



County of Santa Cruz

Department of Community Development and Infrastructure

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Matt Machado – Deputy CAO / Director

Agenda Date: September 25, 2024

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Public hearing to review and provide recommendations to the Board of Supervisors regarding the proposed rezoning of 35 parcels required by the 2023 Housing Element and required General Plan Land Use Map amendments for 32 of the 35 parcels

RECOMMENDED ACTIONS:

- 1) Conduct a public hearing to review the proposed rezoning of 35 parcels and associated amendments to the General Plan Land Use designations for 32 of the 35 parcels.
- 2) Adopt the attached Resolution (Exhibit A), recommending that the Board of Supervisors:
 - a. Acknowledge that the County prepared an Addendum to the Environmental Impact Report (EIR) prepared for the Sustainability Update to address any environmental impacts under the California Environmental Quality Act (CEQA), and that said Addendum analyzed the impacts associated with adoption of the Housing Element and the programs necessary for implementation, including the rezonings and General Plan amendments; and
 - b. Adopt a resolution amending the General Plan Land Use Designation Map for 32 parcels, and direct staff to submit the General Plan/Local Coastal Program map amendments to the California Coastal Commission for certification; and
 - c. Adopt an ordinance amendment the Zoning Map to rezone 35 parcels.

EXECUTIVE SUMMARY

The County Board of Supervisors adopted the 2023 Housing Element (Housing Element) on November 14, 2023, and it was certified by the California Department of Housing and Community Development (HCD) in April 2024. Program H-1B addresses the rezoning and General Plan Land Use designation amendments that are necessary for the County to meet its required Regional Housing Needs Allocation (RHNA).

There are two batches of parcels to be rezoned (Batch A and Batch B) with a combined 75 parcels and 68 of these will require a General Plan Land Use Designation Map amendment.

DISCUSSION

Background

Under California law, a Housing Element must ensure land is zoned and available to accommodate the jurisdiction's fair share of the projected total number of housing units and affordable units our region will need to accommodate population growth, known as the RHNA. The Association of Monterey Bay Area Governments (AMBAG) develops the RHNA Plan for the AMBAG area. The current RHNA Plan requires the County to identify sites and land use policies that can accommodate development of at least 4,634 dwelling units during the eight-year planning period, from 2023-2031. After nearly a year of public engagement, multiple outreach meetings and focus groups, Board direction on multiple occasions, and review by several commissions, the Board adopted the 2023 Housing Element in November 2023 that addressed all requirements of housing element law. That document included a sites inventory (Appendix E of the Housing Element) which accommodated the RHNA through existing sites and a list of 75 parcels proposed for rezoning (Table 7 of Appendix E of the Housing Element). The 2023 Housing Element was certified by HCD in April 2024.

The full Housing Element may be accessed here:

<https://cdi.santacruzcountycalifornia.gov/Planning/PolicyPlanning/General,TownVillagePlans.aspx>.

Analysis

As required by state housing law, the County's 6th Cycle RHNA allocation of 4,634 units was augmented by a 10% buffer (i.e., 464 units) for a total of 5,098 units. This 464-unit buffer provides flexibility to address any potential shortfall if a particular property is developed with fewer units than planned for in the Housing Element. The 2023 Housing Element also identified that the total number of units that could be developed on existing sites in the unincorporated county under current zoning is approximately 4,167 units, which is 467 units short of the required RHNA allocation and 931 units short of the 5,098 total units. Table A summarizes these findings. To address this shortfall and to accommodate the needed lower income units, the County identified 75 parcels that would require rezoning in order to increase the unit capacity in the inventory by a total of at least 931 units and accommodate the lower income units.

Table B, first column, indicates the shortfall for each of the income levels to be 931 units (same number reported in Table A), which is based on the difference between the RHNA plus 10% buffer (5,098) and the existing zoning capacity of 4,167. The other columns in Table B show the number of residential units by income level resulting from standard rezoning and SB 10 rezoning. Table B clearly shows that all income level housing will be accommodated by the rezoning.

Income Level	TABLE A			
	Regional Housing Needs Allocation (Units)			
	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

Income Level	TABLE B			
	Sites Proposed for Rezoning to Meet RHNA			
	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

Rezoning Batches

To make the rezonings more manageable and help focus discussion, the 75 parcels have been split into two batches, Batch A and Batch B. Batch A is the subject of this item and is attached as Exhibit B with maps of each site. Batch B will follow in 2025.

Prior to and during development of the 2023 Housing Element, several projects have entered the planning or pre-application phase and are awaiting the rezones to proceed. Where possible, parcels for these projects are included in Batch A. All parcels in the Coastal Zone are included in Batch B.

The 35 parcels proposed for rezoning as part of Batch A are spread throughout the urban areas of unincorporated Santa Cruz County, within the Urban Service Line (USL). Exhibit B includes the rezoning list identifying the 35 rezone parcels from the Housing Sites Inventory as well as the maps of these parcels and General Plan land use designation changes.

The Housing Element Program H-1B (see attached Exhibit C) dictates the need for this

rezoning program. However, it is important to note that no development is proposed with the rezoning of properties.

For purposes of achieving higher densities to meet the County RHNA obligation, there will be a variety of rezonings, described below.

Senate Bill 10 Parcels

Senate Bill (SB) 10 allows jurisdictions to rezone properties for up to 10 units without the need for CEQA. The SB 10 rezones help the county to implement the much needed “missing middle” housing into existing neighborhoods. Typically, missing middle housing are low-rise apartment and townhouse units (duplexes, tri-plexes, and quads). Housing Element Program H-1J (see Exhibit C) prescribes rezoning of these properties. There is 1 SB10 parcel in the 35 parcels included in Batch A.

Residential Flex Zone District

The purpose of the Residential Flex Zone District is to provide higher-density development along the county’s transportation corridors. Rezonings to this district provide for multi-family and affordable housing opportunities and help the County meet *Affirmatively Furthering Fair Housing (AFFH)* (equity) goals in housing element law. Both SB 10 and the Residential Flex Zone District or “RF” also support reductions in vehicle miles traveled and the goals of the County’s 2022 Climate Action and Adaption Plan. Ten Residential Flex rezonings are included in the program, of which seven are in Batch A.

Ministerial Combining District

The rezoning of 21 of the 35 parcels in Batch A will include the recently adopted Ministerial Combining District to allow future housing development projects providing the required low-income housing on these sites to be processed ministerially. The projects meeting all objective standards would be subject to design review and required ministerial permits.

General Plan Amendments

Thirty-two of the 35 parcels proposed for rezoning in Batch A also require a General Plan Land Use Designation Map Amendment.

Planning Commission Study Session

A study session was held before the Planning Commission on August 28, 2024. The Commission conveyed a number of issues which staff has addressed in the following:

(1) Are affected property owners aware of the rezoning?

RESPONSE – Affected property owners have been notified of land use changes both directly and indirectly. The property owners have been sent public notices for the 8/28 Study Session and the 9/25 Public Hearing (for Batch A properties). Indirectly, the property owners, have been a party to noticing of multiple hearings and community meetings for the 2023 Housing Element adoption, which included numerous public engagement workshops/meetings that commenced in March 2023, as well as through traditional media and social media.

