

7. Hold public hearing to consider the proposed rezoning of 47 parcels and associated amendments to the General Plan Land Use designations for 42 of the 47 parcels in accordance with the 2023 Housing Element, and take related actions ()



## **County of Santa Cruz Board of Supervisors**

### **Agenda Item Submittal**

**From:** Community Development and Infrastructure

**Subject:** Public Hearing on Housing Element Rezones

**Meeting Date:** April 29, 2025

**Formal Title:** Hold public hearing to consider the proposed rezoning of 47 parcels and associated amendments to the General Plan Land Use designations for 42 of the 47 parcels in accordance with the 2023 Housing Element, and take related actions

### **Recommended Actions**

1. Hold public hearing to consider the proposed rezoning of 47 parcels and associated amendments to the General Plan Land Use designations for 42 of the 47 parcels;
2. Adopt a Resolution amending the General Plan Land Use Designation Map for 42 parcels and accepting the California Environmental Quality Act (CEQA) Addendum to the Sustainability Update Environmental Impact Report (EIR);
3. Approve in concept an “Ordinance of the Board Of Supervisors of the County of Santa Cruz Amending the County Zoning Map and Changing the Zone District Designations for 47 Parcels (APNs 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) to Implement the 2023 Housing Element and Accepting the Addendum to the Sustainability Update Environmental Impact Report as Adequately Addressing the Impacts of the Zoning Map Amendments Under the California Environmental Quality Act”;
4. Direct the Clerk of the Board to publish and post the Notice of Proposed Ordinance Summary pursuant to applicable legal requirements;
5. Direct the Clerk of the Board to schedule second reading and final adoption of the Ordinance on May 20, 2025; and
6. 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) as presented in the Housing Element.

The Board is requested to consider 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 Housing Element.

### **Discussion**

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, 67 of which also require a General Plan Land Use Designation Map amendment. On December 17, 2024, the Board of Supervisors adopted the General Plan Land Use Designation Map and Zoning Map changes for 27 parcels on December 17, 2024 (Batch A). Further discussion on both of these parcel shifts is included in the discussion of the report.

### **Analysis**

As required by State housing law, the Housing Element contained a Housing Sites Inventory that accommodated 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 in particular, 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)
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 Housing Element Implementation Program H-1B (see attached list of programs) dictates the need for this rezoning program to provide the needed zoning to meet the RHNA. However, it is important to note that no development is proposed with the rezoning of properties.

#### Rezoning – Batch A

The Planning Commission reviewed Batch A, which initially included 35 parcels, on September 25, 2024. During the hearing, 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 rezone of 30 parcels, 27 of which also required a General Plan Land Use Designation Map amendment. Prior to 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 adopting Resolution title. Therefore, in an abundance of caution, the Board directed that the rezoning of these three parcels be redirected to Batch B. On December 10, 2024, the Board of Supervisors approved the recommended rezones and General Plan amendments, with second reading of the ordinance on December 17, 2024.

#### 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) (see attached maps). 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 two parcels that were removed from Batch A due to a noticing error. The third parcel removed from Batch A, 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.

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 levels will be accommodated by the rezoning of both Batch A and 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
Very Low	754	694	33	727
Low	182	578	66	644
Moderate	50	67	126	193
Above Mod	(55)	349	140	489
Total	931	1,688	365	2,053

As seen in Table B, the fourth column reports 727 units, a minor shortfall in units for the very low-income level. This is a shortfall of 27 Very Low-income units ( $754 - 727 = 27$ ) when the 10% buffer is considered (there is no shortfall in meeting the RHNA itself). This slight shortfall of units can be accommodated with current project proposals in the County's development pipeline. Most notably, two 100% affordable housing projects are proposed that are exceeding the Housing Element Inventory's projections. These sites include the following:

- APN: 025-351-19. Thurber Lane at Soquel Drive – 6.26 acres. 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. 41st Ave. at Soquel Drive – 2.58 acres. Housing Element projected 93 total affordable units, while the project proposes 256 affordable housing units (~154 low income and 102 very low income).

