



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

Study Session on Proposed Housing Element Rezones

Planning Commission
August 28, 2024

Today's Agenda

- Regional Housing Needs Assessment (RHNA)
- Housing Element Programs
- Batch A and B
- Definitions
- Maps
- Procedural Requirements
- Recommendation

RHNA 2023-2031

Income Level	Regional Housing Needs Allocation (Units) for Planning Period 2023 to 2031			
	RHNA Units Required	RHNA + 10% Buffer	Capacity in Existing Zoning	Unit Shortfall (Surplus)
Very Low	1,492	1,641	887	754
Low	976	1,074	892	182
Moderate	586	645	595	50
Above Mod	1,580	1,738	1,793	(55)
Total	4,634	5,098	4,167	931

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

- **Program H-1B:** Sites needed to meet the RHNA for lower-income units
- **Program H-1C:** Parcels Subject to Ministerial Combining District
- **Program H-1J:** Rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels to allow “missing middle” housing in low-density infill neighborhoods

General Plan and Zoning Map Amendments to occur in two batches (A and B)

Batch A includes:

35 parcels

- 32 General Plan Map Amendments
- 21 parcels subject to the Ministerial Combining District (-Min)
- 1 parcel rezoning under SB 10
- 0 in the Coastal Zone

Batch B includes:

40 parcels

- 36 General Plan Map Amendments
- 9 parcels subject to the Ministerial Combining District (-Min)
- 31 parcels rezoning under SB 10
- 7 parcels are in the Coastal Zone

General Plan Land Use Designation Definitions



R-UVL	Urban Very Low Residential	1 – 5 (units/acre)
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

