



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

Housing Element Rezones and General Plan Land Use Map Amendments

Public Hearing for Batch A

Planning Commission
September 25, 2024

Today's Agenda

- Regional Housing Needs Allocation (RHNA)
- Housing Element Programs
- Batch A and B
- Maps
- Planning Commission comments
- 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	762	32	794
Low	182	645	64	709
Moderate	50	82	123	205
Above Mod	(55)	414	142	556
Total	931	1,903	361	2,264

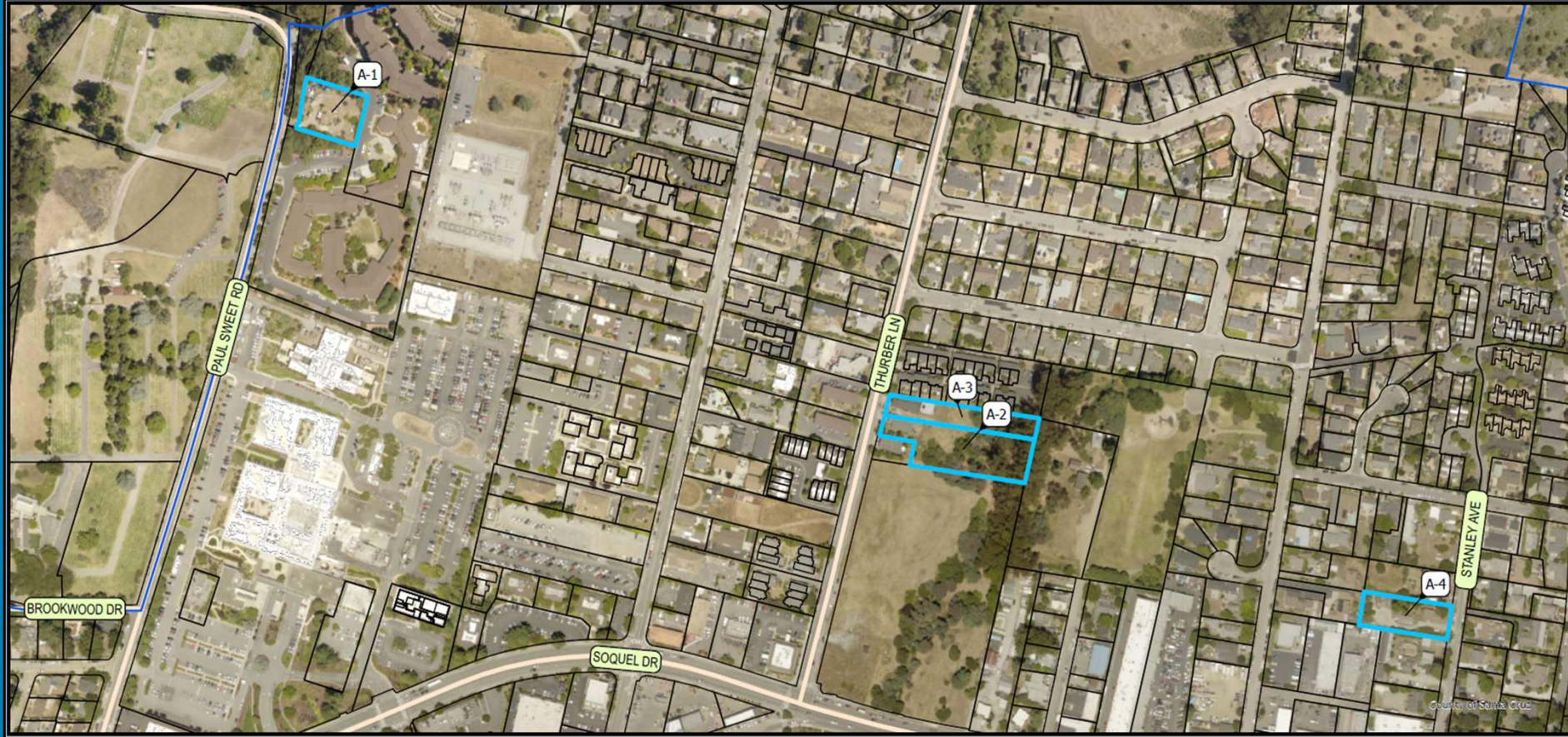
Housing Element Programs H-1B, H-1C and H-1J