Because of these projects, the needed zoning capacity continues to be available to meet the RHNA, despite the removal of the Central Fire parcel.

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 attached list of programs) prescribes rezoning of these properties. There are 31 SB 10 parcels 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 provides for multi-family and affordable housing opportunities and helps 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 that provide lower income housing-unit capacity 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 attached list of programs).

#### 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

As previously noted, 42 of the 47 parcels proposed for rezoning in Batch B also require a General Plan Land Use Designation Map Amendment. Of the 42 parcels, the majority are being changed to Residential Urban High (R-UH) to accommodate greater opportunities for development of multi-family and affordable housing units.

#### Batch B Planning Commission Recommendation

On February 26, 2025, the Planning Commission held a study session to consider the proposed zoning for the five Primrose Lane parcels that had been removed from Batch A. After consideration of zoning options, the Planning Commission agreed that the community needs for small commercial activity in this area could be accommodated with a density bonus concession and supported the staff recommendation. At the March 26, 2025, Planning Commission public hearing, the Commission considered staff's recommendation on all the proposed Batch B rezones. During that meeting the Commission took public testimony and considered several comments regarding the Primrose Lane parcels, Seascape Golf Course, and the parcel at 2507 Paul Minnie Ave., Santa Cruz. In addition, the Commission considered the five Primrose Lane parcels at length. The Commission's final recommendation to the Board of Supervisors was (see attached Planning Commission resolution):

*Recommend the Board of Supervisors approve the staff's recommendation as presented, recognizing that the Planning Commission is concerned about the massing of future development on parcels B-41 and B-42, the availability of*

*commercial amenities, frequency of public transportation, and parking availability in this area.*

### **Local Coastal Program Consistency**

Amendment to the General Plan/Local Coastal Program Land Use Designation Map and the Zoning Map for parcels within the Coastal Zone 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.

### **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 is consistent with 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, 3 and 4: the Built Environment, Access + Mobility, 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>.

### **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.santacruzcountycalifornia.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.

### **Financial Impact**

The rezones and General Plan Land Use Map amendments assist the County to achieve its RHNA mandate through prescribed program implementation. There is no direct financial impact associated with this project; however, increases in permit and impact fees associated with future development are expected.

### **Strategic Initiatives**

Operational Plan - Attainable Housing

### **Submitted By:**

Matt Machado, Deputy CAO / Director of Community Development and Infrastructure

### **Recommended By:**

Carlos J. Palacios, County Executive Officer

### **Artificial Intelligence Acknowledgment:**

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING THE COUNTY ZONING MAP AND CHANGING THE ZONE DISTRICT DESIGNATIONS FOR 47 PARCELS (APNs 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) TO IMPLEMENT THE 2023 HOUSING ELEMENT; AND ACCEPTING THE ADDENDUM TO THE SUSTAINABILITY UPDATE ENVIRONMENTAL IMPACT REPORT AS ADEQUATELY ADDRESSING THE IMPACTS OF THE ZONING MAP AMENDMENTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the County of Santa Cruz Board of Supervisors recognizes the need for additional affordable housing, particularly very low- and low-income housing 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 total parcels must be rezoned to accommodate the RHNA, 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, Senate Bill 10 (“SB 10”), codified in Government Code Section 65913.5, allows for the rezoning by ordinance, and associated redesignation of land uses in the General

Plan, of residential parcels to accommodate up to 10 units on a parcel without review under the California Environmental Quality Act (“CEQA”); and

WHEREAS, Program H-1J of the Santa Cruz County 2023 Housing Element requires the County to rezone residential parcels pursuant to SB 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), the second of which includes 47 parcels; and

WHEREAS, 30 of the parcels included in this Batch B are being rezoned pursuant to SB 10 (the “SB 10 Parcels”); and