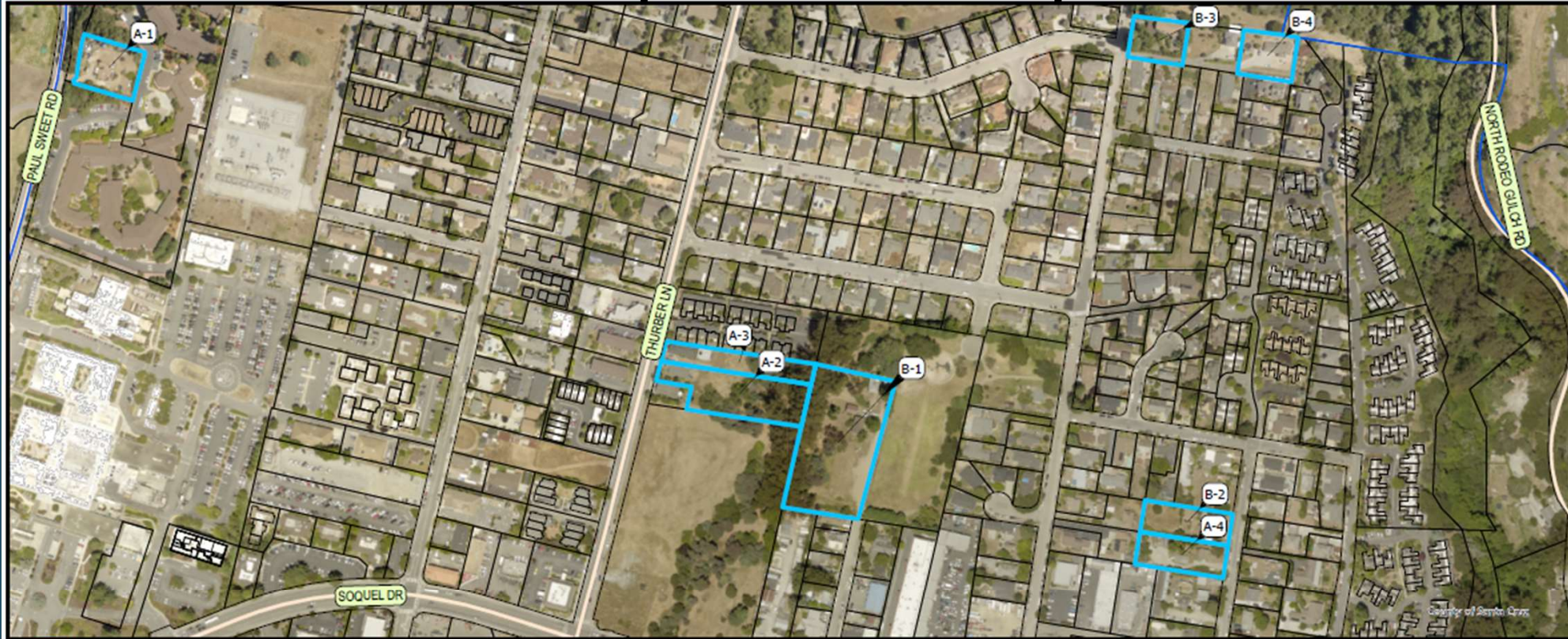
Zoning Designation Definitions



-Min	Indicates “with Ministerial Combining District” - implies a streamlined review process
RM-2	Multifamily Residential – 2,000 square foot per unit
RM-1.5	Multifamily Residential – 1,500 square foot per unit
RM-2.5	Multifamily Residential – 2,500 square foot per unit
RM-3	Multifamily Residential – 3,000 square foot per unit
RM-3.5	Multifamily Residential – 3,500 square foot per unit
RM-4	Multifamily Residential – 4,000 square foot per unit

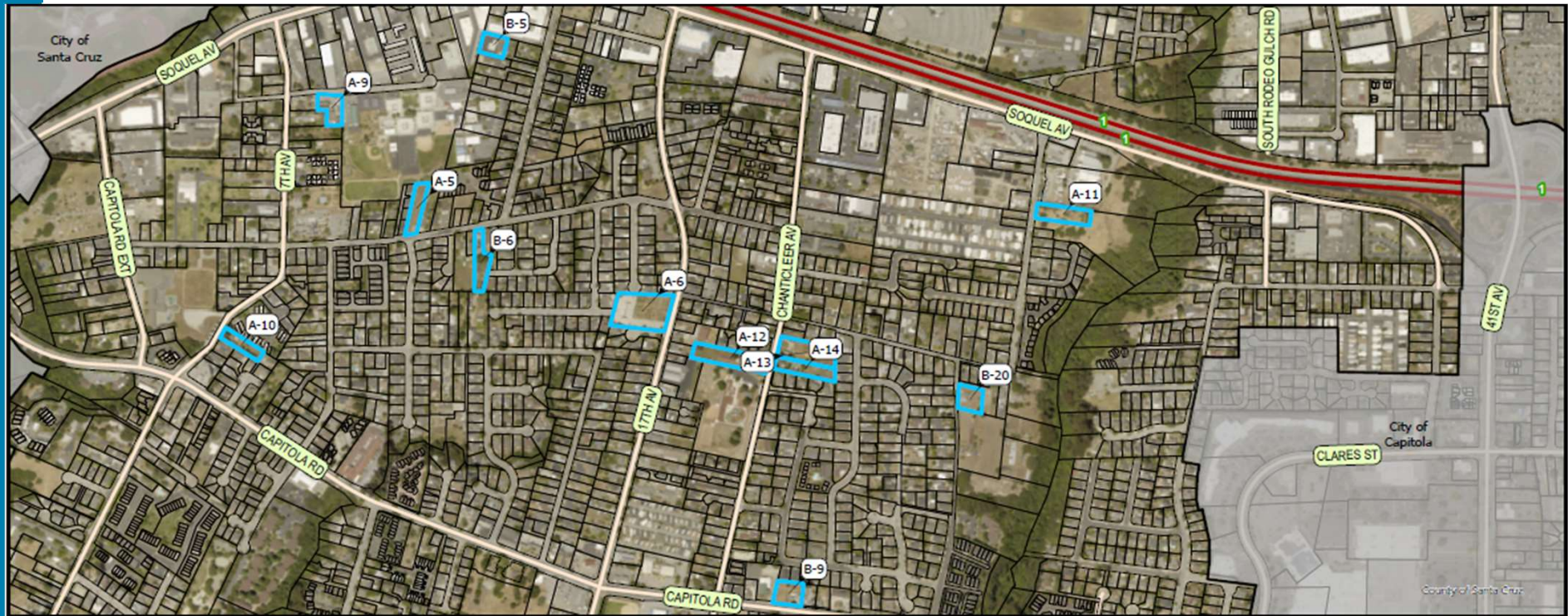
R-1-4	4,000 square foot per unit/lot
R-1-5	5,000 square foot per unit/lot
R-1-6	6,000 square foot per unit/lot
R-1-8	8,000 square foot per unit/lot
R-1-9	9,000 square foot per unit/lot
R-1-10	10,000 square foot per unit/lot
R-1-1AC	SFR – one-acre minimum
RF	Residential Flex
C-1	Neighborhood Commercial
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

