

# County of Santa Cruz

## Department of Community Development and Infrastructure

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**Matt Machado** - Deputy CAO / Director

### **Agenda Date: March 26, 2025**

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 47 parcels required by the 2023 Housing Element and required General Plan Land Use Map amendments for 42 of the 47 parcels**

### **RECOMMENDED ACTIONS:**

- 1) Conduct a public hearing to review the proposed rezoning of 47 parcels and associated amendments to the General Plan Land Use designations for 42 of the 47 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 42 parcels, and direct staff to submit the General Plan/Local Coastal Program (LCP) map amendments to the California Coastal Commission for certification; and
  - c. Adopt an ordinance amending the Zoning Map to rezone 47 parcels.
  - d. Direct staff to submit the proposed map amendments within the Coastal Zone to the California Coastal Commission for certification.

### **EXECUTIVE SUMMARY**

The County Board of Supervisors adopted the 2023 Housing Element (Housing Element) on November 14, 2023; the Element 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).

The Planning Commission is requested to consider and recommend to the Board of Supervisors the rezoning of Batch B of the Housing Element rezones. Batch B would amend the General Plan Land Use Designation Map for 42 parcels and amend the Zoning Map for 47 parcels consistent with the 2023 Housing Element.

## **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.santacruzcountyca.gov/Planning/Housing/2023HousingElement.aspx>.

There are two batches of parcels to be rezoned (Batch A and Batch B) included in the 2023 Housing Element with a combined 75 parcels proposed for rezoning, and 67 of these parcels require a General Plan Land Use Designation Map amendment. The Commission considered both batches at the August 28, 2024, study session and conducted a public hearing on Batch A only on September 25, 2024. At this hearing 30 of the recommended 35 parcels were recommended to the Board of Supervisors for rezoning. Five parcels were removed from Batch A for further discussion and analysis before moving them to Batch B. The Board of Supervisors adopted 27 of the 30 parcels on December 17, 2024, after three parcels were removed due to a noticing error and placed into Batch B. Further discussion on both of these parcel shifts is included in the discussion of the report.

### **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 below 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.

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

Rezoning – Batch A

The Planning Commission reviewed Batch A, which included 35 parcels, on September 25, 2024. During the hearing, significant input was received from neighbors regarding five parcels on Primrose Lane. After a thorough discussion, the Commission directed staff to remove these five parcels from Batch A and return with an analysis of potential alternatives, including exploring a mixed-use option. As a result, the Commission recommended the rezoning of 30 parcels, 27 of which also required a General Plan Land Use Designation Map amendment. On December 10, 2024, the Board of Supervisors approved the recommended rezonings and General Plan amendments, with a second reading held on December 17, 2024.

During the Board of Supervisors hearing on December 10, 2024, staff discovered that three of the Batch A parcels had incorrect Assessor’s Parcel Numbers in the Resolution title. Therefore, in an abundance of caution, the Board directed that the rezoning of these three parcels be redirected to Batch B.

Planning Commission Study Session

At the February 26, 2025, Planning Commission Study Session, the Commission considered Staff’s presentation on the five Primrose Lane properties that were previously moved into Batch B. Staff provided options for the Commission to consider for these parcels, including mixed use. The Commission concluded that commercial uses on these properties could be accommodated by a Density Bonus concession, and directed that Staff maintain the originally proposed zoning and General Plan designations for these parcels. Furthermore, reflecting on the agricultural and low density single-family residential characteristics of the neighborhood, the Commission considered a two-story building height to be most appropriate.

Rezoning – Batch B

The 47 parcels proposed for rezoning as part of Batch B are located throughout the urban areas of unincorporated Santa Cruz County, within the Urban Service Line (USL). Some parcels have shifted from Batch A to Batch B. Notably, five parcels from the Primrose Lane area have been added to Batch B, along with three parcels that were removed from Batch A due to a noticing error. Additionally, one parcel, APN 030-061-06, has been removed entirely from the rezoning program. This parcel was purchased by Central Fire to develop a fire station, making it unsuitable for housing development.

This is in contrast to the Primrose Lane parcels, which still have potential for housing development.

Exhibit A includes the rezoning list identifying the 47 rezone parcels from the Housing Sites Inventory, while Exhibit B includes the maps identifying the same 47 parcels' rezoning 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.

Table B below, first column, indicates the shortfall identified in the 2023 Housing Element 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 Senate Bill (SB) 10 rezoning. Table B shows that nearly all income level housing will be accommodated by the rezoning of both Batch A and now Batch B.

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
<b>Very Low</b>	754	694	33	727
<b>Low</b>	182	578	66	644
<b>Moderate</b>	50	67	126	193
<b>Above Mod</b>	(55)	349	140	489
<b>Total</b>	<b>931</b>	<b>1,688</b>	<b>365</b>	<b>2,053</b>

As seen in Table B above, fourth column, there is a minor shortfall in units for the very low-income level. This is a shortfall of the number of units when the 10% buffer is considered (there is no shortfall in meeting the RHNA itself). The slight shortfall of units can be accommodated with current project proposals in the County's pipeline. Most notably, two 100% affordable housing projects are being proposed that are greatly exceeding the Housing Element Inventory's projection for both of the sites:

- APN: 025-351-19. Housing Element projected 128 total affordable units, while the project proposes 179 affordable housing units (~143 low income and 36 very low income).
- APN: 030-121-61. Housing Element projected 93 total affordable units, while the project proposes 256 affordable housing units (~154 low income and 102 very low income).

As in Batch A, Batch B includes different types of rezonings, described below.



Senate Bill 10 Parcels

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 are 31 SB10 parcels in the 47 parcels included in Batch B.

Residential Flex Zone District

The purpose of the Residential Flex Zone District is to provide higher-density development along the county’s transportation corridors. Rezoning 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. There are three Residential Flex (RF) rezonings included in Batch B.

Ministerial Combining District

The rezoning of 14 of the 47 parcels in Batch B will include the recently adopted Ministerial Combining District (indicated by -Min) in the proposed zoning 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 (see Exhibit C).

Coastal Zone

Batch B of the Housing Element Rezone Program includes seven Coastal Zone properties proposed for rezoning. Following adoption by the Board of Supervisors, the amendments for these parcels will be submitted to the Coastal Commission for certification.