WHEREAS, with respect to the SB 10 Parcels, this Ordinance is adopted pursuant to SB 10; and

WHEREAS, the County prepared an Addendum to the Santa Cruz County Sustainability Update Environmental Impact Report (“EIR”) pursuant to Section 15164 of the CEQA Guidelines, and 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, and therefore no additional environmental analysis is required; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on April 29, 2025, and finds that the proposed Zoning Map Amendments are consistent with the findings required by the Santa Cruz County Code and Senate Bill 10, including:

- (1) The proposed zone district will allow a density of development and types of uses which are compatible with the objectives, policies and programs, and land use designations of the adopted General Plan;
- (2) The proposed zone districts are compatible with the level of utilities and community services available to the land;
- (3) The proposed rezoning is in the best interests of the public health, safety, and welfare;
- (4) The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy;
- (5) The increased density authorized by this Ordinance, and in particular the increased density authorized for the SB 10 Parcels, is consistent with the County’s obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50; and
- (6) The SB 10 Parcels are clearly identified in the rezoning table provided in Exhibit I to this Ordinance, with an asterisk next to each SB 10 Parcel Number, and are clearly demarcated in the maps provided in the staff report associated with this Ordinance.



NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz ordains as follows:

#### **SECTION I**

The County of Santa Cruz Zoning Map as established by Santa Cruz County Code section 13.10.180 is amended by changing the zone district designation of the parcels indicated in Exhibit 1, attached hereto and incorporated herein by this reference. The Zoning Map Designation boundaries for APNs 025-091-52, 030-281-08, 030-281-34, 030-031-04, 037-191-08, 053-011-01, and 053-011-09 are set forth on the maps in Exhibit 2, attached hereto and incorporated herein by this reference.

#### **SECTION II**

The County prepared an Addendum to the Environmental Impact Report (“EIR”) for the Sustainability Policy and Regulatory Update pursuant to Section 15164 of the CEQA Guidelines, and 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. Based on the analysis contained in the Addendum, the Board of Supervisors determines that no additional environmental analysis is required to effectuate the rezonings that are the subject of this Ordinance.

#### **SECTION III**

The Board of Supervisors further finds and determines in its reasonable discretion and on the basis of the entire record before it that the proposed Zoning Map amendments are consistent and compatible with and will not frustrate the objectives, policies, general land uses, and programs specified in the General Plan.

#### **SECTION IV**

Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

#### **SECTION V**

This Ordinance shall take effect outside the Coastal Zone on the 31st day following adoption and shall take effect inside the Coastal Zone upon final certification by the California Coastal Commission.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS  
NOES: SUPERVISORS  
ABSENT: SUPERVISORS  
ABSTAIN: SUPERVISORS

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Felipe Hernandez  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: 

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Juliette Rezzato  
Clerk of the Board

APPROVED AS TO FORM:

Signed by:  
  
D52DC6AA0E74496

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Natalie Kirkish  
Office of the County Counsel

DISTRIBUTION: County Counsel  
Community Development & Infrastructure Department  
County Geographic Information Services