Proposed Rezones: Map #1



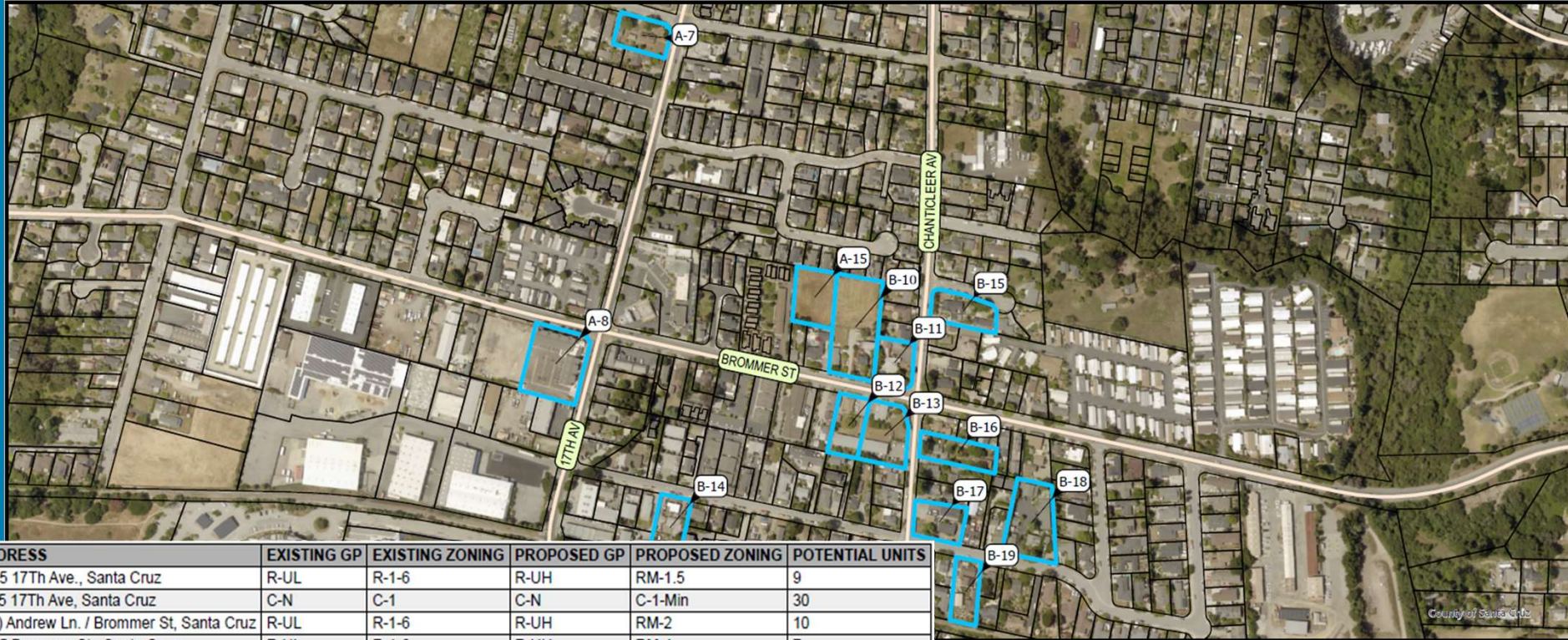
SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-1	025-013-37	3500 Paul Sweet Rd, Santa Cruz	C-O	PA	C-O	PA-Min	10
A-2	025-091-49	3134 Thurber Ln, Santa Cruz	R-UM, O-U	RM-4	R-UH, (O-U)	RM-2	5
A-3	025-091-50	3158 Thurber Ln., Santa Cruz	O-U; R-UM	RM-4	O-U; R-UH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