(2) What is the purpose of the 10% buffer?

RESPONSE – The buffer is a recommendation by HCD to accommodate additional housing in event that not all properties will develop as planned. In response, the County determined that 10% would be an appropriate buffer in our county (4,634 units plus 10% = 5,098 units).

(3) Are the potential higher-density developments resulting from rezoning addressing Level of Service (LOS), and services such as water and sewer capacity?

RESPONSE – Yes, per the 2023 Housing Element, future development is planned to occur within the USL where utility services exist. A study was performed and evaluated in the EIR Addendum prepared for the 2023 Housing Element, which resulted in adequate capacity for water and sewer service for the planned units. LOS for the transportation system is evaluated for all developments, and Vehicle Miles Travelled (VMT) is evaluated for developments requiring environmental review.

(4) Will the rezoning be consistent with Sustainability Update?

RESPONSE – Yes, the Sustainability Update introduced the Residential Flex Zone District, which many properties are planned to be rezoned to in order to achieve some of the planned units.

(5) Is the Aptos Golf Course property owner interested in development and can the golf course property be used for vacation rentals?

RESPONSE – At one time the property owner was interested in residential development. All properties must meet the County's standards for vacation rentals.

(6) Describe why Batch B have most of the SB 10 properties, which allow up to 10 units per property concurrent with ministerial process.

RESPONSE – Housing Element Program H-1J (see Exhibit C) prescribes rezoning of these properties. There is one SB10 parcel in Batch A and the rest are in Batch B. Batch A accommodates properties looking to redevelop in the near future, which don't typically include the SB 10 parcels.

(7) How does the neighbor notification process work related to there being more than 1,000 properties in the area?

RESPONSE – Except in the case where a property is in the coastal zone, per SCCC *Section 18.10.119 - Alternative Noticing Procedure*, if the number of property owners to whom notice would be mailed or delivered pursuant to SCCC 18.10.117(A) or 18.10.118(A) is more than 1,000, then in lieu of mailed or delivered notice the County may instead provide notice by placing a display advertisement in the newspaper.

(8) How will County staff address the shortfall of the very low- and low-income housing such that it is constructed, and such housing will be constructed without relying on moderate or above-moderate income housing projects?

RESPONSE – This rezone process is the first step toward addressing the affordable unit shortfall. By providing the appropriate zoning, the expectation is that the affordable projects will follow. Other provisions of the Housing Element explain how the Housing Element addresses providing affordable housing and summarized in the attached Exhibit D. It is also relevant to point out that the moderate and above moderate projects will carry a percentage of very low and low-income units. Also, applicants have also been asking for density bonuses for the moderate and above moderate projects. Lastly, as it relates to building affordable housing, some sites under-achieve, some over-achieve and some do nothing.

(9) Can we add extra column in RHNA matrix in the staff report to show how many units the rezones are providing.

RESPONSE – Table B above includes how many units could be constructed with the rezoning.

(10) How to increase public participation.

RESPONSE – County staff have been very responsive in connecting with the public starting with the Sustainability Update where numerous public meetings occurred. This was followed by the Housing Element update public workshops, public meetings, traditional media and social media outreach throughout 2023. Noticing for the rezones exceeds the minimum noticing requirement in the Code, including posting of sites, posting at County libraries and notices to public agencies and jurisdictions.

(11) What are the HCD certification process implications?

RESPONSE – The 2023 Housing Element was certified by HCD on April 12, 2024, giving the County has three years to implement the changes to our zoning designations and General Plan land use amendments. If the County didn't rezone within the three-year period, the County would be at risk of being out of compliance with State housing law.

(13) What happens if the Housing Element is decertified by the state?

RESPONSE – If a Housing Element is decertified, a jurisdiction may be subject to builder's remedy, whereby projects that have at least 20% affordable housing may be proposed without regard to the jurisdiction's regulations. Furthermore, being decertified also means the County is ineligible for various state funds for housing and infrastructure improvements.

(14) Is there an update on the nexus study, which will evaluate the inclusionary housing percentage and a timeline.

RESPONSE – Staff is currently working on a request for proposals, and it will be performed in 2024-2025.

(15) Information on the strategy to meet the lower income RHNA targets.

RESPONSE – The rezone effort is a large part of the strategy. Also, refer to Exhibit D that includes a summary of the most salient Programs and Policies that address the County’s approach to affordable housing, as adopted in the 2023 Housing Element.

GENERAL PLAN CONSISTENCY

The proposed rezoning of 35 parcels will require amending the General Plan Land Use Designation Map for 32 of the 35 parcels. This would not frustrate the objectives, policies, general land uses, and programs specified in the General Plan.

LOCAL COASTAL PROGRAM CONSISTENCY

Amendment to the General Plan/Local Coastal Program Land Use Designation Map requires certification by the California Coastal Commission.

ENVIRONMENTAL REVIEW

In November 2023, the County prepared an Addendum to the Environmental Impact Report (EIR) prepared for the Sustainability Update to address any environmental impacts under the California Environmental Quality Act (CEQA). The document analyzed the impacts associated with adoption of the Housing Element, the programs necessary for implementation, and the necessary rezones. No new significant impacts were identified beyond those previously addressed in the EIR.

The aforementioned Addendum may be reviewed online at:

[Final_SC County-Housing Element-EIR Addendum10-16-23.pdf](#)

SB 18 TRIBAL CONSULTATION

General Plan Amendments require notice to tribes per SB 18. On May 2, 2024, County staff sent a letter to the Native American Heritage Commission (NAHC) to solicit a list of tribes and cultural site information and any information the NAHC may have on cultural sites located within the area of the general plan amendments. On May 15, 2024, staff sent letters to each of the identified tribes. There was no request for consultation.

Submitted by:

Mark Connolly, Principal Planner
Policy Section

Reviewed by:

Stephanie Hansen, Assistant Director
Planning – Policy, Housing and Code Compliance

Exhibits

- A. Resolution
- B. Rezone Batch A with Site Maps
- C. Housing Element Programs H-1B and H-1J
- D. Affordable Housing Programs and Policies

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ RECOMMENDING REZONING OF THE FOLLOWING 35 PARCELS: (025-013-37, 025-091-49, 025-091-50, 025-111-14, 026-063-13, 026-122-36, 026-201-40, 026-311-33, 026-461-31, 026-681-08, 029-031-05, 029-071-03, 029-081-03, 029-081-04, 029-162-09, 030-061-06, 030-121-61, 030-221-46, 031-101-46, 031-152-24, 031-161-11, 037-191-11, 037-191-12, 037-191-13, 037-191-18, 037-211-19, 037-211-34, 041-233-24, 050-041-35, 050-041-36, 050-041-38, 050-041-45, 050-041-46, 051-341-13, AND 051-521-11) AND REDESIGNATION ON THE GENERAL PLAN LAND USE MAPS OF 32 OF THOSE PARCELS IN ACCORDANCE WITH THE 2023 HOUSING ELEMENT

