



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

Matt Machado – Deputy CAO / Director

Agenda Date: August 28, 2024

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

Subject: Study Session on Proposed Rezoning Required by the 2023 Housing Element (Program H-1B)

Recommended Action(s): Hold a study session on proposed Housing Element Rezoning; no action is required.

Executive Summary

The County Board of Supervisors adopted the 2023-2031 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 of the Housing Element includes a rezoning program necessary for the County to meet its required Regional Housing Needs Allocation (RHNA). This study session will give the Planning Commission an overview of the rezoning program in preparation for upcoming public hearings, after which the Planning Commission will be requested to make a recommendation to the Board of Supervisors. No action is required from the Planning Commission at this meeting.

Background

Under California law, a Housing Element must ensure land is zoned and available to accommodate the jurisdiction's 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 the California Department of Housing and Community Development (HCD) in April 2024.

The full Housing Element may be accessed here:

<https://cdi.santacruzcountyca.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 shy of the required RHNA allocation and 931 units shy of the 5,098 total units. 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. The following table summarizes the RHNA.

Income Level	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

The 75 parcels proposed for rezoning are spread throughout the urban areas of unincorporated Santa Cruz County, within the Urban Service Line (USL). Exhibit A includes the rezoning list identifying all 75 rezone parcels from the Housing Sites Inventory as well as the maps of these zone parcels and General Plan land use designation changes.

Housing Element Program H1-B (see Exhibit B) 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 B) prescribes rezoning of these properties, which includes 43 parcels.

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.

Ministerial Combining District

The rezoning of 28 of the 75 parcels will include the recently adopted Ministerial Combining District to allow future housing development projects proposed 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

Sixty-eight of the parcels proposed for rezoning also require a General Plan Land Use Map Amendment for consistency with the proposed zoning district.

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. Following the Planning Commission study session, staff will bring the first batch of rezones (Batch A) before the Planning Commission for recommendation at a public hearing on September 25, 2024. The second batch (Batch B) will follow later in this fall. In Exhibit A, parcels are numbered with either an “A-” or a “B-” prefix to indicate which batch they are in.

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. Parcels in the Coastal Zone are included in Batch B.

Coastal Act Consistency

Amendment to the General Plan/Local Coastal Program Land Use Designation and Zoning Map on parcels located within the Coastal Zone require certification by the California Coastal Commission. The one exception to this is if a parcel located in the Coastal Zone is being rezoned to a zone that is consistent with its General Plan land use designation. The proposed rezonings, located on infill parcels in the county’s urbanized areas are consistent with the priorities in the Coastal Act.

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 Addendum may be reviewed online at

<https://www.sccoplanning.com/Portals/2/County/Planning/policy/2023-Housing-Element-EIR-Addendum-Revised.11.8.23.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. Rezone Batches A and B with Site Maps
- B. Housing Element Program H-1B and H-1J

EXHIBIT A: REZONE BATCHES A & B WITH SITE MAPS

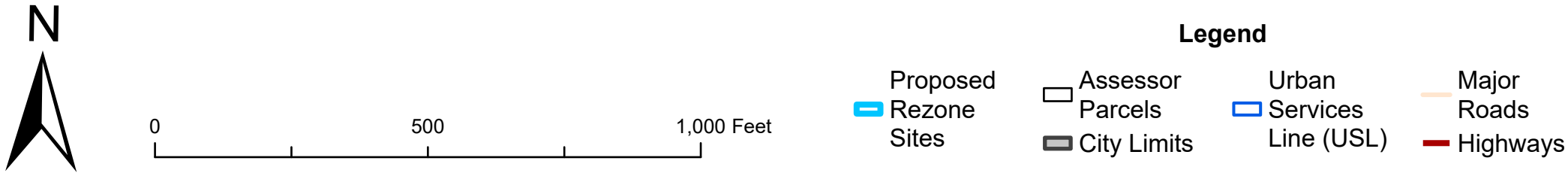
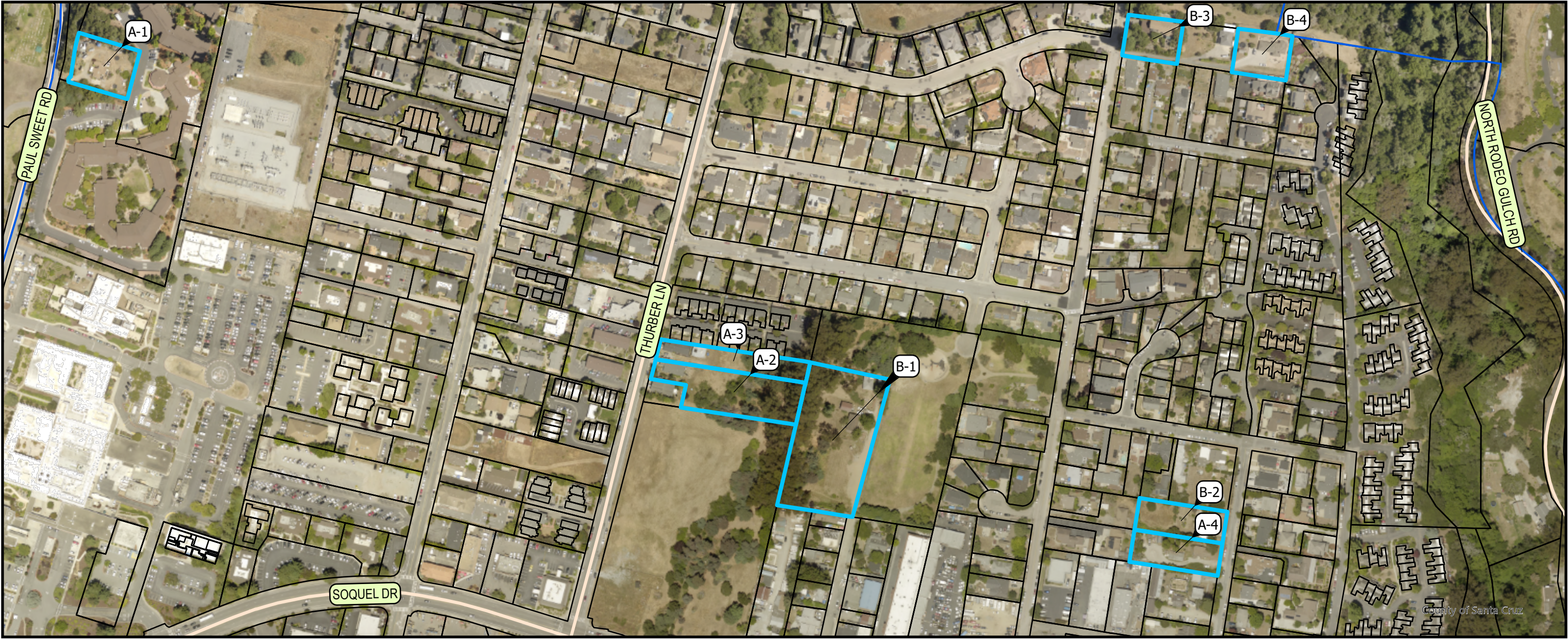
Batch A					
Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan/Zoning	Site ID	Map #
025-013-37	3500 Paul Sweet Rd, Santa Cruz	C-O / PA	C-O / PA-Min	A-1	1
025-091-49	3134 Thurber Ln, Santa Cruz	R-UM, O-U / RM-4	R-UH, (O-U) / RM-2	A-2	1
025-091-50	3158 Thurber Ln., Santa Cruz	O-U; R-UM / RM-4	O-U; R-UH / RM-2	A-3	1
025-111-14	3105 Stanley Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	A-4	1
026-063-13	1127 Rodriguez St., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	A-5	2
026-122-36	2091 17Th Ave, Santa Cruz	R-UL / R-1	R-UH / RM-1.5-Min	A-6	2
026-201-40	1445 17Th Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	A-7	3
026-311-33	1135 17Th Ave, Santa Cruz	C-N / C-1	C-N / C-1-Min	A-8	3
026-461-31	860 Bostwick Ln., Santa Cruz	R-UM / R-1-6	R-UH / RM-2	A-9	2
026-681-08	1810 7Th Ave., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	A-10	2
029-031-05	2650 Mattison Ln., Santa Cruz	R-UM / R-1-5	R-UH / RM-3	A-11	2
029-071-03	2021 Chanticleer Ave, Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5-Min	A-12	2
029-081-03	2044 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-4	A-13	2
029-081-04	2030 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2.5	A-14	2
029-162-09	(Ns) Andrew Ln. / Brommer St, Santa Cruz	R-UL / R-1-6	R-UH / RM-2	A-15	3
030-061-06	3845 Soquel Dr., Soquel	CS, O-U, R-UM / C-4	R-UHF / RF-Min	A-16	5
030-121-61	2755 41St Ave, Soquel	CS / C-4	C-C / C-1-Min	A-17	5
030-221-46	2590 S Main St, Soquel	C-C / C-2	C-C / C-2-Min	A-18	5
031-101-46	(Ns) Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-2	A-19	6
031-152-24	1115 Thompson Ave., Santa Cruz	C-S / M-1	R-UHF / RF-Min	A-20	6