Proposed Rezones: Map #2



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	026-481-31	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

Proposed Rezones: Map #3

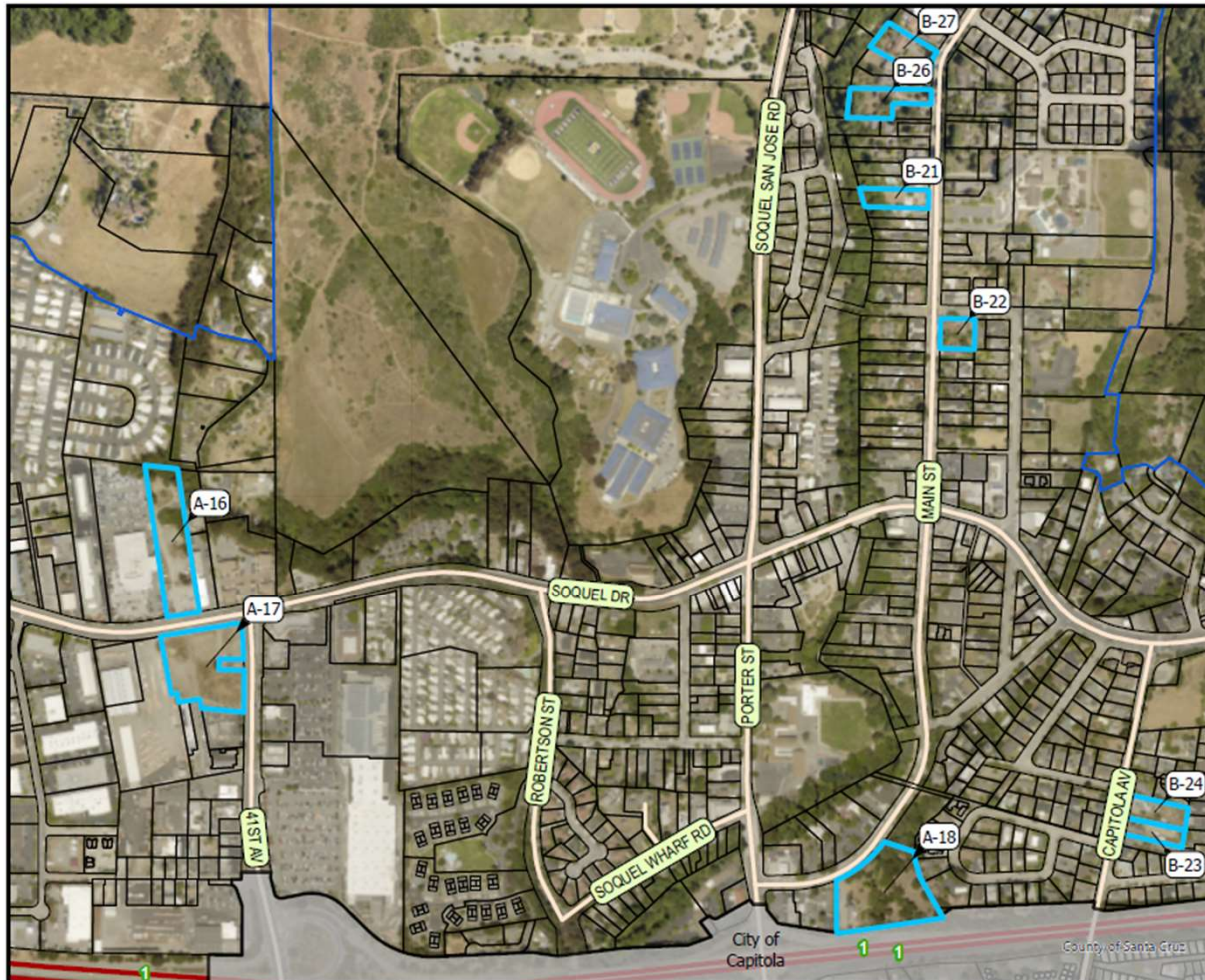


SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-7	026-201-40	1445 17Th Ave., Santa Cruz	R-UL	R-1-6	R-UH	RM-1.5	9
A-8	026-311-33	1135 17Th Ave, Santa Cruz	C-N	C-1	C-N	C-1-Min	30
A-15	029-162-09	(Ns) Andrew Ln. / Brommer St, Santa Cruz	R-UL	R-1-6	R-UH	RM-2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