General Plan Amendments

Forty-two of the 47 parcels proposed for rezoning in Batch B also require a General Plan Land Use Designation Map Amendment. Of the 42 parcels requiring General Plan Designation amendments, the majority are being upzoned to Residential Urban High (R-UH) to accommodate greater development of housing units. With three of the parcels being upzoned to Residential Flex (R-UHF) for even greater density potential on more opportune sites.

**GENERAL PLAN CONSISTENCY**

The proposed rezoning of 47 parcels will require amending the General Plan Land Use Designation Map for 42 of the 47 parcels. This would not frustrate the objectives, policies, general land uses, and programs specified in the General Plan. Overall, the proposed rezonings are consistent with the County’s General Plan chapters 2 and 4: Built Environment Element and Housing Element. Several policies in the Built Environment Element are directly supported by the rezonings and a few examples are provided below:

- BE-1.1.4 (LCP) Siting New Development

- BE-1.2.2 (EJ) High-Quality Transit Corridor Land Use
- BE-1.2.3 Multimodal Corridor Land Use
- BE-1.3.3 (LCP) Appropriate Density for Activity Centers
- BE-2.1.5 (LCP) Urban High Density Residential (R-UH)
- BE-2.1.6 (LCP) Urban High Density Flex Residential (R-UHF)
- AM-1.1.2 Transit Infill Development

The rezonings are directly in support of the Housing Element as they are implementing several programs, most notably Programs H-1B, H-1C, and H-1J.

The existing General Plan may be viewed online here:

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

### **LOCAL COASTAL PROGRAM CONSISTENCY**

Amendment to the General Plan/Local Coastal Program Land Use Designation Map requires certification by the California Coastal Commission. Significant General Plan/LCP policies supported by the proposed rezonings are as follows:

- BE-1.1.4 (LCP) Siting New Development
- BE-1.3.3 (LCP) Appropriate Density for Activity Centers
- BE-5.1.2 (LCP) Priority of Uses within the Coastal Zone
- BE-5.1.3 (LCP) Maintaining Coastal Priority Uses
- BE-5.1.8 (LCP) Low and Moderate-Income Housing in the Coastal Zone

The proposed rezonings within the Coastal Zone are on infill properties that have been previously developed within the County's USL; these rezonings do not promote the conversion of agricultural lands or other protected coastal resources.

### **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 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 Addendum may be reviewed online at:

<https://cdi.santacruzcountyca.gov/UPC/GetInvolved/CEQAInitialStudiesEIRs/ArchivedCEQADocuments.aspx>

### **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 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 were no requests 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 B with Site Maps
- C. Housing Element Programs H-1B, H-1C, and H-1J

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 47 PARCELS: (025-091-52, 025-111-15, 025-361-01, 025-361-03, 026-042-15, 026-111-40, 026-261-13, 026-261-16, 029-111-60, 029-162-08, 029-162-44, 029-181-43, 029-181-44, 029-182-15, 029-191-38, 029-192-07, 029-192-15, 029-192-27, 029-193-03, 029-391-08, 030-031-04, 030-092-01, 030-121-61, 030-221-46, 030-241-13, 030-241-14, 030-253-72, 030-281-08, 030-281-34, 031-113-10, 031-113-12, 031-113-48, 031-152-03, 032-041-44, 032-041-67, 032-041-68, 037-112-16, 037-191-08, 039-201-36, 039-201-37, 050-041-35, 050-041-36, 050-041-38, 050-041-45, 050-041-46, 053-011-01, AND 053-011-09) AND REDESIGNATION ON THE GENERAL PLAN LAND USE MAPS OF 42 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, County staff has divided the proposed land use designations and rezonings into two groups (Batch A and Batch B), with Batch B including the rezoning of 47 parcels; and

WHEREAS, 42 of the parcels proposed for rezoning will also require amendment of the County’s General Plan Land Use Designation maps; and

WHEREAS, seven parcels are located within the coastal zone, and General Plan Land Use Designation Map and Zoning Map amendments for these properties require certification by the Coastal Commission; 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 42 parcels, and amendments to the Zoning Map, rezoning 47 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 Designation Map and Zoning Map amendments for properties within the Coastal Zone to the California Coastal Commission for certification.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 26th day of March 2025, by the following vote:

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

\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

Signed by:  
*Natalie Kirkish*  
\_\_\_\_\_  
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ASSISTANT COUNTY COUNSEL

cc: County Counsel  
Community Development & Infrastructure Department

**Attachment A**

<b>Batch B</b>					
<b>* Five parcels with asterisk are not subject to General Plan Amendment</b>					
<b>^ Requires Coastal Commission certification</b>					
<b>Site ID</b>	<b>Parcel Number</b>	<b>Address</b>	<b>Existing General Plan/Zoning</b>	<b>Proposed General Plan/ Zoning</b>	<b>Map #</b>
B-1	025-091-52	3161 - 3165 Prather Ln, Santa Cruz	O-R / PR	R-UH; O-R / RM-2; PR	1
B-2	025-111-15	3111 Stanley Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	1
B-3	025-361-01	2300 Benson Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	1
B-4	025-361-03	3570 Winkle Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	1
B-5	026-042-15	2507 Paul Minnie Ave., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	2
B-6	026-111-40	1308 Rodriguez St., Santa Cruz	R-UL / R-1-6-D	R-UH / RM-2.5-D	2
B-7*^	026-261-13	855 7Th Ave, Santa Cruz	C-C; O-U / C-2-D	C-C; O-U / C-2-D-Min	3
B-8*^	026-261-16	901 7Th Ave, Santa Cruz	C-C; O-U / C-2-D	C-C; O-U / C-2-D-Min	3
B-9	029-111-60	2305 Capitola Rd., Santa Cruz	R-UM / RM-4	R-UH / RM-2	2
B-10	029-162-08	2025 Brommer St., Santa Cruz	R-UL / R-1-6	R-UH / RM-4	4
B-11	029-162-44	1215 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	4
B-12	029-181-43	1145 Chanticleer Ave. #5, Santa Cruz	R-UM / RM-4	R-UH / RM-1.5	4
B-13	029-181-44	1145 Chanticleer Ave. #1, Santa Cruz	R-UL / R-1-6	R-UH / RM-2	4
B-14	029-182-15	1820 Kinsley St., Santa Cruz	R-UM / RM-4	R-UH / RM-1.5	4
B-15	029-191-38	1300 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	4
B-16	029-192-07	1156 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	4
B-17	029-192-15	1102 Chanticleer, Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	4
B-18	029-192-27	2275 Kinsley St., Santa Cruz	R-UL / R-1-6	R-UH / RM-3	4
B-19	029-193-03	2240 Kinsley St., Santa Cruz	R-UL / R-1-6	R -UH / RM-1.5	4
B-20	029-391-08	2060 Maciel Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	2
B-21	030-031-04	3425 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-2	5