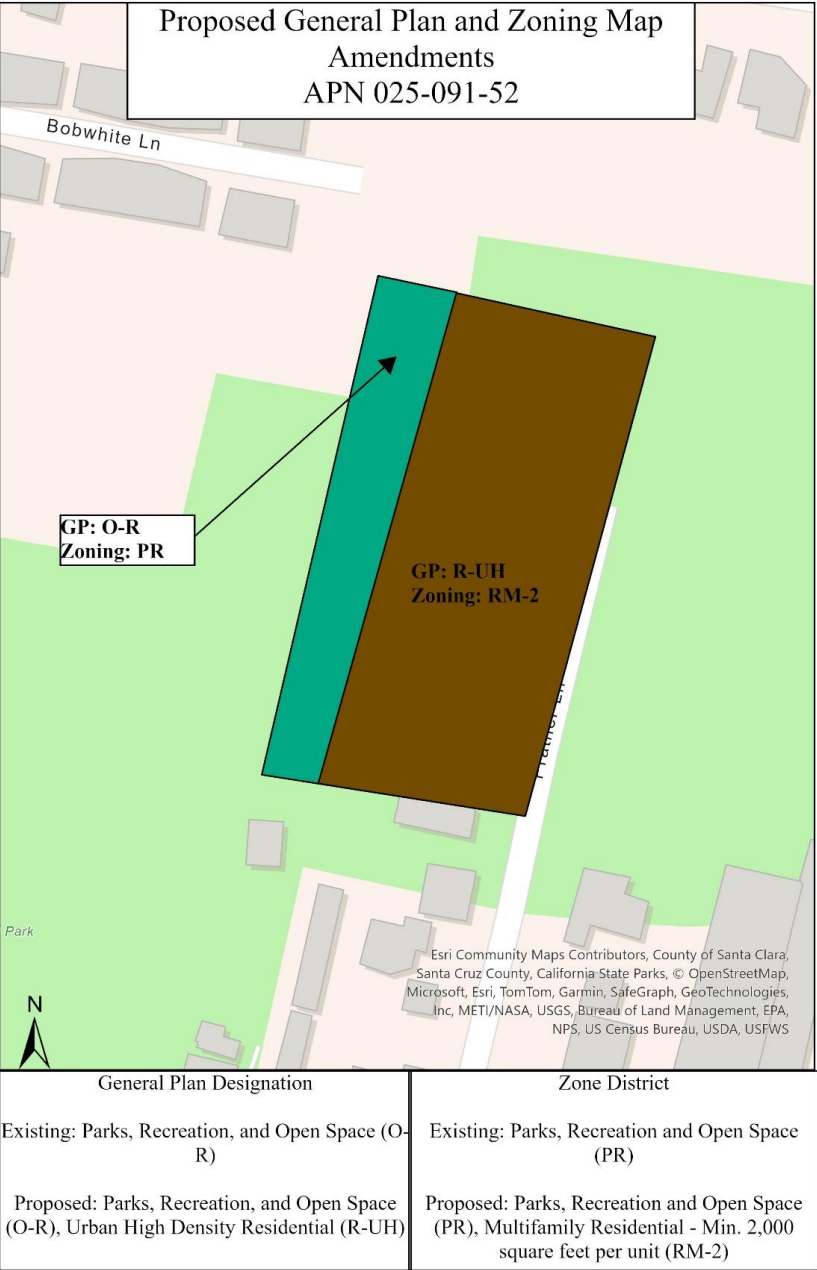
**Exhibit 1: Batch B Housing Element Rezones - Zoning Map Amendments**

<b>Assessor's Parcel Number</b>	<b>Existing Zone District</b>	<b>New Zone District</b>
025-091-52	PR	RM-2; PR
025-111-15*	R-1-6	RM-2
025-361-01*	R-1-6	RM-1.5
025-361-03*	R-1-6	RM-1.5
026-042-15*	R-1-5	RM-1.5
026-111-40*	R-1-6-D	RM-2.5-D
026-261-13	C-2-D	C-2-D-Min
026-261-16	C-2-D	C-2-D-Min
029-111-60*	RM-4	RM-2
029-162-08*	R-1-6	RM-4
029-162-44*	R-1-6	RM-1.5
029-181-43*	RM-4	RM-1.5
029-181-44*	R-1-6	RM-2
029-182-15*	RM-4	RM-1.5
029-191-38*	R-1-6	RM-1.5
029-192-07*	R-1-6	RM-1.5
029-192-15*	R-1-6	RM-1.5
029-192-27*	R-1-6	RM-3
029-193-03*	R-1-6	RM-1.5
029-391-08*	R-1-6	RM-2
030-031-04*	R-1-6	RM-2
030-092-01*	R-1-6	RM-2
030-121-61	C-4	C-2-Min
030-221-46	C-2-GH	C-2-GH-Min
030-241-13*	R-1-6	RM-1.5
030-241-14*	R-1-6	RM-2.5
030-253-72*	R-1-6	RM-3.5
030-281-08*	R-1-6	RM-3.5
030-281-34*	R-1-6	RM-3
031-113-10*	R-1-4	RM-1.5
031-113-12*	R-1-4	RM-1.5
031-113-48*	R-1-4	RM-2
031-152-03*	R-1-4	RM-3
032-041-44	C-2	C-2-Min
032-041-67	C-2	C-2-Min
032-041-68	C-2	RF-Min
037-112-16*	R-1-8	RM-1.5
037-191-08*	R-1-9	RM-1.5
039-201-36	PR	RF-Min