031-161-11	1110 Thompson Ave, Santa Cruz	CS / M-1	R-UHF / RF-Min	A-21	6
037-191-11	2611 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	A-22	7
037-191-12	2603 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	A-23	7
037-191-13	5606 Soquel Dr, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	A-24	7
037-191-18	2613 Monterey Ave, Soquel	O-U; R-UL / R-1-6	O-U, R-UHF / RF-Min	A-25	7
037-211-19	(Ns) Monterey Ave., Soquel	R-UL / R-1-9	R-UH / RM-1.5	A-26	7
037-211-34	5720 Soquel Dr., Soquel	R-UL / R-1-6; R-1-9	R-UH / RM-4	A-27	7
041-233-24	9990 Soquel Dr, Aptos	C-S; R-UL / C-4; R-1-20	C-N / C-2-Min	A-28	9
050-041-35	No Situs, Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	A-29	11
050-041-36	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	A-30	11
050-041-38	235 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	A-31	11
050-041-45	100 Primrose Ln, Watsonville	R-UVL / R-1-1AC	R-UH / RM-2-Min	A-32	11
050-041-46	No Situs, Green Valley Rd / Primrose Ln, Watsonville	R-UVL / R-1-1AC-AIA	R-UH / RM-2-Min	A-33	11
051-341-13	No Situs, Littleway Ln at Cunningham Wy, Watsonville	R-UL / R-1-10-AIA	R-UH / RM-2-Min	A-34	11
051-521-11	578 Green Valley Rd, Watsonville	R-UL / R-1-10	R-UH / RM-1.5-Min	A-35	11

Batch B					
Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan Zoning	Site ID	Map #
025-091-52	3161 - 3165 Prather Ln, Santa Cruz	O-R / PR	R-UH; O-R / RM-2; PR	B-1	1
025-111-15	3111 Stanley Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	B-2	1
025-361-01	2300 Benson Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-3	1
025-361-03	3570 Winkle Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-4	1
026-042-15	2507 Paul Minnie Ave., Santa Cruz	R-UM / R-1-5	R-UH / RM-1.5	B-5	2
026-111-40	1308 Rodriguez St., Santa Cruz	R-UL / R-1-6-D	R-UH / RM-2.5-D	B-6	2
026-261-13	855 7Th Ave, Santa Cruz	C-C; O-U / C-2	C-C; O-U / C-2-Min	B-7	4
026-261-16	901 7Th Ave, Santa Cruz	C-C; O-U / C-2	C-C; O-U / C-2-Min	B-8	4
029-111-60	2305 Capitola Rd., Santa Cruz	R-UM / RM-4	R-UH / RM-2	B-9	2
029-162-08	2025 Brommer St., Santa Cruz	R-UL / R-1-6	R-UH / RM-4	B-10	3
029-162-44	1215 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-11	3
029-181-43	1145 Chanticleer Ave. #5, Santa Cruz	R-UM / RM-4	R-UH / RM-1.5	B-12	3
029-181-44	1145 Chanticleer Ave. #1, Santa Cruz	R-UL / R-1-6	R-UH / RM-2	B-13	3
029-182-15	1820 Kinsley St., Santa Cruz	R-UM / RM-4	R-UH / RM-1.5	B-14	3
029-191-38	1300 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-15	3
029-192-07	1156 Chanticleer Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-16	3
029-192-15	1102 Chanticleer, Santa Cruz	R-UL / R-1-6	R-UH / RM-1.5	B-17	3
029-192-27	2275 Kinsley St., Santa Cruz	R-UL / R-1-6	R-UH / RM-3	B-18	3
029-193-03	2240 Kinsley St., Santa Cruz	R-UL / R-1-6	R -UH / RM-1.5	B-19	3
029-391-08	2060 Maciel Ave., Santa Cruz	R-UL / R-1-6	R-UH / RM-2	B-20	2
030-031-04	3425 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-2	B-21	5
030-092-01	3240 N Main St., Soquel	R-UM / R-1-6	R-UH / RM-2	B-22	5