WHEREAS, the County of Santa Cruz (“County”) is experiencing a housing crisis of both affordability and supply; and

WHEREAS, the County of Santa Cruz Board of Supervisors recognizes the need for additional affordable housing, particularly for very low- and low-income households and housing to support the local workforce; and

WHEREAS, the County adopted the 2023 Housing Element in November 2023, which was certified by the State Department of Housing and Community Development in April 2024; and

WHEREAS, the 2023-2031 Regional Needs Housing Allocation (“RHNA”) established by the State and the Association of Monterey Bay Area Governments and for the County is 4,634 units; and

WHEREAS, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 75 parcels must be rezoned to accommodate the full RHNA (plus the required 10% buffer) as required by Government Code Subsections 65583(c)(1) and 65583.2(h) and (i); and

WHEREAS, Program H-1B of the Santa Cruz County 2023 Housing Element requires the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category; and

WHEREAS, rezoning also implements Program H-1C of the Santa Cruz County 2023 Housing Element, which applies the Ministerial Combining District to those sites that accommodate 20% or more lower income units in the Housing Sites Inventory and allows

ministerial processing for future developments that accommodate that level of affordable housing; and

WHEREAS, Program H-1J of the Santa Cruz County 2023 Housing Element requires the County to rezone residential parcels pursuant to Senate Bill 10, which allows up to 10 units on qualifying infill parcels, providing “missing middle” housing within low-density infill neighborhoods; and

WHEREAS, 32 of the parcels proposed for rezoning will also require amendment of the County’s General Plan Land Use Designation maps; and

WHEREAS, County staff has divided the proposed land use designations and rezonings into two groups (Batch A and Batch B), the first of which includes 35 parcels; and

WHEREAS, the County prepared an Addendum to the Environmental Impact Report (“EIR”) for the Sustainability Policy and Regulatory Update pursuant to Section 15164 of the State CEQA Guidelines, and has determined that the environmental impacts of the 2023 Housing Element and its proposed programs, as part of the County’s General Plan, are consistent with the environmental impacts evaluated in the EIR, thereby no additional environmental analysis is required; and

WHEREAS, Senate Bill 10 allows for the rezoning, and associated redesignation of land uses in the General Plan, of residential parcels to accommodate up to 10 units on a parcel without CEQA review; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the proposed Zoning Map and General Plan land use map amendments are consistent with the required findings of SCCC18.10.230; and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the proposed amendments to the General Plan Land Use Designation Maps, redesignating 32 parcels, and amendments to the Zoning Map, rezoning 35 parcels, as shown in Attachment A, and as presented on this date.

BE IT FURTHER RESOLVED that the Planning Commission finds that the proposed General Plan Land Use Designation Map amendments are consistent with the California Coastal Act, and recommends that the Board of Supervisors direct staff to submit the General Plan land use map amendments to the California Coastal Commission for certification.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 25th day of September, 2024 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Chairperson

ATTEST: _____
Secretary

APPROVED AS TO FORM:

DocuSigned by:
Natalie Kirkish

D52DC6AA0E74498
ASSISTANT COUNTY COUNSEL

cc: County Counsel
Community Development & Infrastructure Department

ATTACHMENT A

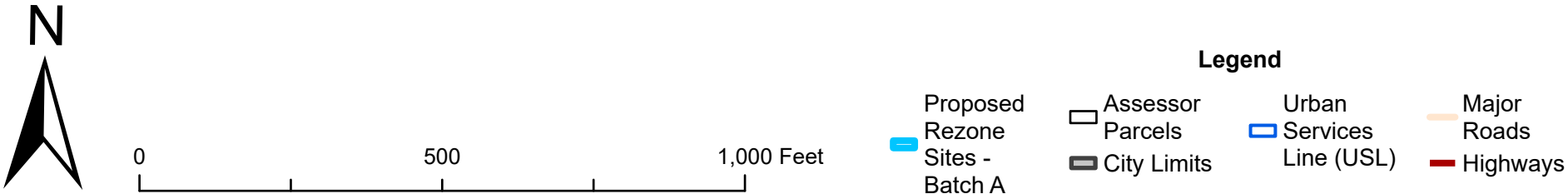
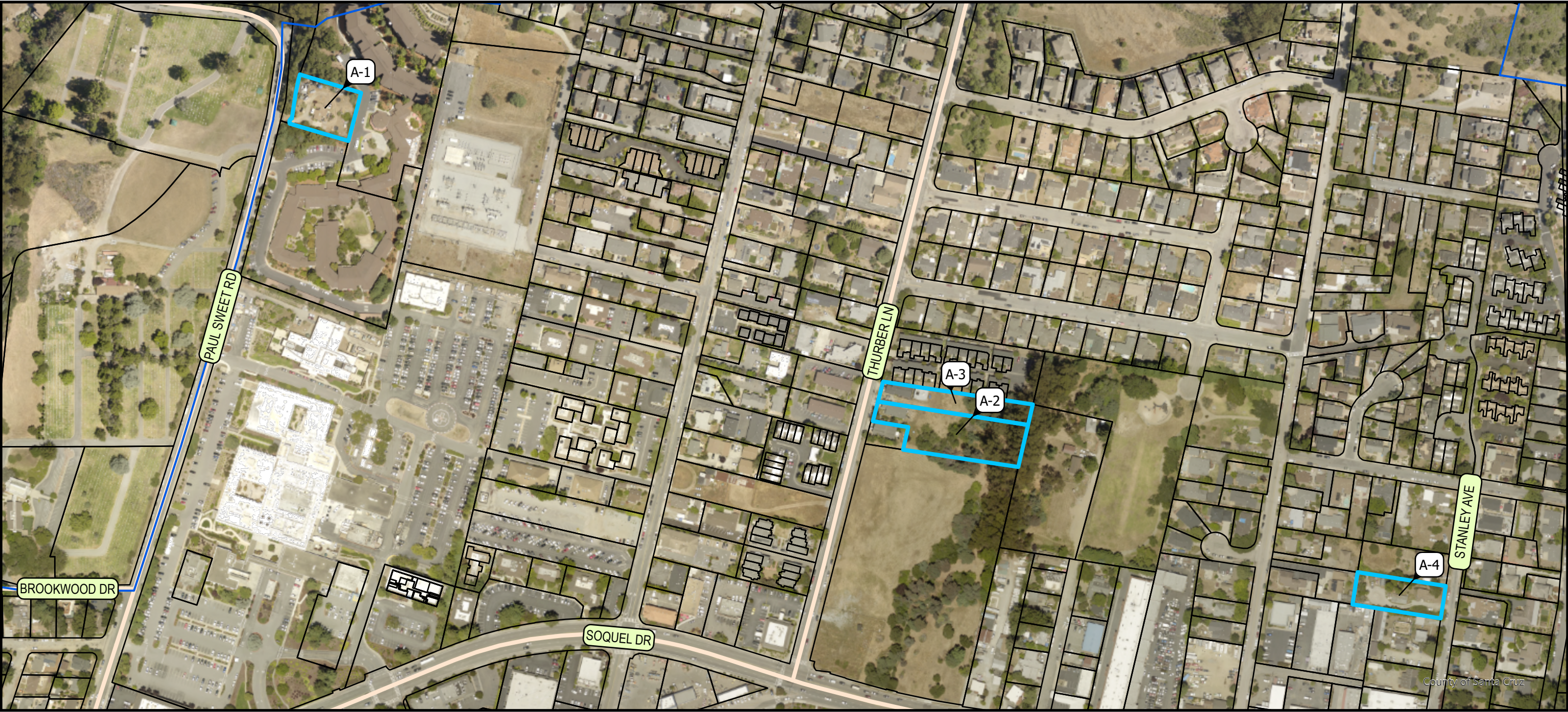
BATCH A					
Three parcels with asterisk are not subject to General Plan Amendment					
Site ID	Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan/Zoning	Map #
A-1*	025-013-37	3500 Paul Sweet Rd, Santa Cruz	C-O / PA	C-O / PA-Min	1
A-2	025-091-49	3134 Thurber Ln, Santa Cruz	R-UM, O-U / RM-4	R-UH, (O-U) / RM-2	1
A-3	025-091-50	3158 Thurber Ln., Santa Cruz	O-U; R-UM / RM-4	O-U; R-UH / RM-2	1
A-4	025-111-14	3105 Stanley Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	1
A-5	026-063-13	1127 Rodriguez St., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	2
A-6	026-122-36	2091 17Th Ave, Santa Cruz	R-UL / R-1	R-UH / RM-1.5-Min	2
A-7	026-201-40	1445 17Th Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	3
A-8*	026-311-33	1135 17Th Ave, Santa Cruz	C-N / C-1	C-N / C-1-Min	3
A-9	026-461-31	860 Bostwick Ln., Santa Cruz	R-UM / R-1-6	R-UH / RM-2	2
A-10	026-681-08	1810 7Th Ave., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	2
A-11	029-031-05	2650 Mattison Ln., Santa Cruz	R-UM / R-1-5	R-UH / RM-3	2
A-12	029-071-03	2021 Chanticleer Ave, Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5-Min	2
A-13	029-081-03	2044 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-4	2
A-14	029-081-04	2030 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2.5	2
A-15	029-162-09	No Site Address Andrew Ln. / Brommer St, Santa Cruz	R-UL / R-1-6	R-UH / RM-2	3
A-16	030-061-06	3845 Soquel Dr., Soquel	CS, O-U, R-UM / C-4	R-UHF / RF-Min	4
A-17	030-121-61	2755 41St Ave, Soquel	CS / C-4	C-C / C-1-Min	4
A-18*	030-221-46	2590 S Main St, Soquel	C-C / C-2	C-C / C-2-Min	4
A-19	031-101-46	No Site Address Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-2	5
A-20	031-152-24	1115 Thompson Ave., Santa Cruz	C-S / M-1	R-UHF / RF-Min	5
A-21	031-161-11	1110 Thompson Ave, Santa Cruz	CS / M-1	R-UHF / RF-Min	5
A-22	037-191-11	2611 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6