<b>Batch B</b>					
<b>* Five parcels with asterisk are not subject to General Plan Amendment</b>					
<b>^ Requires Coastal Commission certification</b>					
<b>Site ID</b>	<b>Parcel Number</b>	<b>Address</b>	<b>Existing General Plan/Zoning</b>	<b>Proposed General Plan/ Zoning</b>	<b>Map #</b>
B-22	030-092-01	3240 N Main St., Soquel	R-UM / R-1-6	R-UH / RM-2	5
B-23	030-121-61	2755 41St Ave, Soquel	CS / C-4	C-C / C-2-Min	5
B-24*	030-221-46	2590 S Main St, Soquel	C-C / C-2-GH	C-C / C-2-GH-Min	5
B-25	030-241-13	2620 Capitola Ave, Soquel	R-UL / R-1-6	R-UH / RM-1.5	5
B-26	030-241-14	2630 Capitola Ave., Soquel	R-UL / R-1-6	R-UH / RM-2.5	5
B-27	030-253-72	2500 Rosedale Ave., Soquel	R-UL / R-1-6	R-UH / RM-3.5	5
B-28	030-281-08	3491 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-3.5	5
B-29	030-281-34	3505 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-3	5
B-30	031-113-10	1455 Bulb Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-1.5	6
B-31	031-113-12	1445 Bulb Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-1.5	6
B-32	031-113-48	1430 Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-2	6
B-33	031-152-03	1309 Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-3	6
B-34*^	032-041-44	3701 Portola Dr, Santa Cruz	C-C / C-2	C-C / C-2-Min	7
B-35*^	032-041-67	3621 Portola Dr, Santa Cruz	C-C / C-2	C-C / C-2-Min	7
B-36^	032-041-68	3501 Portola Dr, Santa Cruz	C-C / C-2	R-UHF / RF-Min	7
B-37	037-112-16	3223 Maplethorpe Ln., Soquel	R-UL / R-1-8	R-UH / RM-1.5	8
B-38	037-191-08	2625 Monterey Ave., Soquel	O-U; R-UL / R-1-9	O-U; R-UH / RM-1.5	8
B-39	039-201-36	2600 Mar Vista Dr, Aptos	O-R / PR	R-UHF / RF-Min	9
B-40	039-201-37	2600 Mar Vista Dr, Aptos	O-R / PR	R-UHF / RF-Min	9
B-41	050-041-35	No Site Address, Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	10
B-42	050-041-36	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	10
B-43	050-041-38	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2	10

<b>Batch B</b>					
<b>* Five parcels with asterisk are not subject to General Plan Amendment</b>					
<b>^ Requires Coastal Commission certification</b>					
<b>Site ID</b>	<b>Parcel Number</b>	<b>Address</b>	<b>Existing General Plan/Zoning</b>	<b>Proposed General Plan/ Zoning</b>	<b>Map #</b>
B-44	050-041-45	100 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	10
B-45	050-041-46	No Site Address Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC-AIA	R-UH / RM-2-AIA-Min	10
B-46^	053-011-01	610 Clubhouse Dr, Aptos	O-R / PR	O-R; R-UH / PR; RM-1.5-Min	11
B-47^	053-011-09	664 Clubhouse Dr., Aptos	O-R / PR	O-R; P / PR; PF	11

### Certificate Of Completion

Envelope Id: E1FC483F-0FE4-4CE5-AA1F-1DD1CDD43C17	Status: Completed
Subject: Batch B Rezone PC Resolution	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Jacob Lutz
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	701 Ocean Street
	Santa Cruz, CA 95060
	Jacob.Lutz@santacruzcountyca.gov
	IP Address: 63.194.190.100

### Record Tracking

Status: Original	Holder: Jacob Lutz	Location: DocuSign
3/13/2025 3:27:25 PM	Jacob.Lutz@santacruzcountyca.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: Docusign

### Signer Events

Natalie Kirkish  
 Natalie.Kirkish@santacruzcountyca.gov  
 County Counsel  
 Security Level: Email, Account Authentication (None)

### Signature

Signed by:  
  
 D52DC6AA0E74498...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 108.147.93.72  
 Signed using mobile

### Timestamp

Sent: 3/13/2025 3:28:34 PM  
 Viewed: 3/14/2025 2:41:14 PM  
 Signed: 3/14/2025 2:41:49 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 8/1/2024 2:49:37 PM  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/13/2025 3:28:34 PM
Certified Delivered	Security Checked	3/14/2025 2:41:14 PM
Signing Complete	Security Checked	3/14/2025 2:41:49 PM
Completed	Security Checked	3/14/2025 2:41:49 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