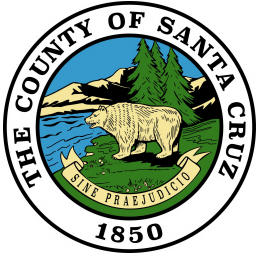
030-241-13	2620 Capitola Ave, Soquel	R-UL / R-1-6	R-UH / RM-1.5	B-23	7
030-241-14	2630 Capitola Ave., Soquel	R-UL / R-1-6	R-UH / RM-2.5	B-24	7
030-253-72	2500 Rosedale Ave., Soquel	R-UL / R-1-6	R-UH / RM-3.5	B-25	7
030-281-08	3491 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-3.5	B-26	5
030-281-34	3505 N Main St., Soquel	O-U; R-UM / R-1-6	O-U; R-UH / RM-3	B-27	5
031-113-10	1455 Bulb Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-1.5	B-28	6
031-113-12	1445 Bulb Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-1.5	B-29	6
031-113-48	1430 Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-2	B-30	6
031-152-03	1309 Thompson Ave., Santa Cruz	R-UM / R-1-4	R-UH / RM-3	B-31	6
032-041-44	3701 Portola Dr, Santa Cruz	C-C / C-2	C-C / C-2-Min	B-32	6
032-041-67	3621 Portola Dr, Santa Cruz	C-C / C-2	C-C / C-2-Min	B-33	6
032-041-68	3501 Portola Dr, Santa Cruz	C-C / C-2	R-UHF / RF-Min	B-34	6
037-112-16	3223 Maplethorpe Ln., Soquel	R-UL / R-1-8	R-UH / RM-1.5	B-35	7
037-191-08	2625 Monterey Ave., Soquel	O-U; R-UL / R-1-9	O-U; R-UH / RM-1.5	B-36	7
039-201-36	2600 Mar Vista Dr, Aptos	O-R / PR	R-UHF / RF-Min	B-37	8
039-201-37	2600 Mar Vista Dr, Aptos	O-R / PR	R-UHF / RF-Min	B-38	8
053-011-01	610 Clubhouse Dr, Aptos	O-R / PR	O-R/UH / PR/UH-Min	B-39	10
053-011-09	664 Clubhouse Dr., Aptos	O-R / PR	O-R/UH / PR/UH-Min	B-40	10

Proposed Map Amendments: Map #1

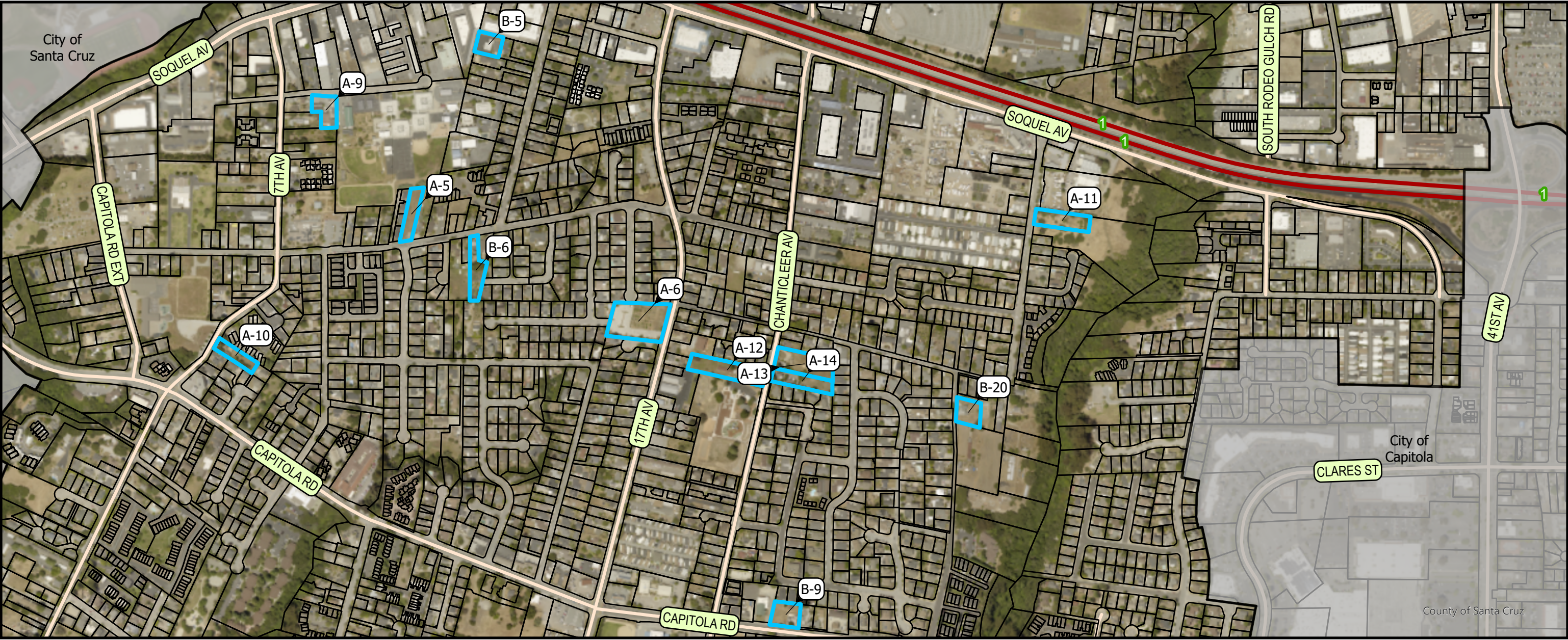


SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-1	025-013-37	3500 Paul Sweet Rd, Santa Cruz	C-O	PA	C-O	PA-Min	10
A-2	025-091-49	3134 Thurber Ln, Santa Cruz	R-UM, O-U	RM-4	R-UH, (O-U)	RM-2	5
A-3	025-091-50	3158 Thurber Ln., Santa Cruz	O-U; R-UM	RM-4	O-U; R-UH	RM-2	9
A-4	025-111-14	3105 Stanley Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-2	9
B-1	025-091-52	3161 - 3165 Prather Ln, Santa Cruz	O-R	PR	R-UH; O-R	RM-2; PR	5
B-2	025-111-15	3111 Stanley Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-2	9
B-3	025-361-01	2300 Benson Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9
B-4	025-361-03	3570 Winkle Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #2