- **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 to occur in two batches (A and B)

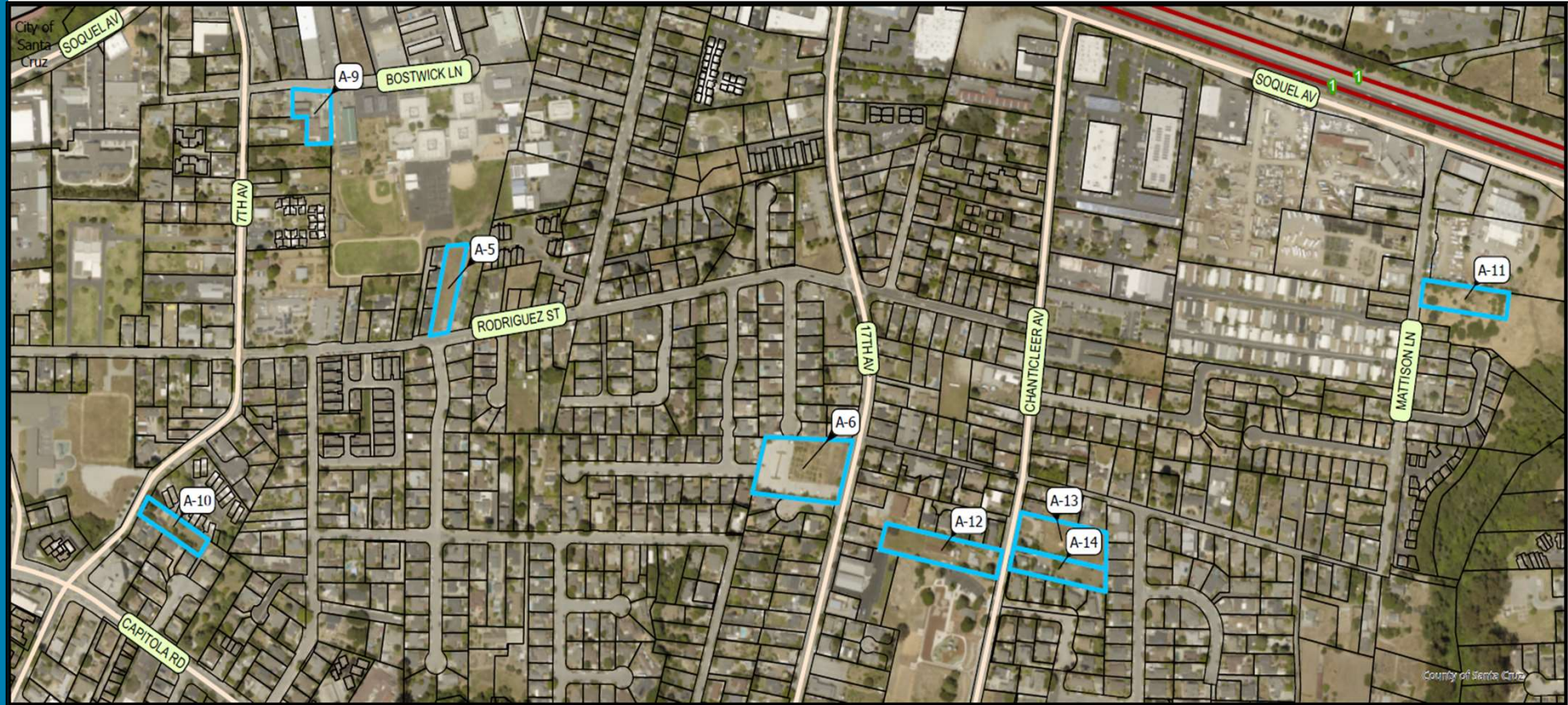
	Batch A	Batch B
General Plan Map Amendments	32	36
Ministerial Combining District (-Min)	20	8
Senate Bill 10	1	31
Coastal Zone	0	7
Total Parcels	35	40