### **To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

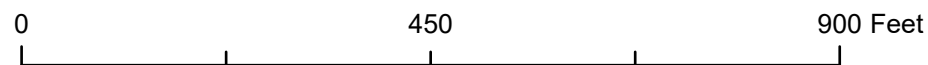
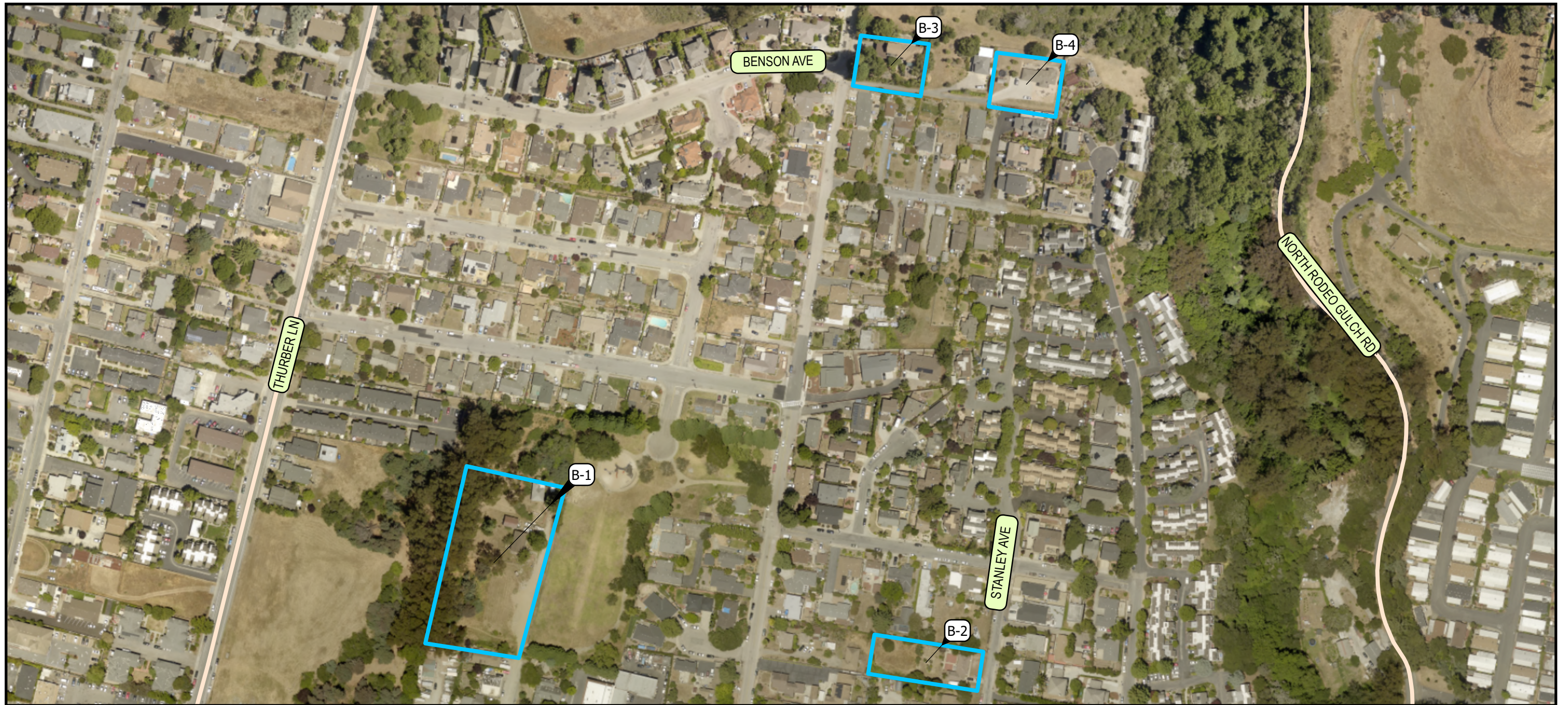
- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

Table of Abbreviations for General Plan Land Use Designations and Zone Districts

<b>GENERAL PLAN LAND USE DESIGNATIONS</b>		
<b>Abbr.</b>	<b>Land Use Designation</b>	<b>Density (units/acre)</b>
R-UVL	Urban Very Low Residential	1 – 5
R-UL	Urban Low Residential	4 - 10
R-UM	Urban Medium Residential	7 – 15
R-UH	Urban High Residential	11 – 30
R-UHF	Urban Flex High Residential	22 – 45
C-N	Neighborhood Commercial	22 – 45
C-C	Community Commercial	22 – 45
P	Public Facilities/Institutional	11 - 30
C-O	Professional and Administrative Offices	22 – 45
C-S	Service Commercial/Light Industry	NA
O-R	Parks, Recreation and Open Space	NA
O-U	Urban Open Space	NA
<b>ZONE DISTRICTS</b>		
<b>Abbr.</b>	<b>Zone District</b>	
R-1-4	Single family Residential – Minimum 4,000 square feet per unit	
R-1-5	Single family Residential – Min. 5,000 square feet per unit	
R-1-6	Single family Residential – Min. 6,000 square feet per unit	
R-1-8	Single family Residential – Min. 8,000 square feet per unit	
R-1-9	Single family Residential – Min. 9,000 square feet per unit	
R-1-10	Single family Residential – Min. 10,000 square feet per unit	
R-1-1AC	Single family Residential – Min. one-acre per unit	
RM-1.5	Multifamily Residential – Min. 1,500 square feet per unit	
RM-2	Multifamily Residential – Min. 2,000 square feet per unit	
RM-2.5	Multifamily Residential – Min. 2,500 square foot per unit	
RM-3	Multifamily Residential – Min. 3,000 square foot per unit	
RM-3.5	Multifamily Residential – Min. 3,500 square foot per unit	
RM-4	Multifamily Residential – Min. 4,000 square foot per unit	
RF	Residential Flexible	
C-1	Neighborhood Commercial	
C-2	Community Commercial	
C-4	Commercial Services	
M-1	Light Industrial	
PA	Professional and Administrative Offices	
PR	Parks, Recreation and Open Space	
PF	Public Facilities	
-D	Designated Park Site Combining District	
-AIA	Airport Combining District	
-Min	Ministerial Combining District	