Proposed Rezones: Map #4



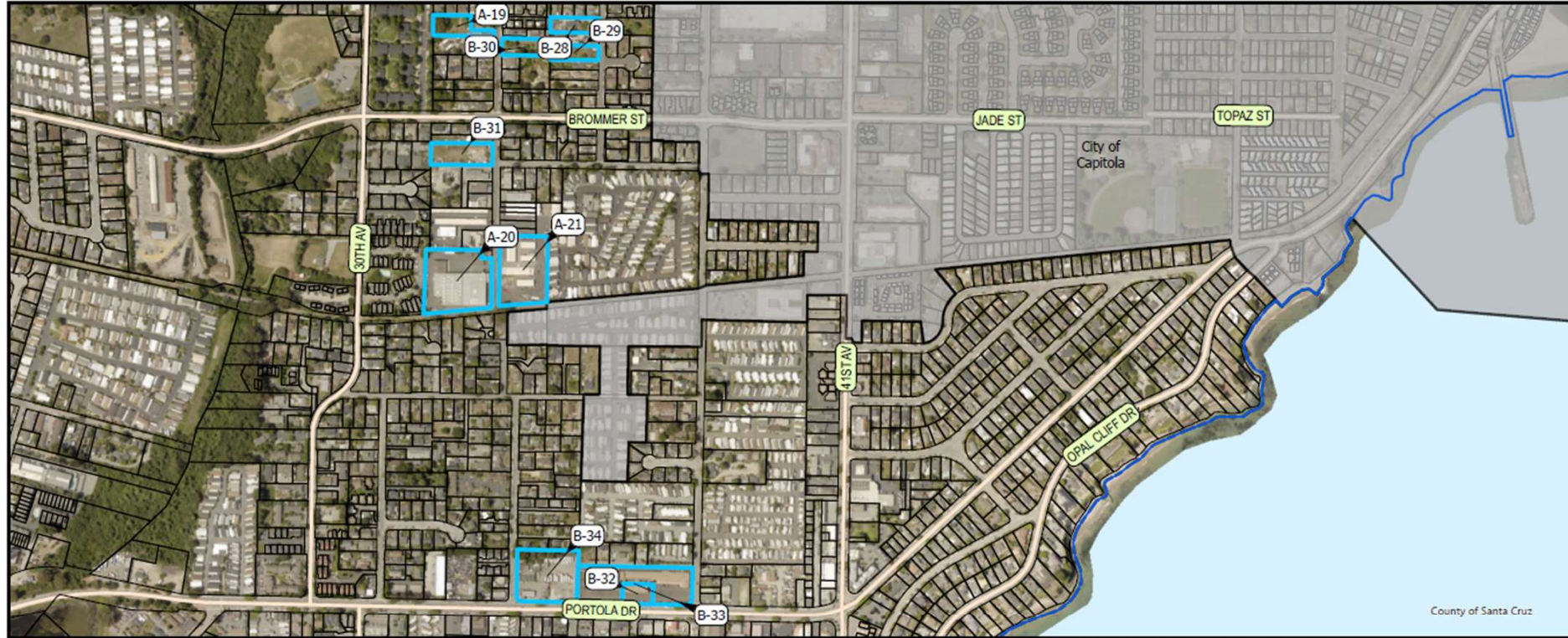
SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-7	026-261-13	855 7Th Ave, Santa Cruz	C-C; O-U	C-2	C-C; O-U	C-2-Min	65
B-8	026-261-16	901 7Th Ave, Santa Cruz	C-C; O-U	C-2	C-C; O-U	C-2-Min	30