<b>Assessor's Parcel Number</b>	<b>Existing Zone District</b>	<b>New Zone District</b>
039-201-37	PR	RF-Min
050-041-35	R-1-1AC	RM-2-Min
050-041-36	R-1-1AC	RM-2-Min
050-041-38	R-1-1AC	RM-2
050-041-45	R-1-1AC	RM-2-Min
050-041-46	R-1-1AC-AIA	RM-2-AIA-Min
053-011-01	PR	PR; RM-1.5-Min
053-011-09	PR	PR; PF

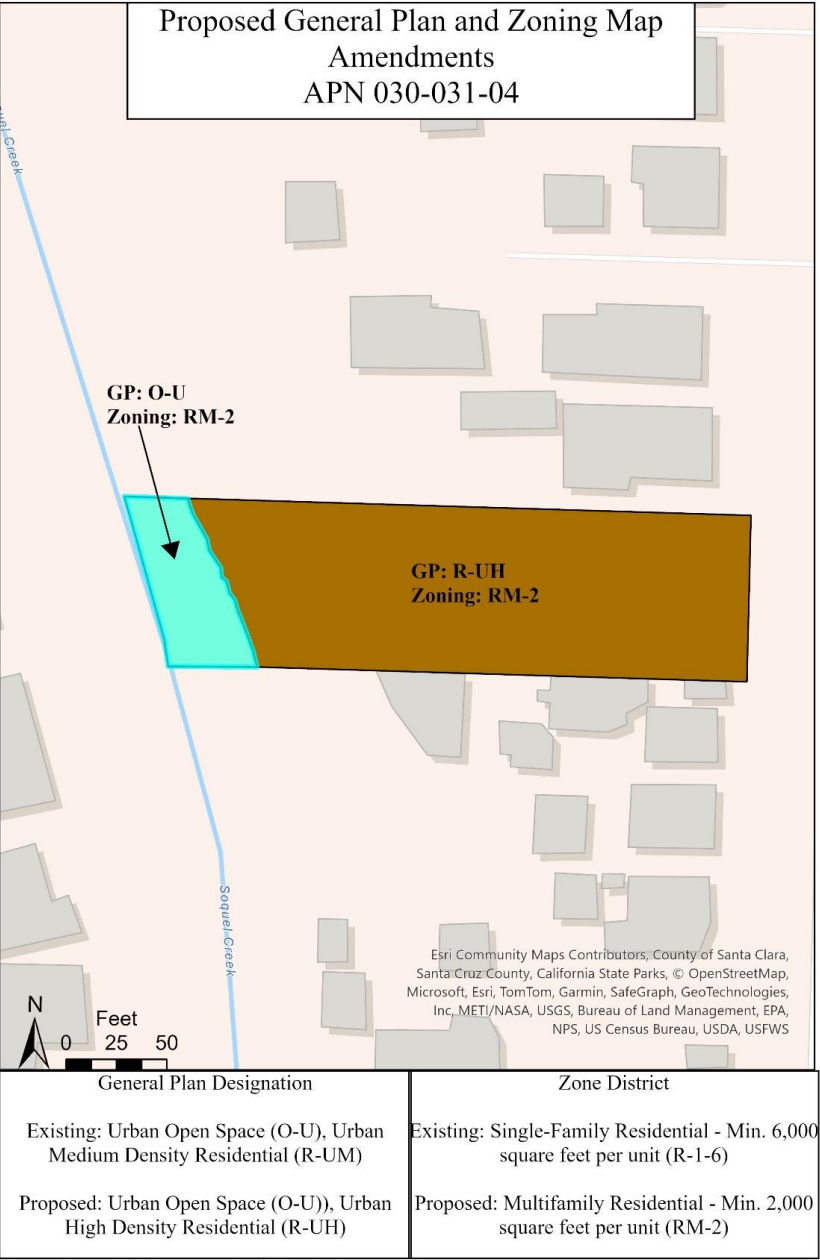
\*SB 10 Rezoning

**EXHIBIT 2**



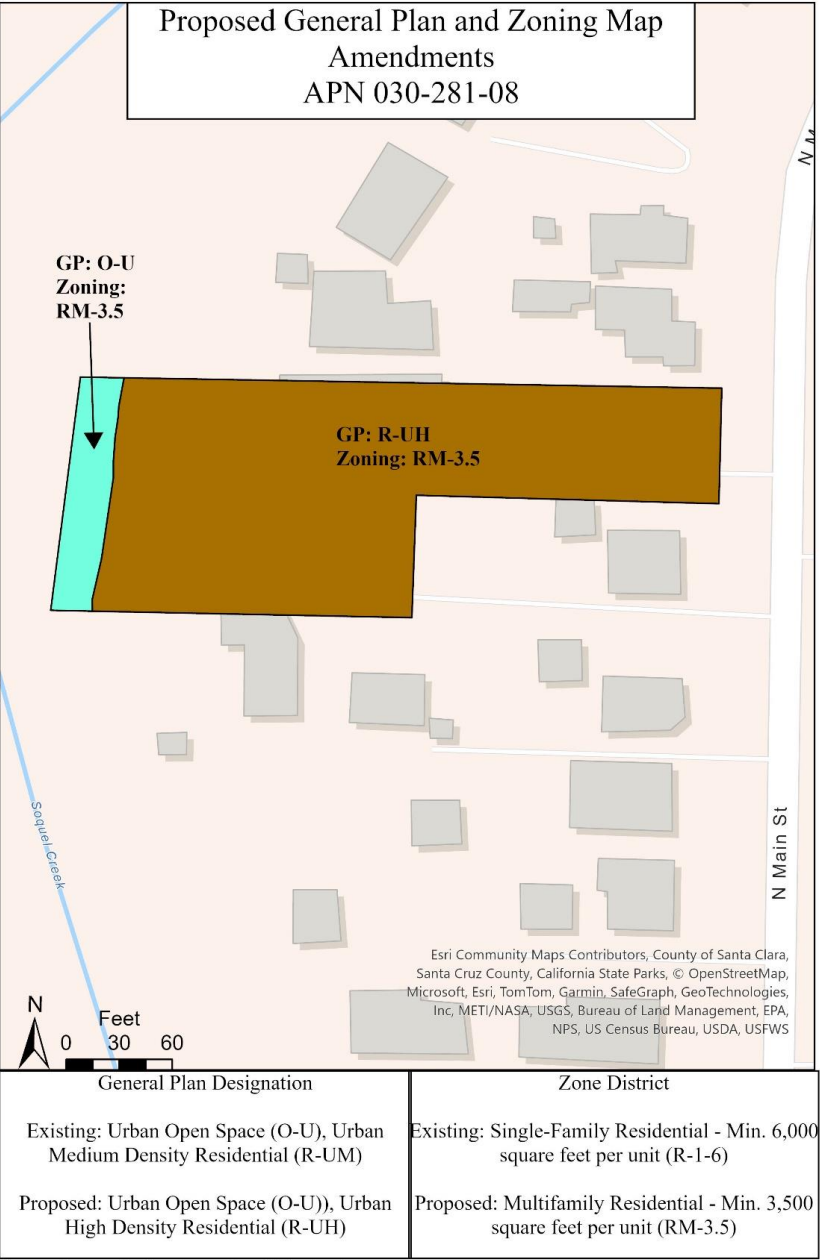
Source: Community Development and Infrastructure