# Proposed Map Amendments: Map #1

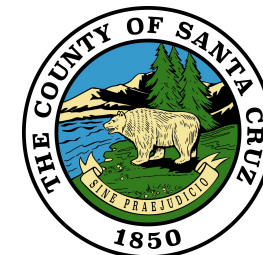


### Legend

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

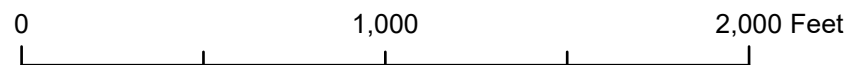
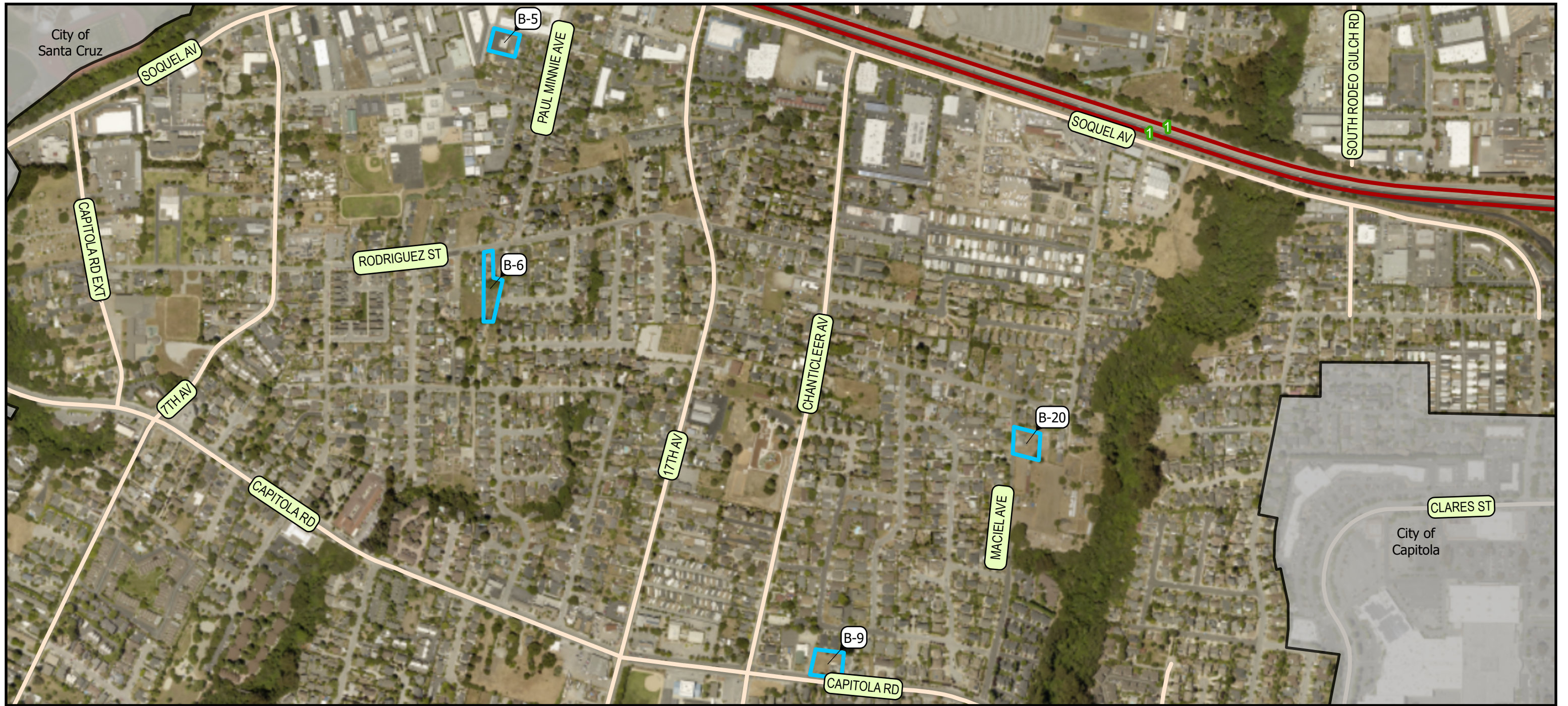
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-1	3161 - 3165 Prather Ln, Santa Cruz	025-091-52	O-R	PR	R-UH; O-R	RM-2; PR	5
B-2	3111 Stanley Ave., Santa Cruz	025-111-15	R-UL	R-1-6	R-UH	RM-2	9
B-3	2300 Benson Ave., Santa Cruz	025-361-01	R-UL	R-1-6	R-UH	RM-1.5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

Source: Santa Cruz County Community Development and Infrastructure





# Proposed Map Amendments: Map #2

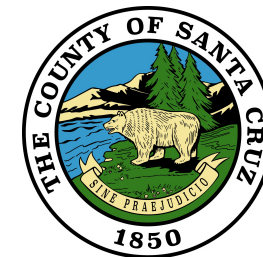


### Legend

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

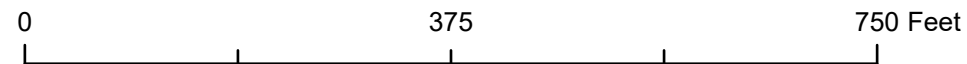
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-5	2507 Paul Minnie Ave., Santa Cruz	026-042-15	R-UM	R-1-5	R-UH	RM-1.5	9
B-6	1308 Rodriguez St., Santa Cruz	026-111-40	R-UL	R-1-6-D	R-UH	RM-2.5-D	9
B-9	2305 Capitola Rd., Santa Cruz	029-111-60	R-UM	RM-4	R-UH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

Source: Santa Cruz County Community Development and Infrastructure





# Proposed Map Amendments: Map #3

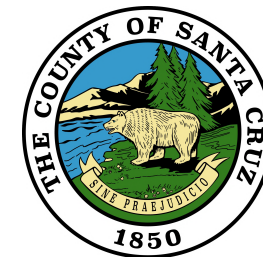


### Legend

- ▬ Proposed Rezone Sites - Batch B
- ▬ Urban Services Line (USL)
- ▬ Major Roads
- ▬ Highways
- City Limits

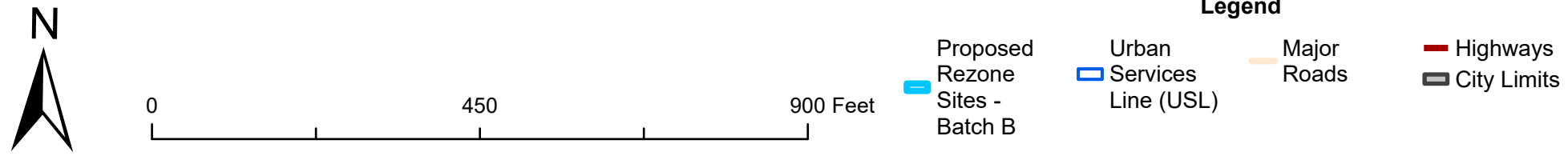
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-7	855 7Th Ave, Santa Cruz	026-261-13	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	65
B-8	901 7Th Ave, Santa Cruz	026-261-16	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	30