Proposed Rezones: Map #5

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

Proposed Rezones: Map #6



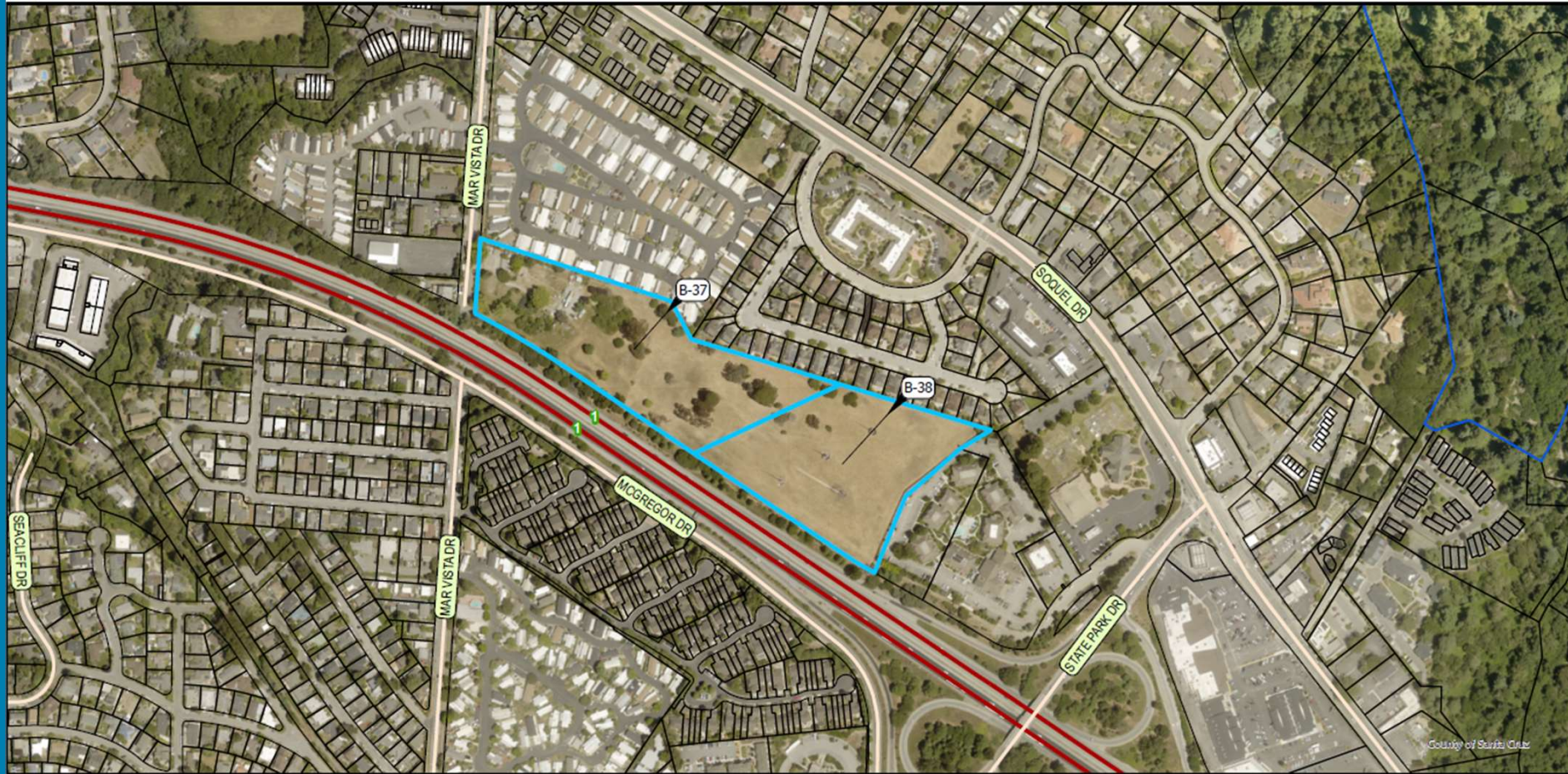
SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-19	031-101-46	(Ns) Thompson Ave., Santa Cruz	R-UM	R-1-4	R-UH	RM-2	10
A-20	031-152-24	1115 Thompson Ave., Santa Cruz	C-S	M-1	R-UHF	RF-Min	83
A-21	031-161-11	1110 Thompson Ave, Santa Cruz	C-S	M-1	R-UHF	RF-Min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