A-23	037-191-12	2603 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-24	037-191-13	5606 Soquel Dr, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-25	037-191-18	2613 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-26	037-211-19	No Site Address Monterey Ave., Soquel	R-UL / R-1-9	R-UH / RM-1.5	6
A-27	037-211-34	5720 Soquel Dr., Soquel	R-UL / R-1-6; R-1-9	R-UH / RM-4	6
A-28	041-233-24	9990 Soquel Dr, Aptos	C-S; R-UL / C-4; R-1-20	C-N / C-2-Min	7
A-29	050-041-35	No Site Address, Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-30	050-041-36	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-31	050-041-38	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2	8
A-32	050-041-45	100 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-33	050-041-46	No Site Address Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC-AIA	R-UH / RM-2-Min	8
A-34	051-341-13	No Site Address, Littleway Ln at Cunningham Wy, Watsonville	R-UL / R-1-10-AIA	R-UH / RM-2-Min	8
A-35	051-521-11	578 Green Valley Rd, Watsonville	R-UL / R-1-10	R-UH / RM-1.5-Min	8

BATCH A					
Three parcels with asterisk are not subject to General Plan Amendment					
Site ID	Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan/Zoning	Map #
A-1*	025-013-37	3500 Paul Sweet Rd, Santa Cruz	C-O / PA	C-O / PA-Min	1
A-2	025-091-49	3134 Thurber Ln, Santa Cruz	R-UM, O-U / RM-4	R-UH, (O-U) / RM-2	1
A-3	025-091-50	3158 Thurber Ln., Santa Cruz	O-U; R-UM / RM-4	O-U; R-UH / RM-2	1
A-4	025-111-14	3105 Stanley Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	1
A-5	026-063-13	1127 Rodriguez St., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	2
A-6	026-122-36	2091 17Th Ave, Santa Cruz	R-UL / R-1	R-UH / RM-1.5-Min	2
A-7	026-201-40	1445 17Th Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	3
A-8*	026-311-33	1135 17Th Ave, Santa Cruz	C-N / C-1	C-N / C-1-Min	3
A-9	026-461-31	860 Bostwick Ln., Santa Cruz	R-UM / R-1-6	R-UH / RM-2	2
A-10	026-681-08	1810 7Th Ave., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	2
A-11	029-031-05	2650 Mattison Ln., Santa Cruz	R-UM / R-1-5	R-UH / RM-3	2
A-12	029-071-03	2021 Chanticleer Ave, Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5-Min	2
A-13	029-081-03	2044 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-4	2
A-14	029-081-04	2030 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2.5	2
A-15	029-162-09	No Site Address Andrew Ln. / Brommer St, Santa Cruz	R-UL / R-1-6	R-UH / RM-2	3
A-16	030-061-06	3845 Soquel Dr., Soquel	CS, O-U, R-UM / C-4	R-UHF / RF-Min	4
A-17	030-121-61	2755 41St Ave, Soquel	CS / C-4	C-C / C-1-Min	4
A-18*	030-221-46	2590 S Main St, Soquel	C-C / C-2	C-C / C-2-Min	4
A-19	031-101-46	No Site Address Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-2	5
A-20	031-152-24	1115 Thompson Ave., Santa Cruz	C-S / M-1	R-UHF / RF-Min	5
A-21	031-161-11	1110 Thompson Ave, Santa Cruz	CS / M-1	R-UHF / RF-Min	5
A-22	037-191-11	2611 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-23	037-191-12	2603 Monterey Ave, Soquel	O-U; R-UL /	O-U, R-UHF /	6