Source: Santa Cruz County Community Development and Infrastructure



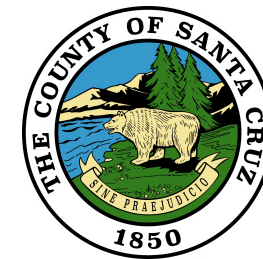


# Proposed Map Amendments: Map #4



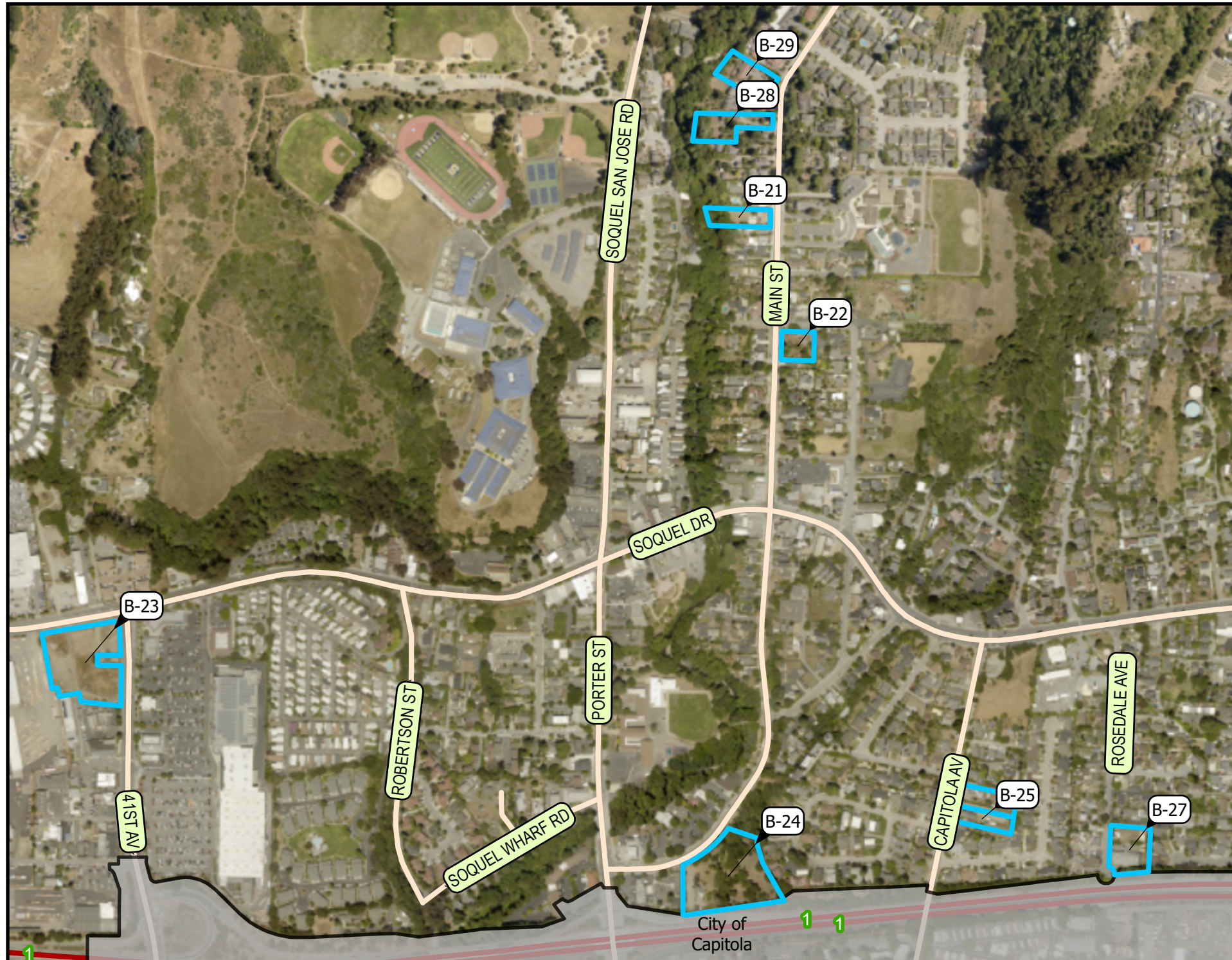
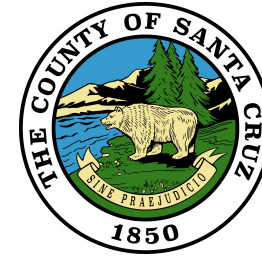
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-10	2025 Brommer St., Santa Cruz	029-162-08	R-UL	R-1-6	R-UH	RM-4	7
B-11	1215 Chanticleer Ave., Santa Cruz	029-162-44	R-UL	R-1-6	R-UH	RM-1.5	6
B-12	1145 Chanticleer Ave. #5, Santa Cruz	029-181-43	R-UM	RM-4	R-UH	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