N

0

1,000

2,000 Feet

Proposed Rezone Sites

Assessor Parcels

City Limits

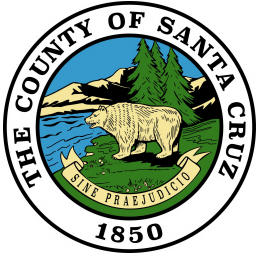
Urban Services Line (USL)

Major Roads

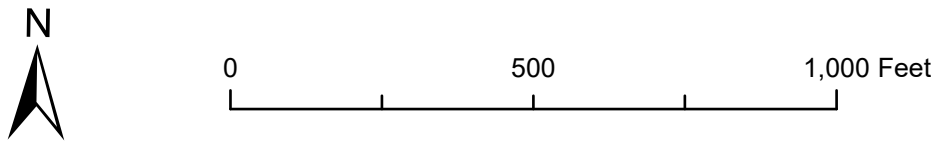
Highways

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-5	026-063-13	1127 Rodriguez St., Santa Cruz	R-UM	R-1-5	R-UH	RM-1.5	10
A-6	026-122-36	2091 17Th Ave, Santa Cruz	R-UL	R-1	R-UH	RM-1.5-Min	65
A-9	026-461-31	860 Bostwick Ln., Santa Cruz	R-UM	R-1-6	R-UH	RM-2	9
A-10	026-681-08	1810 7Th Ave., Santa Cruz	R-UM	R-1-5	R-UH	RM-1.5	9
A-11	029-031-05	2650 Mattison Ln., Santa Cruz	R-UM	R-1-5	R-UH	RM-3	10
A-12	029-071-03	2021 Chanticleer Ave, Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5-Min	30
A-13	029-081-03	2044 Chanticleer Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-4	9
A-14	029-081-04	2030 Chanticleer Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-2.5	9
B-5	026-042-15	2507 Paul Minnie Ave., Santa Cruz	R-UM	R-1-5	R-UH	RM-1.5	9
B-6	026-111-40	1308 Rodriguez St., Santa Cruz	R-UL	R-1-6-D	R-UH	RM-2.5-D	9
B-9	029-111-60	2305 Capitola Rd., Santa Cruz	R-UM	RM-4	R-UH	RM-2	9
B-20	029-391-08	2060 Maciel Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-2	9

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #3



SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-7	026-201-40	1445 17Th Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9
A-8	026-311-33	1135 17Th Ave, Santa Cruz	C-N	C-1	C-N	C-1-Min	30
A-15	029-162-09	(Ns) Andrew Ln. / Brommer St, Santa Cruz	R-UL	R-1-6	R-UH	RM-2	10
B-10	029-162-08	2025 Brommer St., Santa Cruz	R-UL	R-1-6	R-UH	RM-4	7
B-11	029-162-44	1215 Chanticleer Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	6
B-12	029-181-43	1145 Chanticleer Ave. #5, Santa Cruz	R-UM	RM-4	R-UH	RM-1.5	5
B-13	029-181-44	1145 Chanticleer Ave. #1, Santa Cruz	R-UL	R-1-6	R-UH	RM-2	5
B-14	029-182-15	1820 Kinsley St., Santa Cruz	R-UM	RM-4	R-UH	RM-1.5	6
B-15	029-191-38	1300 Chanticleer Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9
B-16	029-192-07	1156 Chanticleer Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	8
B-17	029-192-15	1102 Chanticleer, Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	8
B-18	029-192-27	2275 Kinsley St., Santa Cruz	R-UL	R-1-6	R-UH	RM-3	3
B-19	029-193-03	2240 Kinsley St., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9

Source: Santa Cruz County Community Development and Infrastructure

Legend

Proposed
Rezoning
Sites

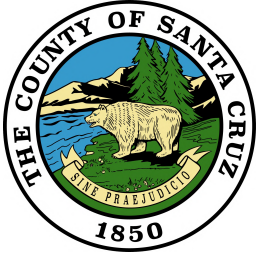
Assessor
Parcels

City Limits

Urban
Services
Line (USL)

Major
Roads

Highways



Proposed Map Amendments: Map #4



N

0

400

800 Feet

Proposed Rezone Sites

Assessor Parcels

City Limits

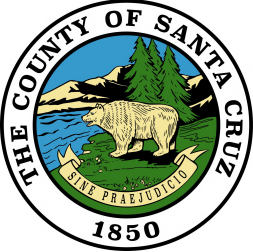
Urban Services Line (USL)