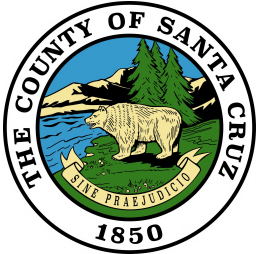
			R-1-6	RF-Min	
A-24	037-191-13	5606 Soquel Dr, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-25	037-191-18	2613 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	6
A-26	037-211-19	No Site Address Monterey Ave., Soquel	R-UL / R-1-9	R-UH / RM-1.5	6
A-27	037-211-34	5720 Soquel Dr., Soquel	R-UL / R-1-6; R-1-9	R-UH / RM-4	6
A-28	041-233-24	9990 Soquel Dr, Aptos	C-S; R-UL / C-4; R-1-20	C-N / C-2-Min	7
A-29	050-041-35	No Site Address, Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-30	050-041-36	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-31	050-041-38	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2	8
A-32	050-041-45	100 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	8
A-33	050-041-46	No Site Address Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC-AIA	R-UH / RM-2-Min	8
A-34	051-341-13	No Site Address, Littleway Ln at Cunningham Wy, Watsonville	R-UL / R-1-10-AIA	R-UH / RM-2-Min	8
A-35	051-521-11	578 Green Valley Rd, Watsonville	R-UL / R-1-10	R-UH / RM-1.5-Min	8

Proposed Map Amendments: Map #1

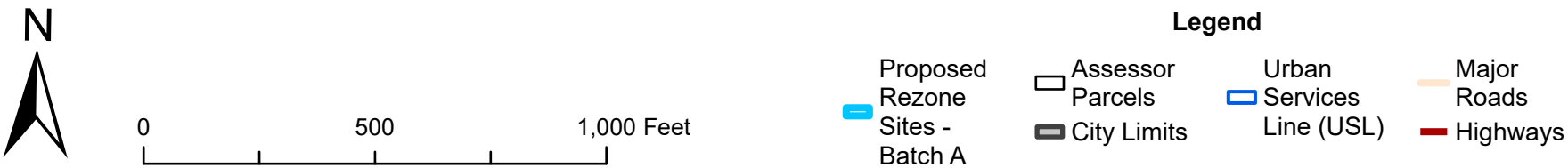
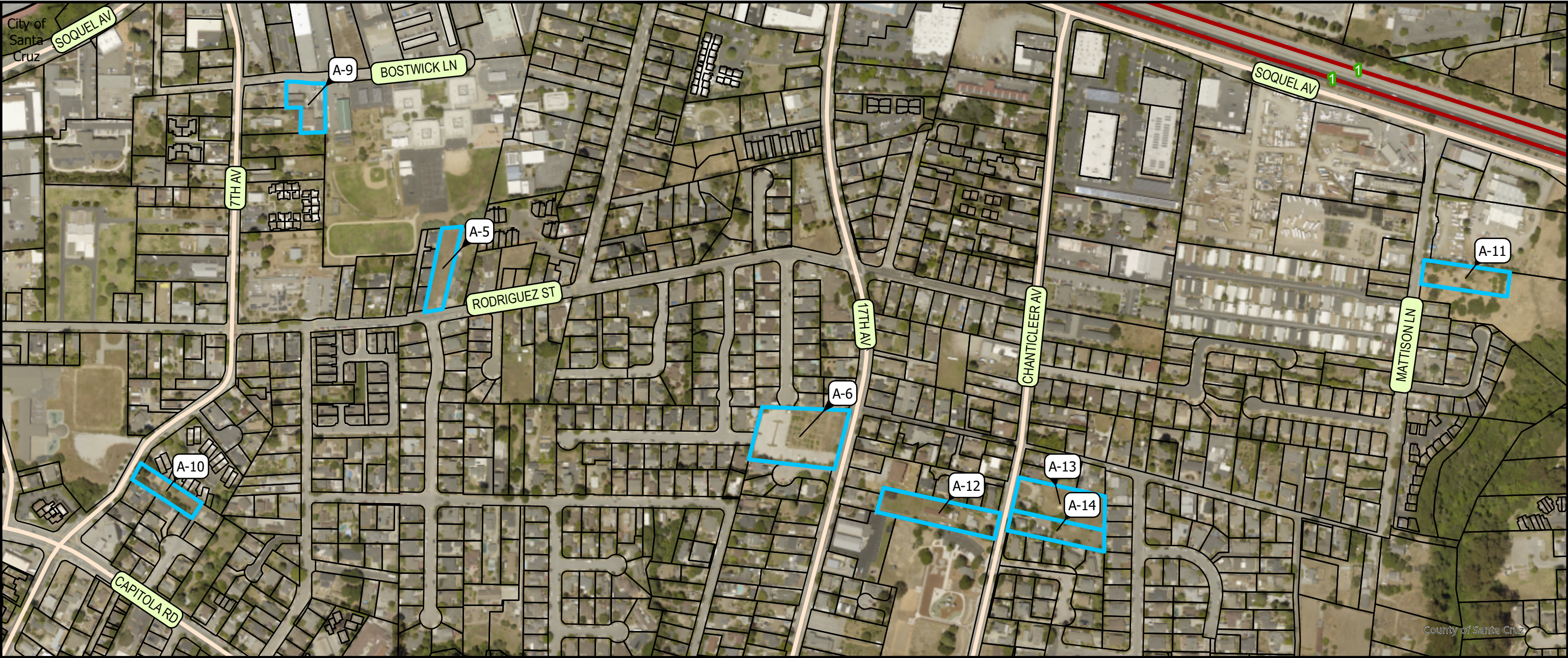


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-1	3500 Paul Sweet Rd, Santa Cruz	025-013-37	C-O	PA	C-O	PA-Min	10
A-2	3134 Thurber Ln, Santa Cruz	025-091-49	R-UM, O-U	RM-4	R-UH, (O-U)	RM-2	5
A-3	3158 Thurber Ln., Santa Cruz	025-091-50	O-U; R-UM	RM-4	O-U; R-UH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