Proposed Map Amendments #1



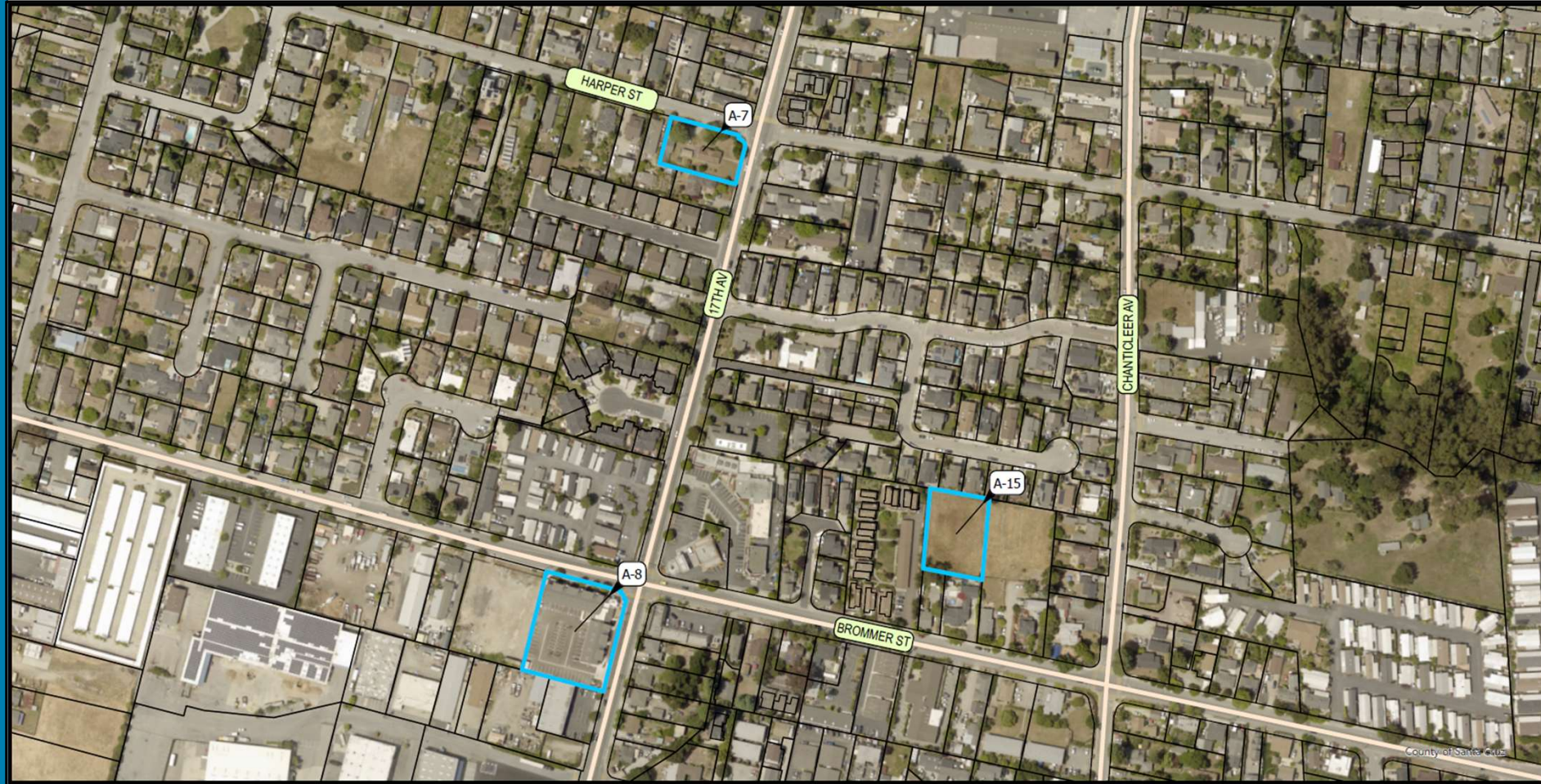
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-1	3500 Paul Sweet Rd, Santa Cruz	025-013-37	C-O	PA	C-O	PA-Min	10
A-2	3134 Thurber Ln, Santa Cruz	025-091-49	R-UM, O-U	RM-4	R-UH, (O-U)	RM-2	5
A-3	3158 Thurber Ln., Santa Cruz	025-091-50	O-U; R-UM	RM-4	O-U; R-UH	RM-2	9
A-4	3105 Stanley Ave., Santa Cruz	025-111-14	R-UL	R-1-6	R-UH	RM-2	9