Major Roads

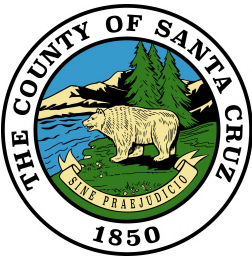
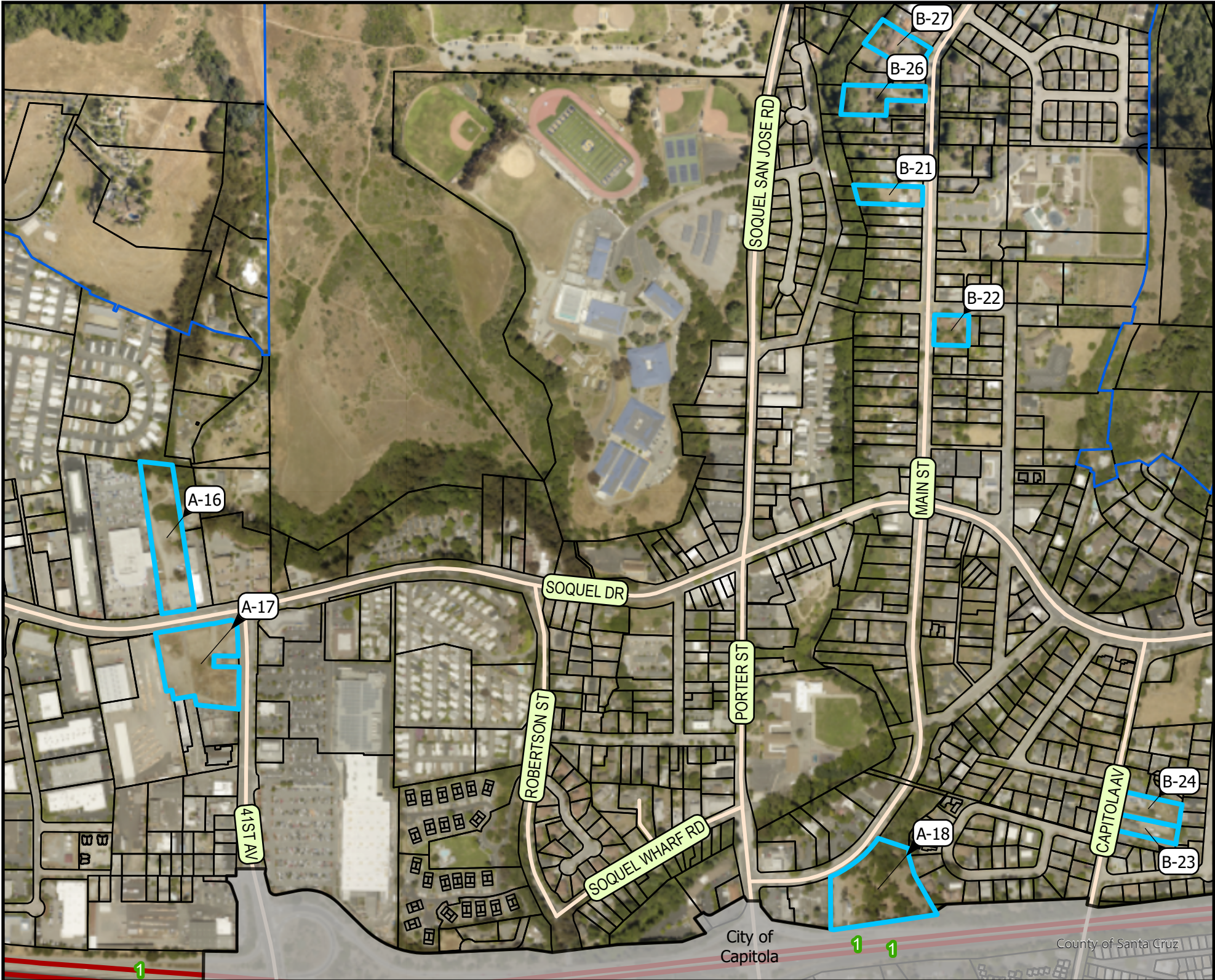
Highways

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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #5



Legend

Proposed
Rezone
Sites

Assessor
Parcels

City Limits

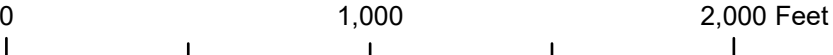
Urban
Services
Line (USL)

Major
Roads

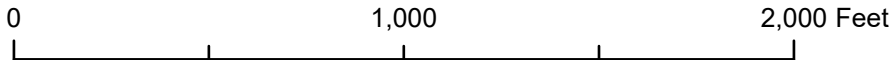
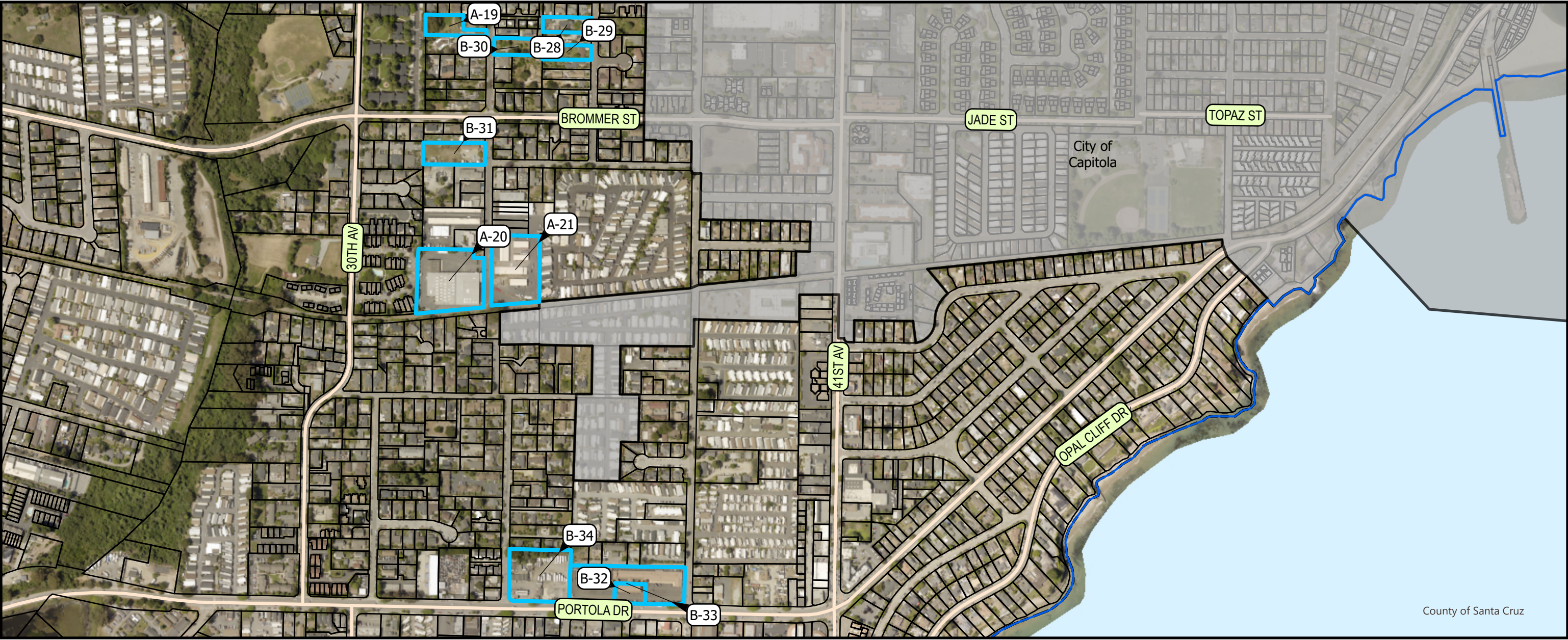
Highways