Source: Santa Cruz County Community Development and Infrastructure

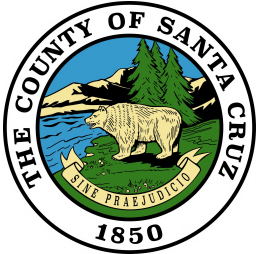


Proposed Map Amendments: Map #2

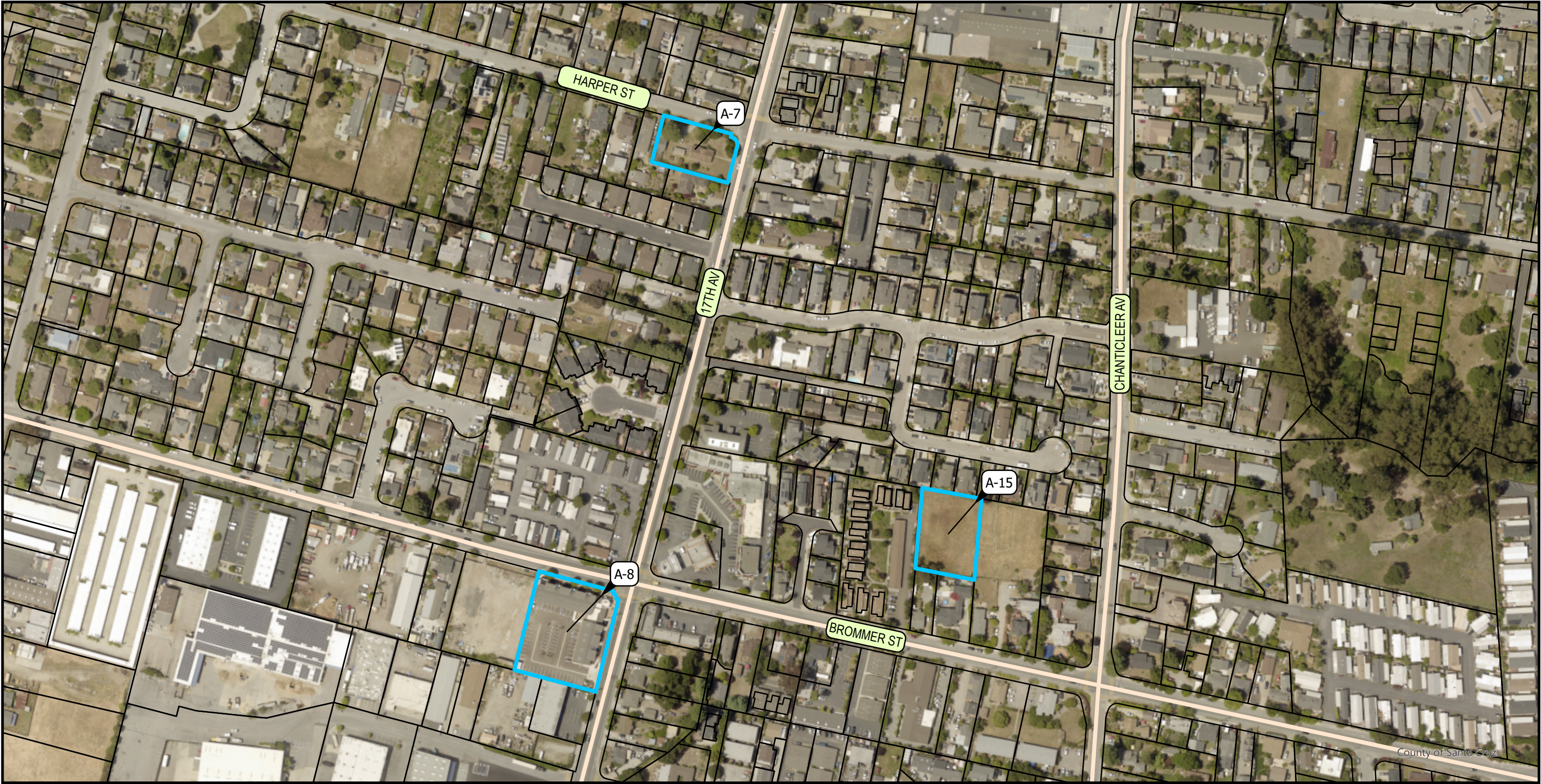


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-5	1127 Rodriguez St., Santa Cruz	026-063-13	R-UM	R-1-5	R-UH	RM-1.5	10
A-6	2091 17Th Ave, Santa Cruz	026-122-36	R-UL	R-1	R-UH	RM-1.5-Min	65
A-9	860 Bostwick Ln., Santa Cruz	026-461-31	R-UM	R-1-6	R-UH	RM-2	9
A-10	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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #3



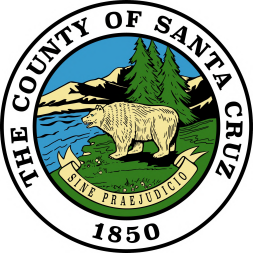
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Legend

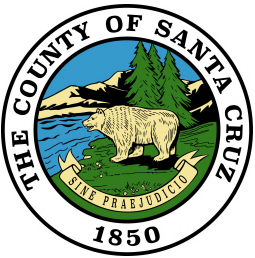
- Proposed Rezone Sites - Batch A
- Assessor Parcels
- City Limits
- Urban Services Line (USL)
- Major Roads
- Highways

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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #4



Legend

Proposed
Rezone
Sites -
Batch A

Assessor
Parcels

City Limits

Urban
Services
Line (USL)