Source: Santa Cruz County Community Development and Infrastructure



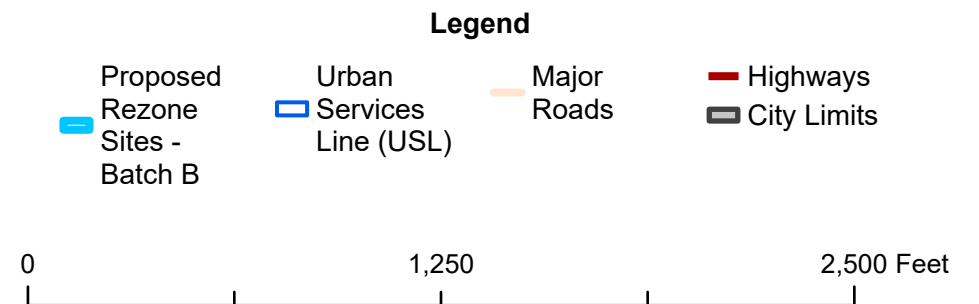


# Proposed Map Amendments: Map #5



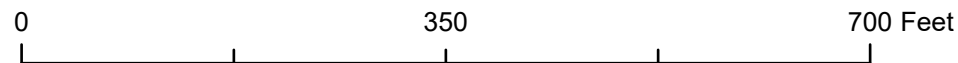
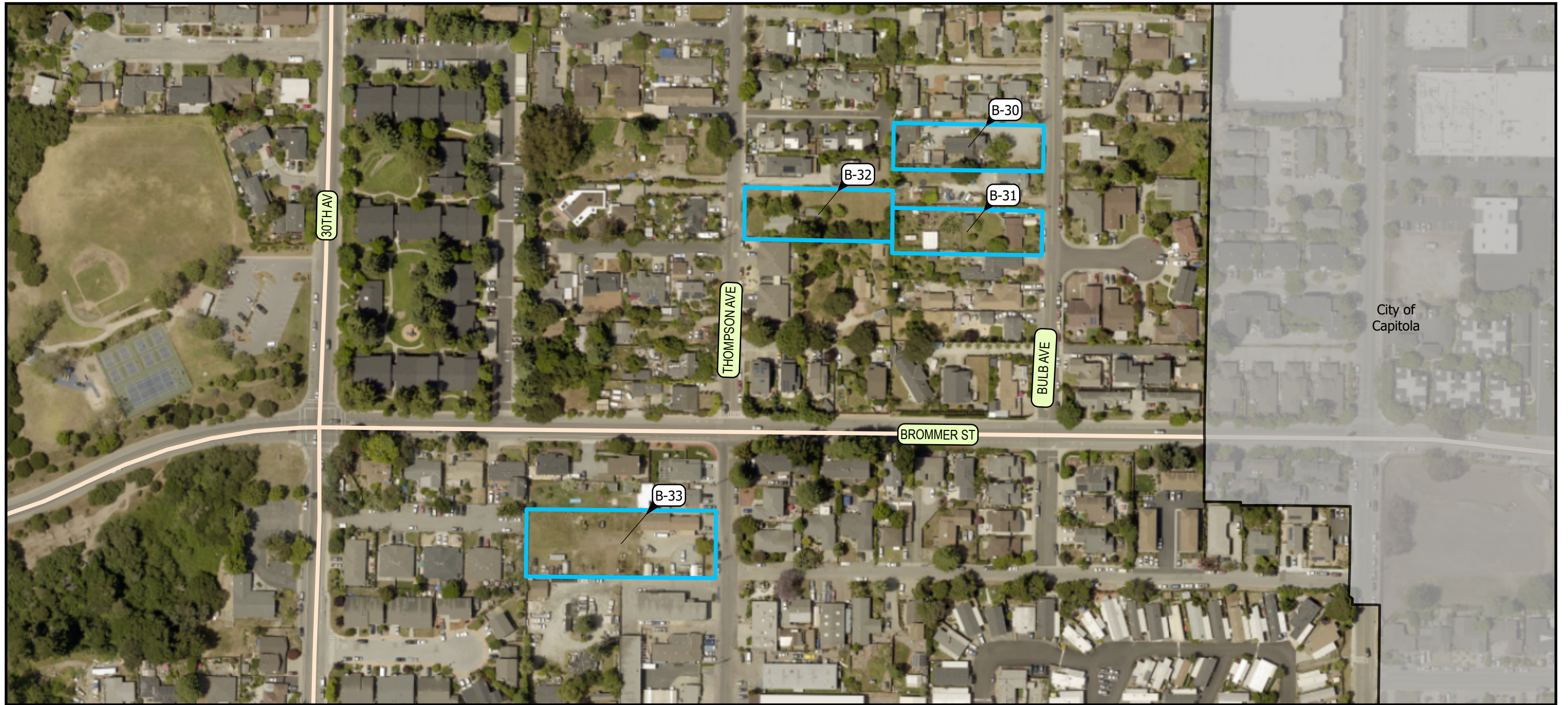
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-21	3425 N Main St., Soquel	030-031-04	O-U; R-UM	R-1-6	O-U; R-UH	RM-2	9
B-22	3240 N Main St., Soquel	030-092-01	R-UM	R-1-6	R-UH	RM-2	9
B-23	2755 41St Ave, Soquel	030-121-61	CS	C-4	C-C	C-2-Min	93
B-24	2590 S Main 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

Source: Santa Cruz County Community Development and Infrastructure





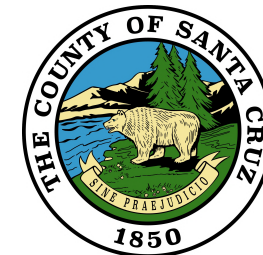
# Proposed Map Amendments: Map #6



### Legend

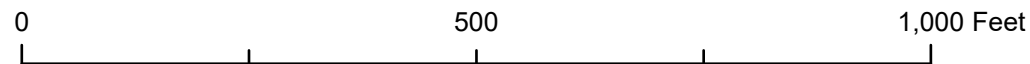
- Proposed Rezone Sites - Batch B
- Urban Services Line (USL)
- Major Roads
- Highways
- City Limits