Proposed Map Amendments #2



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-5	1127 Rodriguez St., Santa Cruz	026-063-13	R-UM	R-1-5	R-UH	RM-1.5	10
A-6	2091 17Th Ave, Santa Cruz	026-122-36	R-UL	R-1	R-UH	RM-1.5-Min	65
A-9	860 Bostwick Ln., Santa Cruz	026-461-31	R-UM	R-1-6	R-UH	RM-2	9
A-10	1810 7Th Ave., Santa Cruz	026-681-08	R-UM	R-1-5	R-UH	RM-1.5	9
A-11	2650 Mattison Ln., Santa Cruz	029-031-05	R-UM	R-1-5	R-UH	RM-3	10
A-12	2021 Chanticleer Ave, Santa Cruz	029-071-03	R-UL	R-1-6	R-UH	RM-1.5-Min	30
A-13	2044 Chanticleer Ave., Santa Cruz	029-081-03	R-UL	R-1-6	R-UH	RM-4	9
A-14	2030 Chanticleer Ave., Santa Cruz	029-081-04	R-UL	R-1-6	R-UH	RM-2.5	9

Proposed Map Amendments #3



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-7	1445 17Th Ave., Santa Cruz	026-201-40	R-UL	R-1-6	R-UH	RM-1.5	9
A-8	1135 17Th Ave, Santa Cruz	026-311-33	C-N	C-1	C-N	C-1-Min	30
A-15	(Ns) Andrew Ln. / Brommer St, Santa Cruz	029-162-09	R-UL	R-1-6	R-UH	RM-2	10