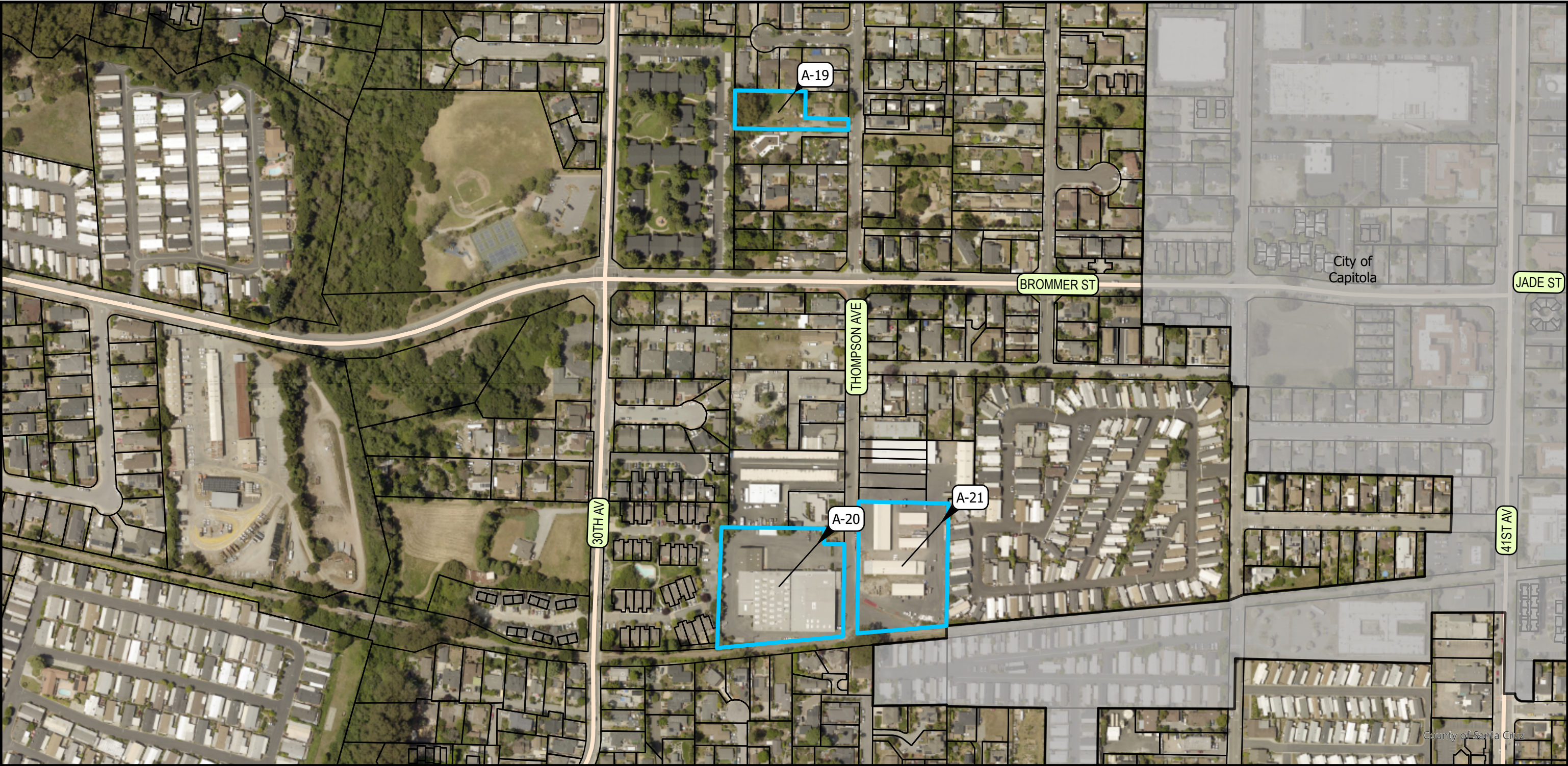
Major
Roads

Highways

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

Source: Santa Cruz County Community Development and Infrastructure

Proposed Map Amendments: Map #5



N

0 500 1,000 Feet

Legend

Proposed Rezone Sites - Batch A

Assessor Parcels

City Limits

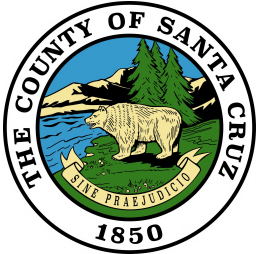
Urban Services Line (USL)

Major Roads

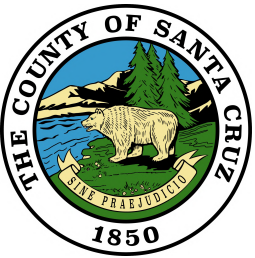
Highways

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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #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

Source: Santa Cruz County Community Development and Infrastructure



Legend

Proposed Rezone Sites - Batch A

Assessor Parcels

City Limits

Urban Services Line (USL)

Major Roads

Highways

0

500

1,000 Feet

Proposed Map Amendments: Map #7



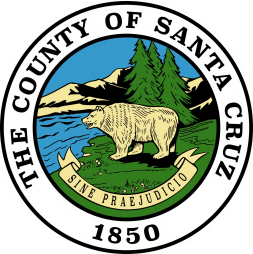
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Legend

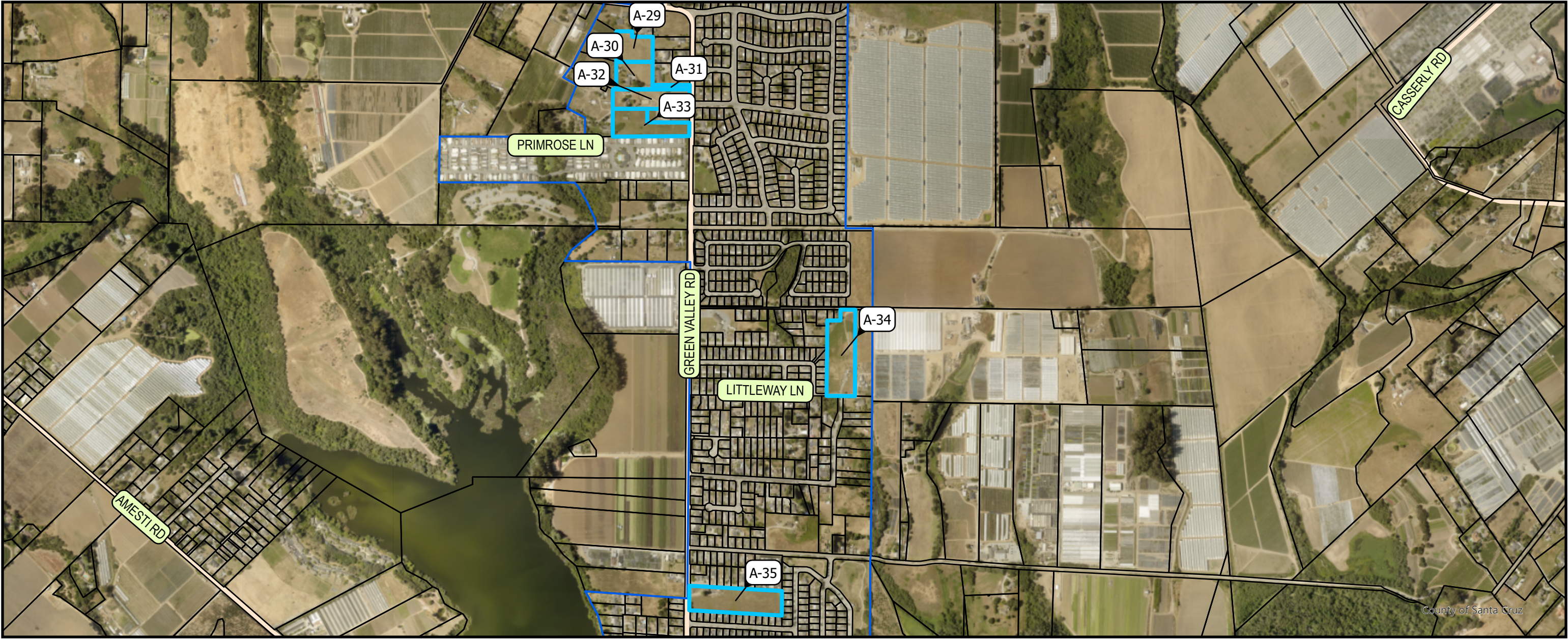
- Proposed Rezone Sites - Batch A
- Assessor Parcels
- City Limits
- Urban Services Line (USL)
- Major Roads
- Highways

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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #8



N

0

1,500

3,000 Feet

Proposed
Rezone
Sites -
Batch A

Assessor
Parcels

City Limits

Urban
Services
Line (USL)

Major
Roads

Highways

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

Source: Santa Cruz County Community Development and Infrastructure

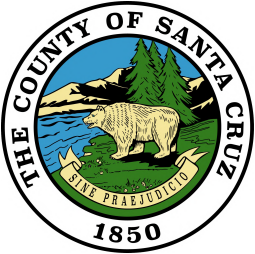


EXHIBIT C

The following programs are from the certified 2023-2031 Housing Element.

PROGRAM H-1B

Rezone sufficient vacant and/or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category, after deducting units accommodated on existing sites, which are shown in Appendices HE-E and HE-F. Such sites are needed to increase the amount of housing available at various levels of affordability to support the local workforce and for essential workers, including but not limited to those working in healthcare, education, public safety, other public sector or non-profit jobs, services, environmental practitioners, agriculture, hospitality, and tourism. This program will rezone sites with the appropriate zoning and development standards to facilitate achieving maximum densities as shown in Table 7 of Appendix HE-E (the Sites Inventory) as required by Government Code subsections 65583(c)(1) and 65583.2(h) and (i). Those subsections require that sites listed on Table 7 that are necessary to meet the shortfall of Lower Income units (currently estimated at 27 of the 75 parcels in Table 7, subject to reevaluation at time of rezoning) shall be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. Bring proposed rezonings (Appendix HE-E) to the Board of Supervisors in time for a second reading of the ordinance no later than December 2026.