Proposed Rezones: 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 Maplet Thorpe 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

Proposed Rezones: Map #8



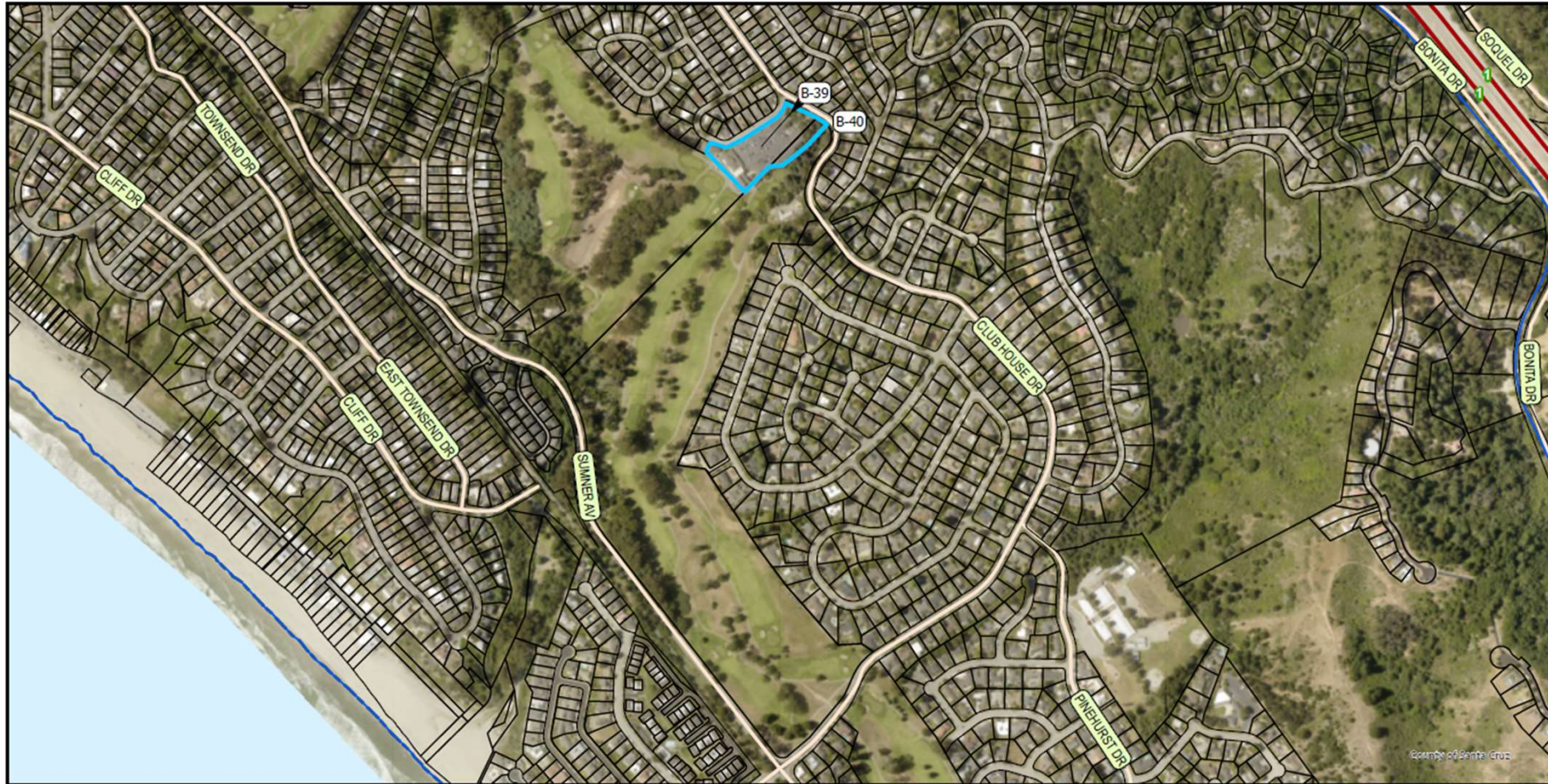
SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-37	039-201-36	2600 Mar Vista Dr, Aptos	O-R	PR	R-UHF	RF-Min	235
B-38	039-201-37	2600 Mar Vista Dr, Aptos	O-R	PR	R-UHF	RF-Min	195

