



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

# Primrose Lane Parcels – Housing Element Rezones Study Session

**Planning Commission**  
February 26, 2025

# Options

Option	Estimated Unit Yield	Commercial Uses
<b>Original Proposal: R-UH Gen Plan and RM-2 Zoning</b>	162 units (average of 16.1 units/acre); possible range: 11 to 30 units/per acre	Only as part of density bonus application
<b>Mixed-Use Option: C-N Gen Plan and C-1 Zoning</b>	178 units (average of 17.6 units/acre); possible range: 22 to 45 units per acre	Yes, at least 20% of floor area, or less if density bonus option
<b>Hybrid Option: 4 parcels under Original Proposal and 1 parcel (100 Primrose) as Mixed- Use</b>	167 Units (average of 16.1 units/acre across 4 interior parcels plus 17.6 units/acre across 100 Primrose).	Yes, outright option on 100 Primrose (parcel with wider frontage on Green Valley Road); option on other parcels as part of density bonus application



0 500 1,000 Feet

**Legend**

- Proposed Rezone Sites
- Assessor Parcels
- Urban Services Line (USL)
- Major Roads

ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING
No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-35	R-UVL	R-1-1AC	R-UH	RM-2-Min
235 Primrose Ln, Watsonville	050-041-36	R-UVL	R-1-1AC	R-UH	RM-2-Min
235 Primrose Ln, Watsonville	050-041-38	R-UVL	R-1-1AC	R-UH	RM-2
100 Primrose Ln, Watsonville	050-041-45	R-UVL	R-1-1AC	R-UH	RM-2-Min
No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-46	R-UVL	R-1-1AC-AIA	R-UH	RM-2-AIA-Min

Source: Santa Cruz County Community Development and Infrastructure



# Questions?

Next Step: Public hearing on March 26