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: Map #7

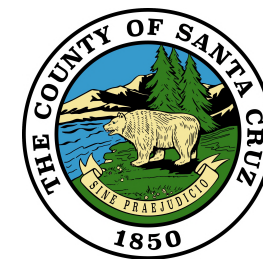


### Legend

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

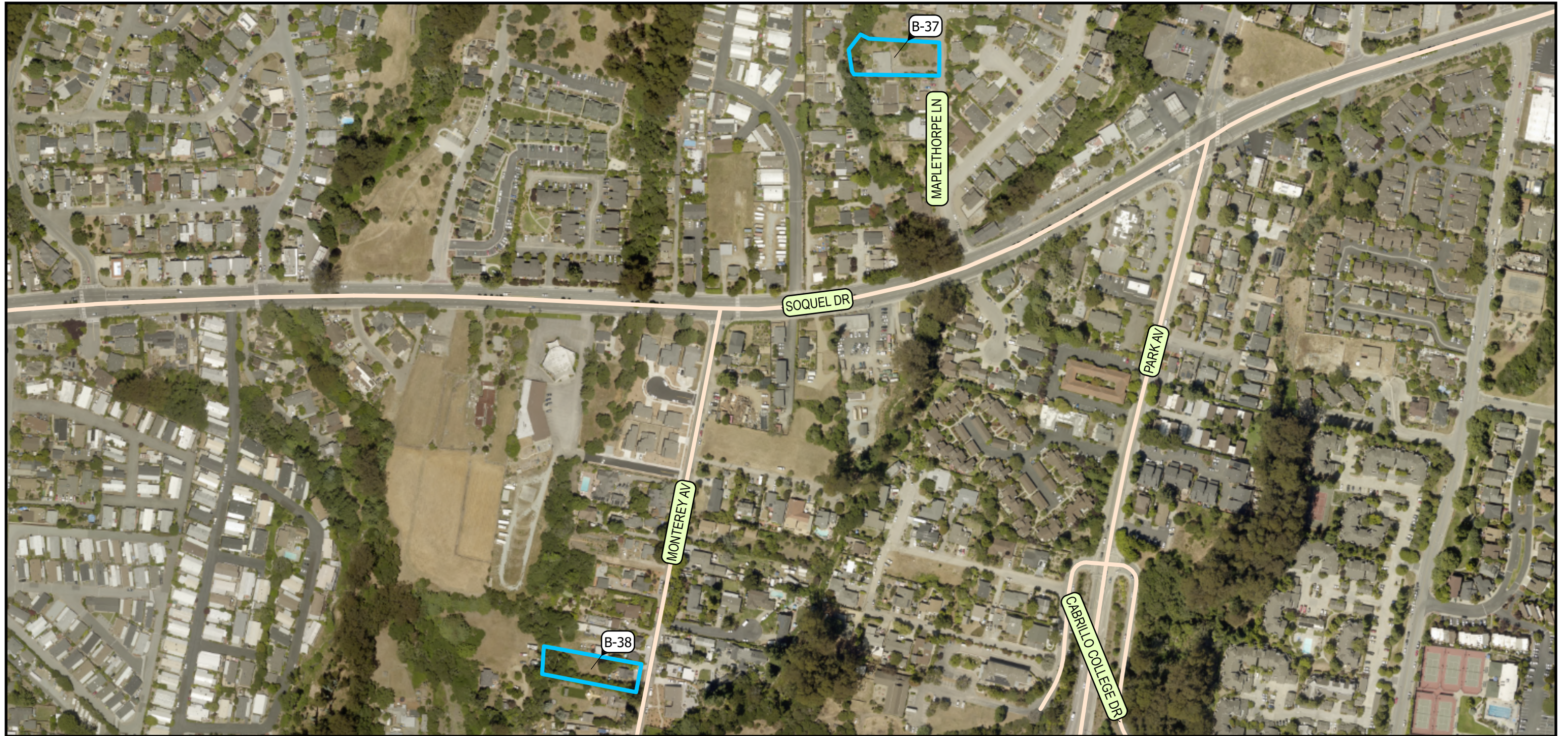
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-34	3701 Portola Dr, Santa Cruz	032-041-44	C-C	C-2	C-C	C-2-Min	1
B-35	3621 Portola Dr, Santa Cruz	032-041-67	C-C	C-2	C-C	C-2-Min	38
B-36	3501 Portola Dr, Santa Cruz	032-041-68	C-C	C-2	R-UHF	RF-Min	65

Source: Santa Cruz County Community Development and Infrastructure





# Proposed Map Amendments: Map #8

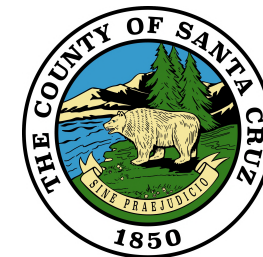


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### Legend

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

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: Map #9



### Legend

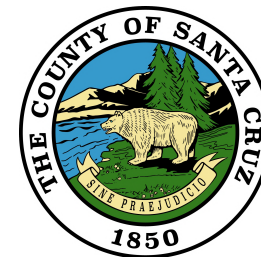
- ▬ Proposed Rezone Sites - Batch B
- ▭ Urban Services Line (USL)
- ▬ Major Roads
- ▬▬ Highways
- City Limits



0 500 1,000 Feet

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

Source: Santa Cruz County Community Development and Infrastructure





# Proposed Map Amendments: Map #10



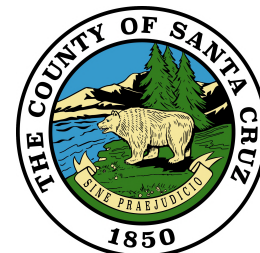
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### Legend

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

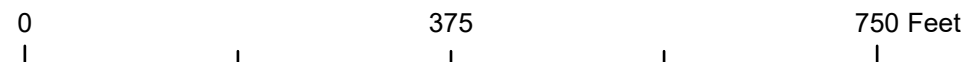
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-41	No Situs, Green Valley Rd / Primrose Ln, Watsonville	050-041-35	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
B-42	235 Primrose Ln, Watsonville	050-041-36	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
B-43	235 Primrose Ln, Watsonville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

Source: Santa Cruz County Community Development and Infrastructure





# Proposed Map Amendments: Map #11

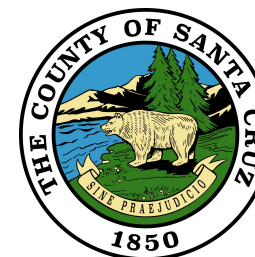


### Legend

- Proposed Rezone Sites - Batch B
- 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
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

Source: Santa Cruz County Community Development and Infrastructure





## EXHIBIT C

The following programs are from the certified 2023 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)

### PROGRAM H-1C

Develop a by-right overlay zone to permit rental and owner-occupied multi-family housing uses by right (ministerially) pursuant to Government Code section 65583.2(c), (h) and (i) for developments with 20% or more lower-income units. This overlay zone shall apply to sites included in the Inventory that were included in the Inventory as sites for lower-income housing in one or more prior cycles but were not developed. These sites are identified in Appendix HE-E with the overlay zone indicated with a “-Min” in the Proposed Zoning Column (e.g., “C1-Min”). A total of approximately 11.8 acres is proposed for rezoning into the “-Min” overlay zone, consisting of seven parcels in commercial zones, comprising a total of five sites, as shown in Appendices HE-E and HE-F. The sites range in size from 0.52 acres to 8 acres, and with a total estimated capacity of at least 200 units. All of these parcels are in commercial zones which allow mixed-use, with residential densities of 22-45 units per acre. Each site can accommodate more than twenty units at densities of 22-45 units per acre. The addition of the required by-right overlay will bring these parcels into compliance with the above-cited subsection of the Government Code.

- Responsibility: CDI, Planning Commission, Board of Supervisors
- Timeframe: Complete by December 2025

- Funding Source: CDI Budget
- Measurable Outcome: Ordinance creating new overlay zone that meets the standards of Gov. Code subsections 65583.2(h) and (i), and that rezones these parcels into that overlay zone.

## **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