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-16	030-061-06	3845 Soquel Dr., Soquel	CS; O-U; R-UM	C-4	R-UHF	RF-Min	80
A-17	030-121-61	2755 41St Ave, Soquel	CS	C-4	C-C	C-1-Min	93
A-18	030-221-46	2590 S Main St, Soquel	C-C	C-2	C-C	C-2-Min	22
B-21	030-031-04	3425 N Main St., Soquel	O-U; R-UM	R-1-6	O-U; R-UH	RM-2	9
B-22	030-092-01	3240 N Main St., Soquel	R-UM	R-1-6	R-UH	RM-2	9
B-26	030-281-08	3491 N Main St., Soquel	O-U; R-UM	R-1-6	O-U; R-UH	RM-3.5	9
B-27	030-281-34	3505 N Main St., Soquel	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

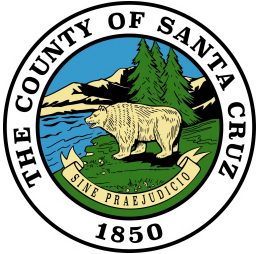


Legend

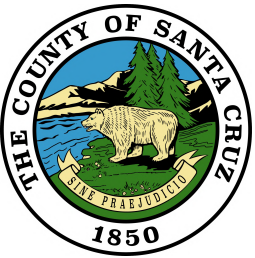
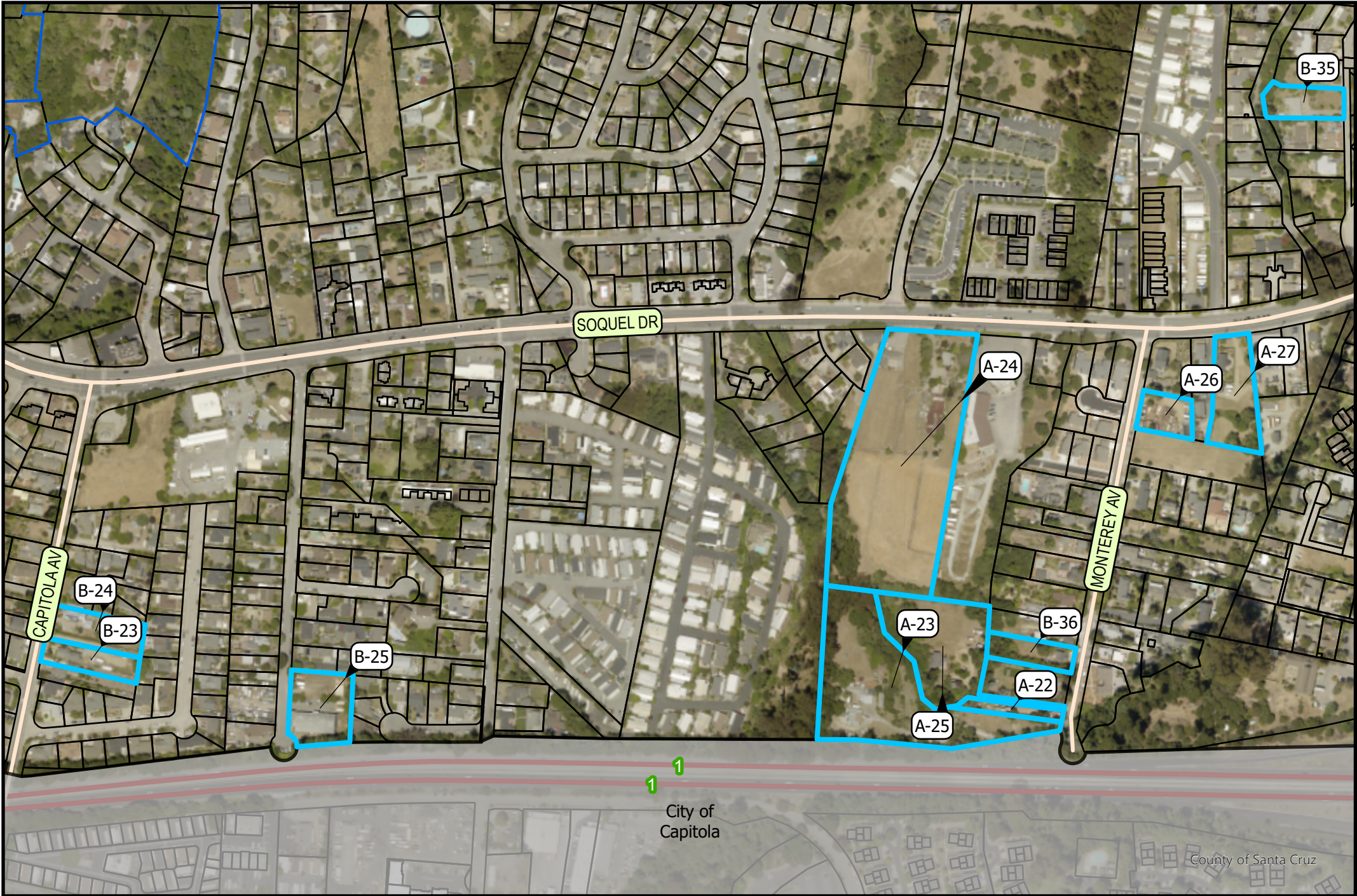
- Proposed
Rezoning
Sites
- Assessor
Parcels
- City Limits
- Urban
Services
Line (USL)
- Major
Roads
- Highways

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-19	031-101-46	(Ns) Thompson Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-2	10
A-20	031-152-24	1115 Thompson Ave., Santa Cruz	C-S	M-1	R-UHF	RF-Min	83
A-21	031-161-11	1110 Thompson Ave, Santa Cruz	C-S	M-1	R-UHF	RF-Min	68
B-28	031-113-10	1455 Bulb Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-1.5	9
B-29	031-113-12	1445 Bulb Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-1.5	9
B-30	031-113-48	1430 Thompson Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-2	9
B-31	031-152-03	1309 Thompson Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-3	8
B-32	032-041-44	3701 Portola Dr, Santa Cruz	C-C	C-2	C-C	C-2-Min	1
B-33	032-041-67	3621 Portola Dr, Santa Cruz	C-C	C-2	C-C	C-2-Min	38
B-34	032-041-68	3501 Portola Dr, Santa Cruz	C-C	C-2	R-UHF	RF-Min	65

