48

Proposed Map Amendments #11



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-46	610 Clubhouse Dr, Aptos	053-011-01	O-R	PR	O-R; R-UH	PR; RM-1.5-Min	24
B-47	664 Clubhouse Dr., Aptos	053-011-09	O-R	PR	O-R; P	PR; PF	5

PUBLIC NOTICING



- All Batch B properties were posted with the 3/26 public hearing notice
- Newspaper notice
- Social media
- Libraries
- County agencies – e.g., Fire, Env. Health, LAFCO, mosquito abatement, Regional Transportation Commission, Coastal Commission, etc.
- Cities – Scotts Valley, Santa Cruz, Capitola and Watsonville

OTHER PROCEDURAL REQUIREMENTS

- Environmental Review
- SB 18 Tribal Consultation
- Coastal Act Consistency

Summary of Recommended Actions

- Hold a public hearing on the proposed Housing Element rezoning and General Plan Land Use Map Amendments
- Adopt resolution recommending that the Board:
 - Acknowledge CEQA document
 - Adopt the General Plan Land Use Designation Map amendments and transmit amendments to the Local Coastal Program to the Coastal Commission
 - Adopt an ordinance amending the Zoning Map