- Responsibility: CDI, Planning Commission, Board of Supervisors
- Timeframe: Complete by December 2026
- Funding Source: CDI Budget
- Measurable Outcome: Rezone ~75 parcels to fit shortfall of units (at least 1,338 lower- and moderate-income units)

HOUSING ELEMENT PROGRAM H-1J

Rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels, to allow “missing middle” housing within low-density infill neighborhoods. Many of these sites are located in high resources areas as shown on the Mid-County TCAC Opportunity Map in Appendix HE-A, Figure HE-A-122, where the rezoning will enhance housing mobility (housing choices and affordability in these areas. This program includes the approximately 40 parcels identified in Appendices HE-E and HE-F for SB 10 rezoning, and/or additional parcels identified later for rezoning per SB 10.

- Responsibility: CDI, Planning Commission, Board of Supervisors
- Timeframe: Complete by December 2025
- Funding Source: CDI Budget
- Measurable Outcome: Ordinance rezoning property pursuant to SB 10

EXHIBIT D

Quantified Objectives

The County's quantified objectives for the 6th Cycle are presented in Table 4.2-1, Quantified Objectives Summary. The Quantified Objectives described under each program represent the County's best effort to implement each type of housing effort. Assumptions are based on past program performance, funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the County's housing goals. While the State does not issue a separate RHNA for Extremely Low-Income (ELI) units, they are a subset of the County's Very Low income RHNA and shown below.

Table 4.2- 1: Quantified Objectives Summary ¹					
Income Category	New Construction	Rehabilitation	Conservation /Preservation	Total	RHNA
Extremely Low	250	50	2	302	746
Very Low	250	69	3	322	746
Low	500	57	5	562	976
Moderate	150	0	5	155	586
Above Moderate	1,200	0	0	1,200	1,580
TOTAL Source: County of Santa Cruz	2,350	176	15	2,541	4,634

¹ The new construction objectives shown in Table 4.2-1 are based on approved and anticipated development projects, historic construction trends, projected permitting volumes based on past trends, and estimated permitting of new ministerial project types such as SB 9, SB 10, AB 2162, etc. Rehabilitation and conservation/preservation objectives are based on estimated affordable housing rehabilitation and/or preservation programs and projects that qualify for inclusion in this table pursuant to housing element law. More information on the preservation goal and at-risk units is provided in Appendix HE-A.

The following summary of the 2023-2031 Housing Element Programs and Policies are the most specific to achieving affordable housing. For the complete explanation of these Programs and Policies the reader is referred to the full Housing Element that may be accessed via this link:

<https://cdi.santacruzcountyca.gov/Planning/PolicyPlanning/GeneralTownVillagePlans.aspx>

Program H-1B Rezone sufficient vacant and/or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.

Program H-1C Develop a by-right overlay zone to permit rental and owner-occupied multi-family housing uses by right (ministerially) for developments with 20% or more lower-income units.

Program H-1D Update density bonus code (SCCC Chapter 17.12) to provide additional policy incentives to encourage parcel assembly for multi-family housing projects, inclusion of extremely low-income units, and units for special needs households, and to ensure consistency with current state density bonus law.

Program H-1J Rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels, to allow “missing middle” housing within low-density infill neighborhoods.

Program H-1K Provide priority processing for projects of seven or more new units with at least 15% lower-income, or 25% moderate-income units, and/ or projects to substantially rehabilitate 10 or more subsidized rental units.

Program H-1M Continue to implement current ADU Incentives Programs, such as the ADU Technical Assistance Program.

Policy H-1.8 (AFFH) (EJ) Farmworker Housing.

Program H-2A Seek local, state, or federal funding and/or partnerships with the Housing Authority, or other incentives to encourage property owners to extend affordability covenants or subsidy programs at subsidized affordable rental properties with expiring restrictions.

Program H-2C Maintain and implement, when conversions are proposed, the Condominium Conversion Ordinance (SCCC Chapter 14.02) to preserve existing rental housing.

Program H-2D When adequate resources are available, continue housing rehabilitation programs to help low-income mobile/manufactured homeowners and/or income-eligible, disaster-affected homeowners rehabilitate and/or replace their homes using state, federal, and/or local funding sources.

Program H-2F Continue to implement First-time Home Buyer (FTHB) programs to help lower-income households purchase manufactured homes in non-profit and/or resident-owned MHPs, and/or standard homes (i.e., condominiums, townhomes).

Program H-2I To the extent funding is or will be available to the County and/or Continuum of Care (CoC) for this purpose, support local legal aid programs that provide legal aid and housing counseling to lower-income and at-risk tenants with rental housing concerns such as unlawful evictions, unlawful rent increases, and/or fair housing violations.

Policy H-2.1 Preservation of Mobilehome Parks (MHP).

Policy H-2.5 Housing Rehabilitation.

Program H-3H Commission a new nexus study and evaluation of the County's inclusionary housing program (aka "Measure J").

Program H-3J Modify the County's inclusionary housing requirements.

Policy H-3.3 (AFFH, PRO) Maintenance of Adequate Housing Sites.

Policy H-3.4 (AFFH) Financial Assistance for Affordable Housing.

Policy H-3.6 (AFFH) Minimize Displacement.

Policy H-3.7 (AFFH) Do Not Allow Development of Single-Family Homes in Multi-Family Residential Zones.

Program H-3A Use County Affordable Housing Impact Fee revenues to assist development of new deed-restricted, affordable rental units, and to support ongoing administration and monitoring of the County's portfolio of deed-restricted affordable homes (Measure J and other County-assisted units).

Program H-3B Continue to leverage available County affordable housing funds with other public or private sector housing resources.

Program H-3D Advocate with state representatives representing any portion of the county to consider state legislation to further limit the amount of rental housing application fees that may be charged by rental property managers.

Program H-3G Commission an independent study to evaluate all aspects of the County's Local Coastal Program that apply to proposed multi-family and/or mixed-use developments in the Coastal Zone.

Program H-3L Maintain, implement, and update community plans, programs, and initiatives for community preservation and revitalization and displacement protection through place-based improvements in lower resource, lower income and higher poverty areas.

Program H-4B Continue to partner with qualified developers and service providers to seek all available sources of funding for development and/or preservation of affordable housing for special needs households, in partnership with property owners/developers that have a site available for such housing development, and/or for supportive and rehousing services for special needs households, including but not limited to, those listed below.

Program H-4G Prioritize the use of local affordable housing funds for projects that include housing affordable to extremely low-income and/or special needs households, including affordable housing for farmworkers and their families, as defined in Policy H-4.1 above.

Policy H-4.3 (AFFH) Farmworker Housing.

Program H-6B Coordinate with local employers, business groups, environmental and housing advocacy groups, H4H, other public agencies, commissions, civic and neighborhood groups to build public understanding and support for development of new workforce, affordable, and special needs housing units, much of which must, due to the very limited supply of developable land within the urbanized areas of the County, consist of higher-density, multi-family housing, such as apartments or condominium buildings of three or more stories.