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #7



SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-22	037-191-11	2611 Monterey Ave, Soquel	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	10
A-23	037-191-12	2603 Monterey Ave, Soquel	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	47
A-24	037-191-13	5606 Soquel Dr, Soquel	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	157
A-25	037-191-18	2613 Monterey Ave, Soquel	O-U; R-UL	R-1-6	O-U, R-UHF	RF-Min	30
A-26	037-211-19	(Ns) Monterey Ave., Soquel	R-UL	R-1-9	R-UH	RM-1.5	9
A-27	037-211-34	5720 Soquel Dr., Soquel	R-UL	R-1-6; R-1-9	R-UH	RM-4	9
B-23	030-241-13	2620 Capitola Ave, Soquel	R-UL	R-1-6	R-UH	RM-1.5	8
B-24	030-241-14	2630 Capitola Ave., Soquel	R-UL	R-1-6	R-UH	RM-2.5	9
B-25	030-253-72	2500 Rosedale Ave., Soquel	R-UL	R-1-6	R-UH	RM-3.5	9
B-35	037-112-16	3223 Maplethorpe Ln., Soquel	R-UL	R-1-8	R-UH	RM-1.5	9
B-36	037-191-08	2625 Monterey Ave., Soquel	O-U; R-UL	R-1-9	O-U; R-UH	RM-1.5	9

Source: Santa Cruz County Community Development and Infrastructure

Legend

Proposed Rezoning Sites

Assessor Parcels

City Limits

Urban Services Line (USL)

Major Roads

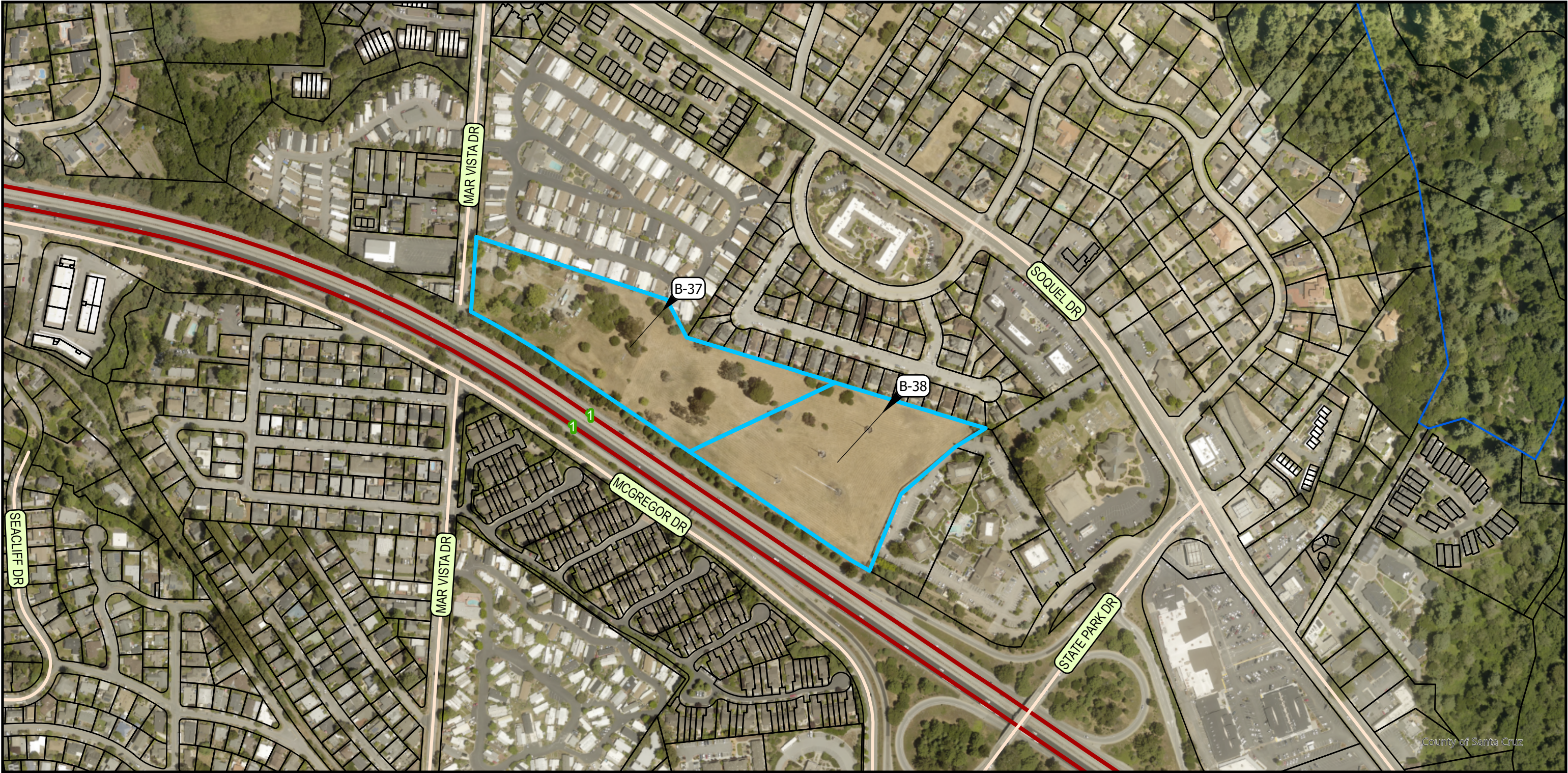
Highways

N

05001,000 Feet

EXHIBIT A

Proposed Map Amendments: Map #8



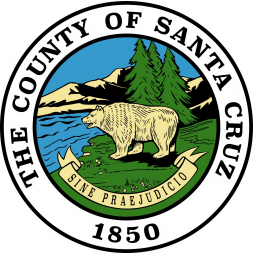
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Legend

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

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-37	039-201-36	2600 Mar Vista Dr, Aptos	O-R	PR	R-UHF	RF-Min	235
B-38	039-201-37	2600 Mar Vista Dr, Aptos	O-R	PR	R-UHF	RF-Min	195

Source: Santa Cruz County Community Development and Infrastructure





Proposed Map Amendments: Map #9





0 250 500 Feet


Legend


-  Proposed
Rezoning
Sites

 Assessor
Parcels

 City Limits

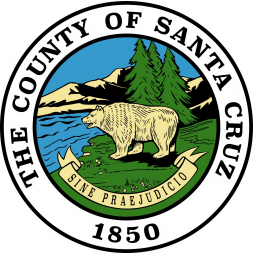
 Urban
Services
Line (USL)