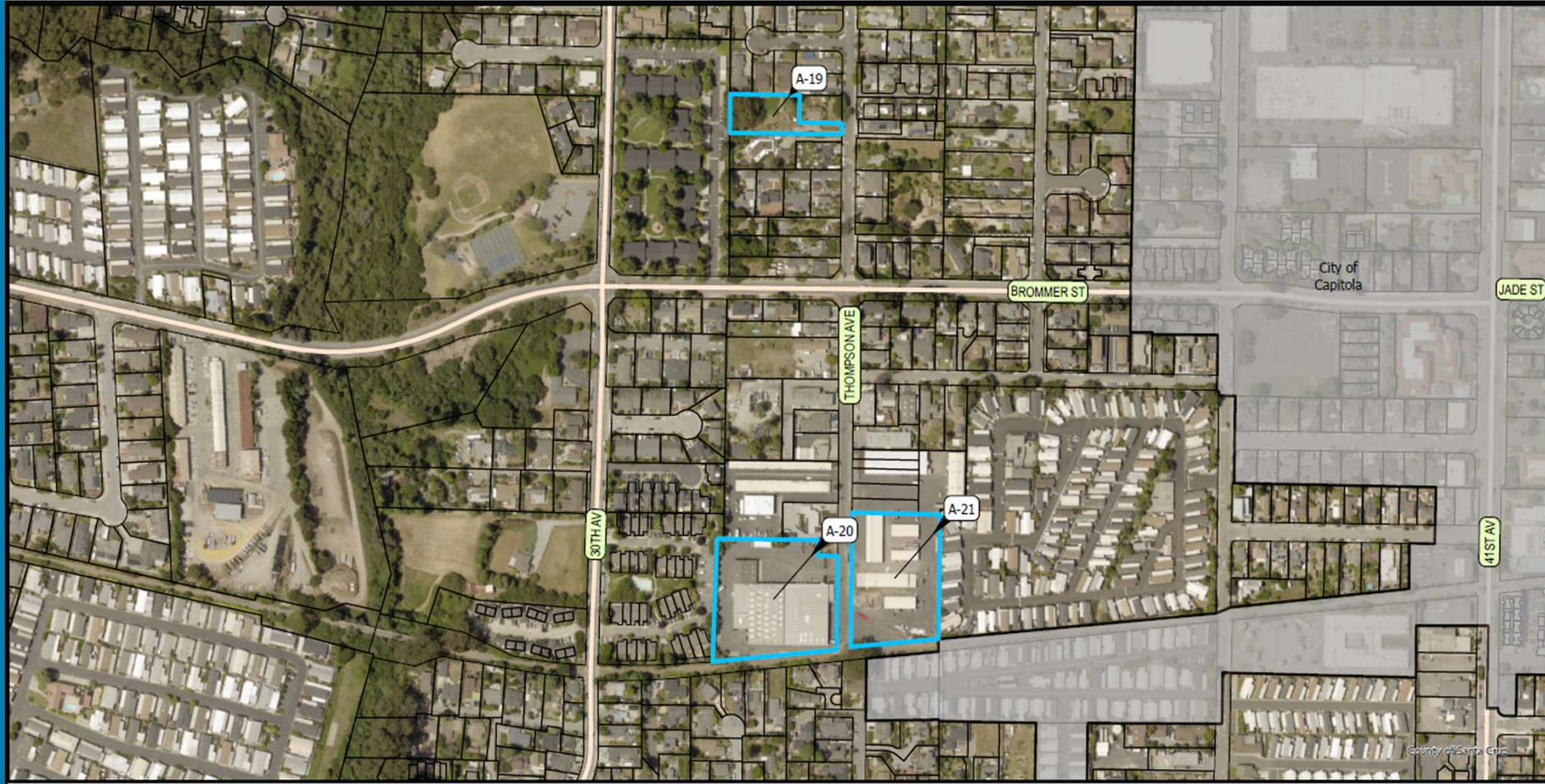


Proposed Map Amendments #4

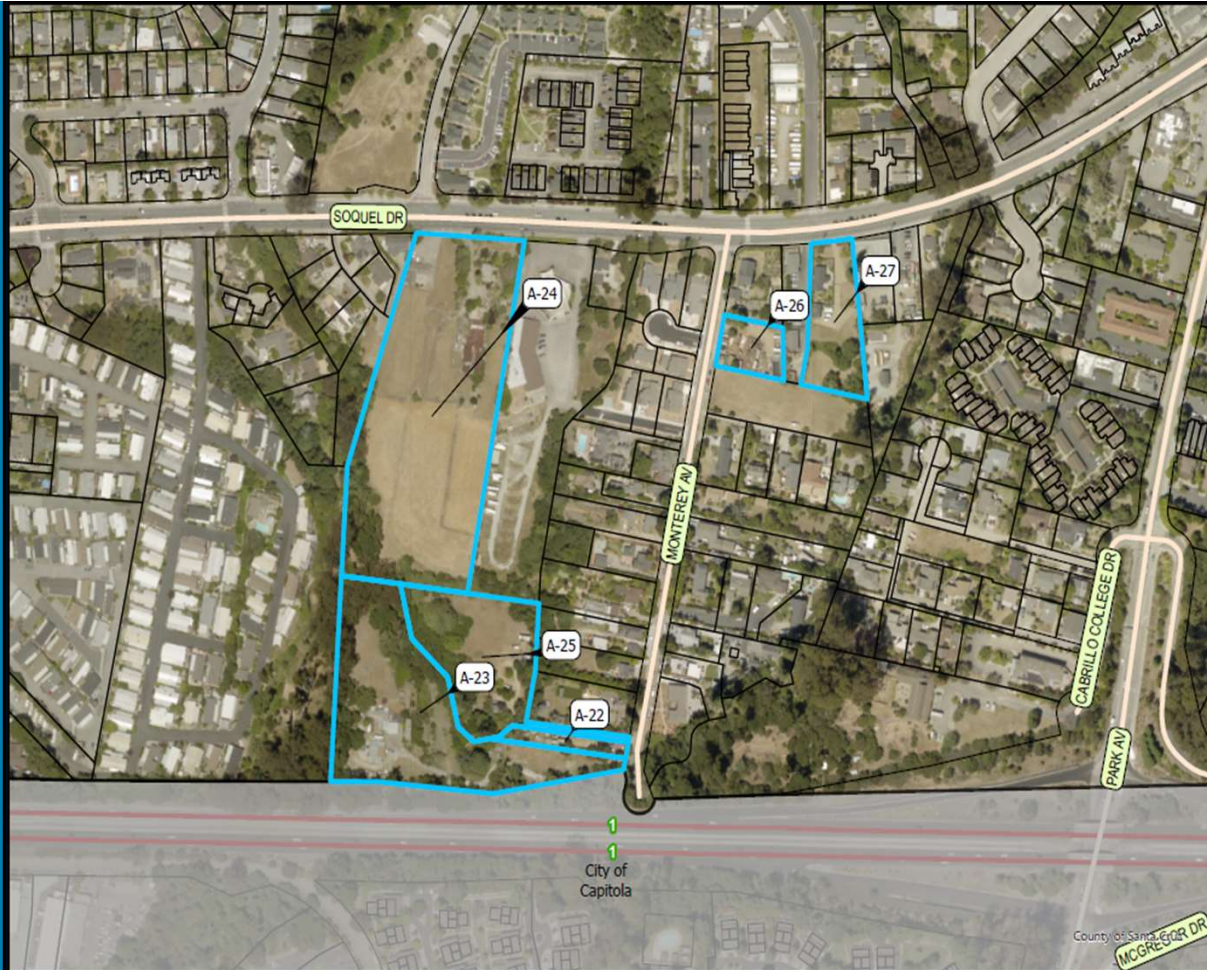


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-16	3845 Soquel Dr, Soquel	030-061-06	CS; O-U; R-UM	C-4	R-UHF	RF-Min	80
A-17	2755 41st Ave, Soquel	030-121-61	CS	C-4	C-C	C-1-Min	93
A-18	2590 S Main St, Soquel	030-221-46	C-C	C-2	C-C	C-2-Min	22

Proposed Map Amendments #5



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-19	(Ns) Thompson Ave., Santa Cruz	031-101-46	R-UM	R-1-4	R-UH	RM-2	10
A-20	1115 Thompson Ave., Santa Cruz	031-152-24	C-S	M-1	R-UHF	RF-Min	83
A-21	1110 Thompson Ave, Santa Cruz	031-161-11	C-S	M-1	R-UHF	RF-Min	68