Proposed Rezones: Map #9



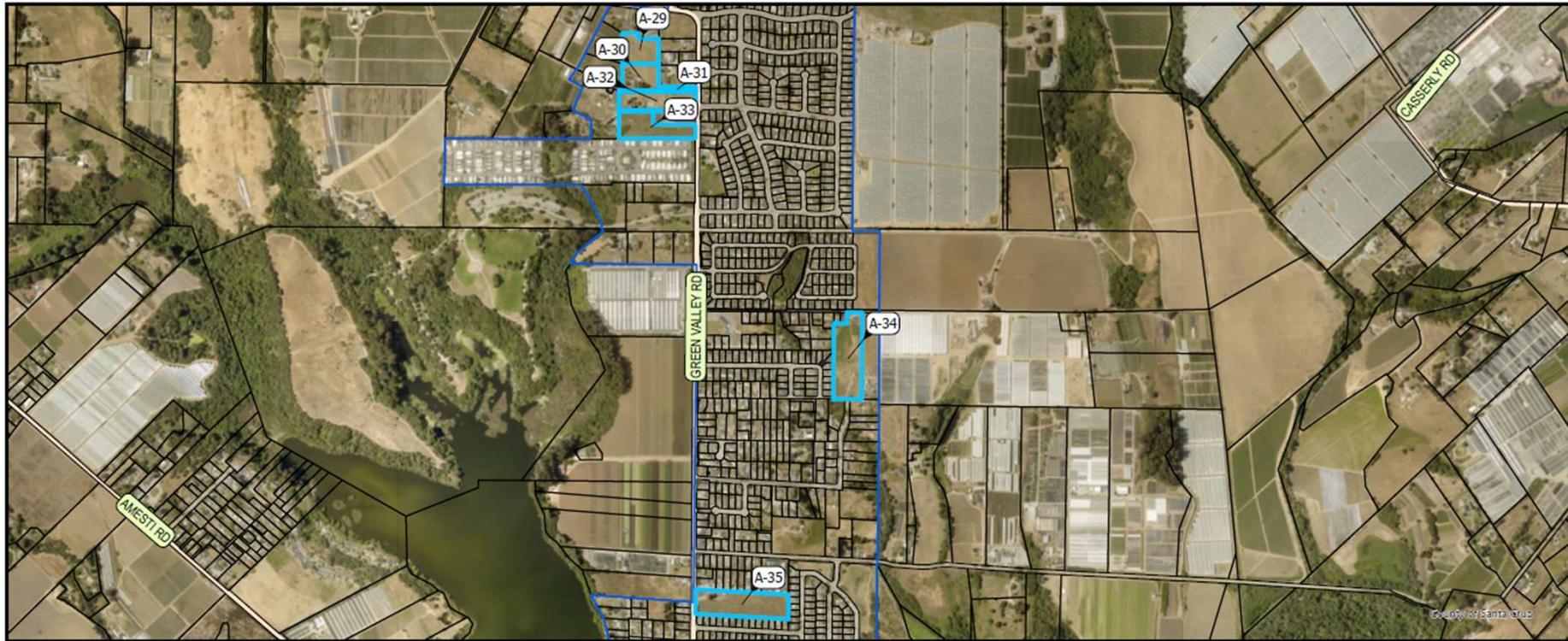
SITE ID	APN	ADDRESS	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
A-28	041-233-24	9990 Soquel Dr, Aptos	C-S; R-UL	C-4; R-1-20	C-N	C-2-MIN	24

Proposed Rezones: Map #10



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

Proposed Rezones: Map #11



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

OTHER PROCEDURAL REQUIREMENTS

- Environmental Review
- SB 18 Tribal Consultation
- Coastal Act Consistency

RECOMMENDED ACTIONS

- Hold a study session on the proposed Housing Element rezoning
- Provide feedback to Staff for the September 25th Meeting

Questions?

Next Step: Public hearing on September 25