 Major
Roads

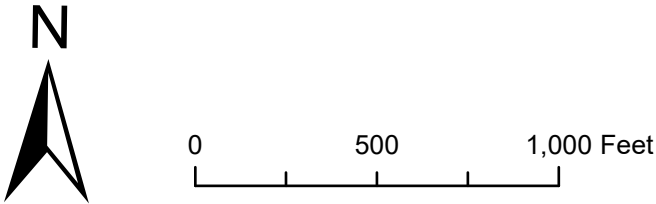
 Highways

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

Source: Santa Cruz County Community Development and Infrastructure



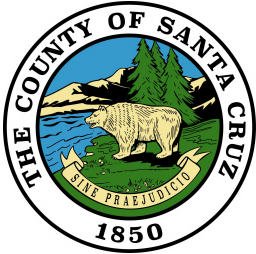
Proposed Map Amendments: Map #10



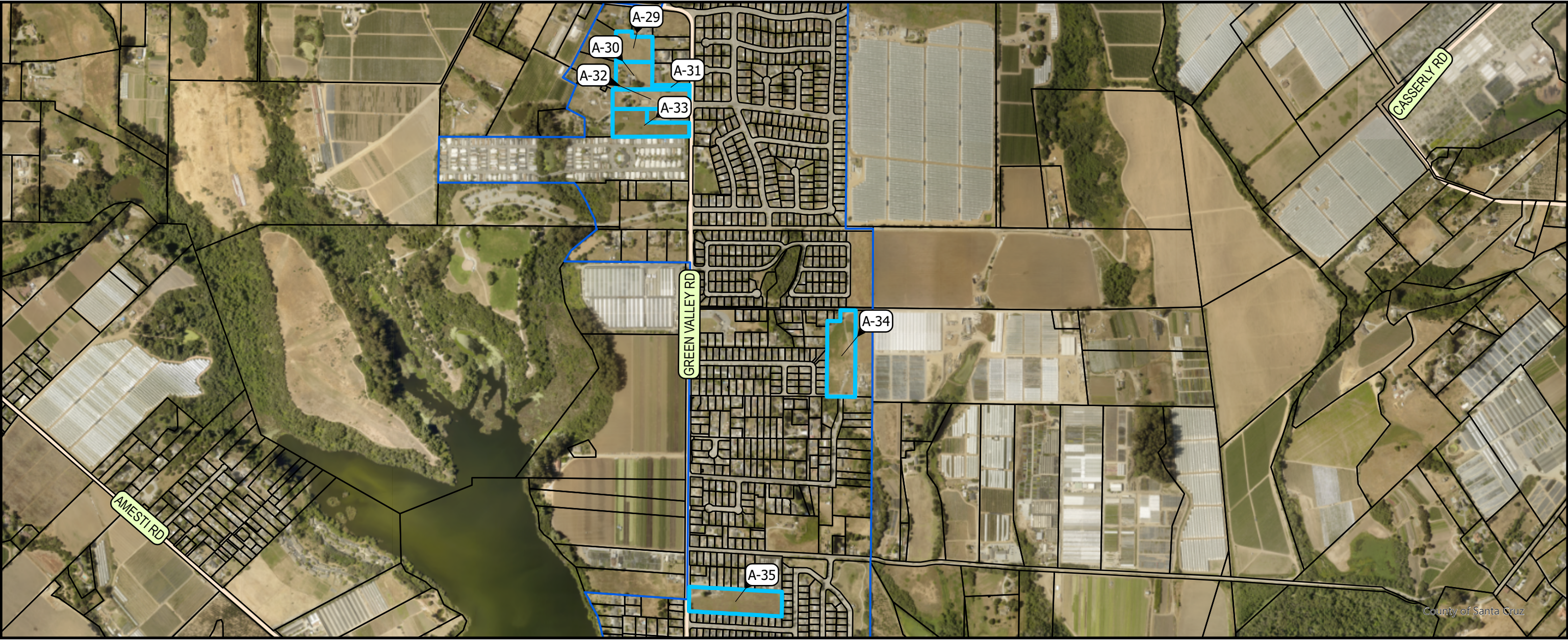
- Legend**
- Proposed Rezone Sites (Blue outline)
 - Assessor Parcels (Thin black outline)
 - City Limits (Thick grey outline)
 - Urban Services Line (USL) (Blue line)
 - Major Roads (Orange line)
 - Highways (Red line)

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-39	053-011-01	610 Clubhouse Dr, Aptos	O-R	PR	O-R / UH	PR / UH-Min	24
B-40	053-011-09	664 Clubhouse Dr., Aptos	O-R	PR	O-R / PF	PR / UH -Min	5

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #11





N

0 1,500 3,000 Feet

Legend

Proposed Rezone Sites

Assessor Parcels

City Limits

Urban Services Line (USL)

Major Roads

Highways

SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-29	050-041-35	No Situs, Green Valley Rd / Primrose Ln, Watsonville	R-UVL	R-1-1AC	R-UH	RM-2-Min	162
A-30	050-041-36	235 Primrose Ln, Watsonville	R-UVL	R-1-1AC	R-UH	RM-2-Min	31
A-31	050-041-38	235 Primrose Ln, Watsonville	R-UVL	R-1-1AC	R-UH	RM-2-Min	5
A-32	050-041-45	100 Primrose Ln, Watsonville	R-UVL	R-1-1AC	R-UH	RM-2-Min	47
A-33	050-041-46	No Situs, Green Valley Rd / Primrose Ln, Watsonville	R-UVL	R-1-1AC-AIA	R-UH	RM-2-Min	48
A-34	051-341-13	No Situs, Littleway Ln At Cunningham Wy, Watsonville	R-UL	R-1-10-AIA	R-UH	RM-2-Min	70
A-35	051-521-11	578 Green Valley Rd, Watsonville	R-UL	R-1-10	R-UH	RM-1.5-Min	119

Source: Santa Cruz County Community Development and Infrastructure

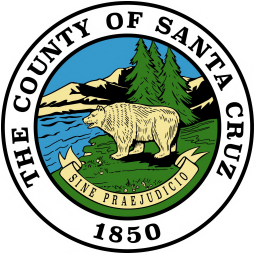


EXHIBIT B

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