Proposed Map Amendments #6



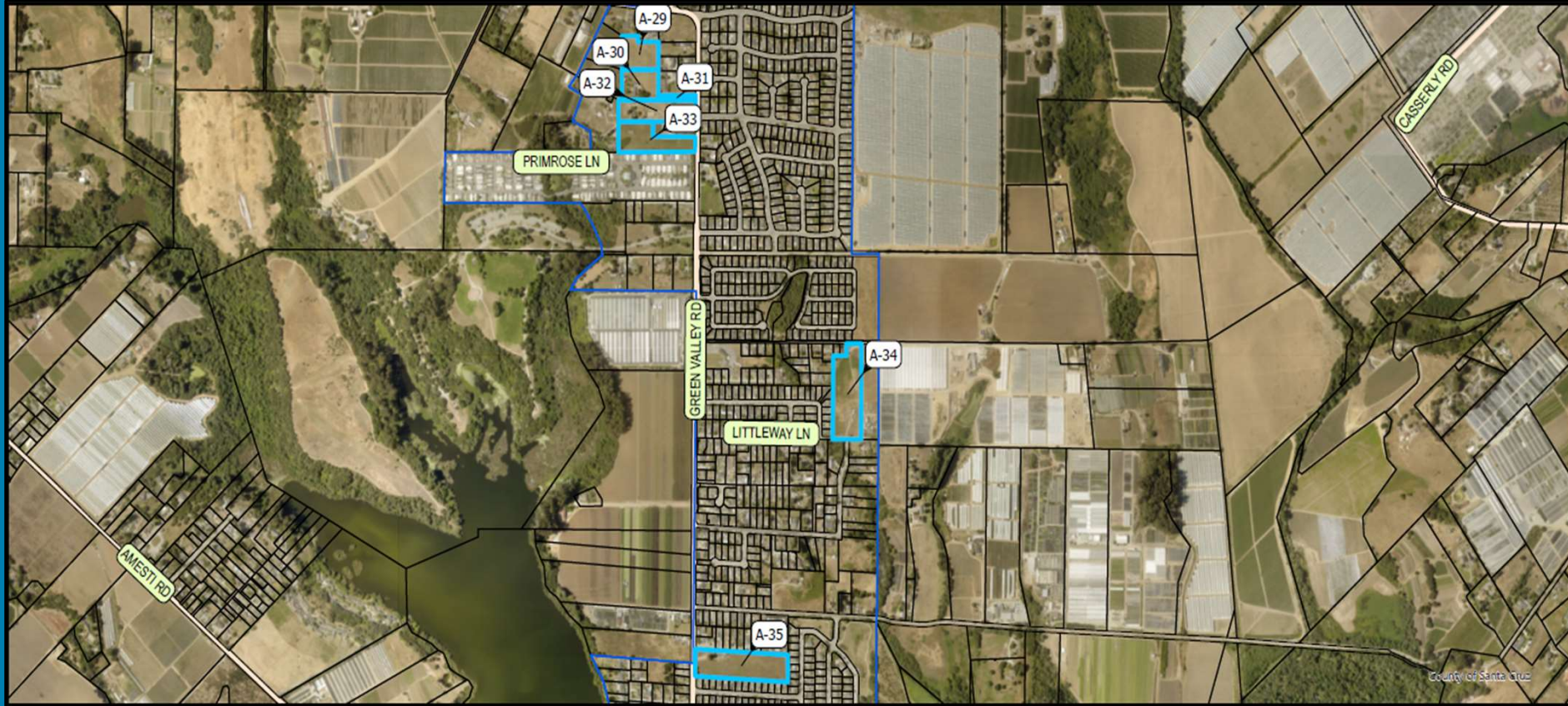
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-22	2611 Monterey Ave, Soquel	037-191-11	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	10
A-23	2603 Monterey Ave, Soquel	037-191-12	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	47
A-24	5606 Soquel Dr, Soquel	037-191-13	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	157
A-25	2613 Monterey Ave, Soquel	037-191-18	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	30
A-26	(Ns) Monterey Ave., Soquel	037-211-19	R-UL	R-1-9	R-UH	RM-1.5	9
A-27	5720 Soquel Dr., Soquel	037-211-34	R-UL	R-1-6; R-1-9	R-UH	RM-4	9

Proposed Map Amendments #7



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-28	9990 Soquel Dr, Aptos	041-233-24	C-S; R-UL	C-4; R-1-20	C-N	C-2-MIN	24

Proposed Map Amendments #8



SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-29	No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-35	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
A-30	235 Primrose Ln, Watsonville	050-041-36	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
A-31	235 Primrose Ln, Watsonville	050-041-38	R-UVL	R-1-1AC	R-UH	RM-2	5
A-32	100 Primrose Ln, Watsonville	050-041-45	R-UVL	R-1-1AC	R-UH	RM-2-Min	47
A-33	No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-46	R-UVL	R-1-1AC-AIA	R-UH	RM-2-Min	48
A-34	No Situs, Littleway Ln At Cunningham Wy, Watsonville	051-341-13	R-UL	R-1-10-AIA	R-UH	RM-2-Min	70
A-35	578 Green Valley Rd, Watsonville	051-521-11	R-UL	R-1-10	R-UH	RM-1.5-Min	119



AUGUST 28 STUDY SESSION COMMISSION COMMENTS

PUBLIC NOTICING



- All Batch A properties were posted with the 9/25 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