**EXHIBIT 2**



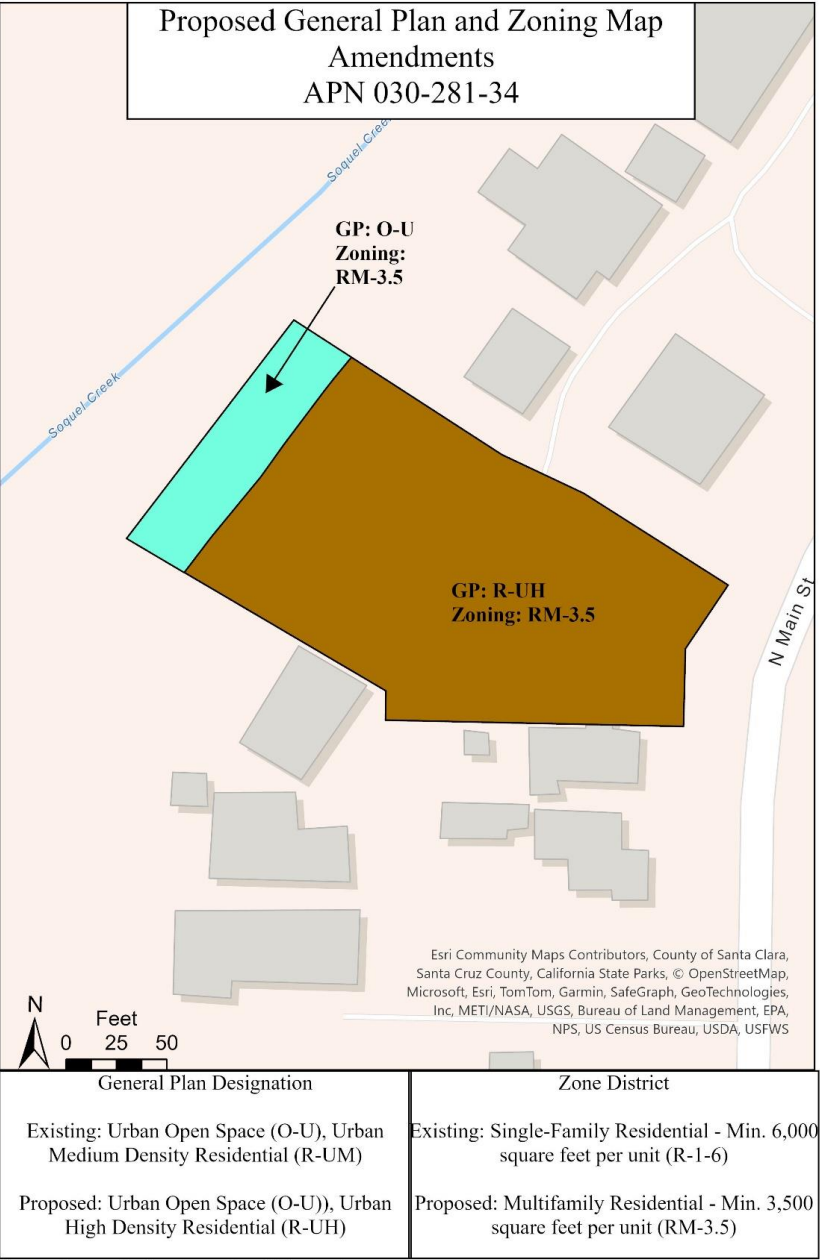
Source: Community Development and Infrastructure

EXHIBIT 2



Source: Community Development and Infrastructure

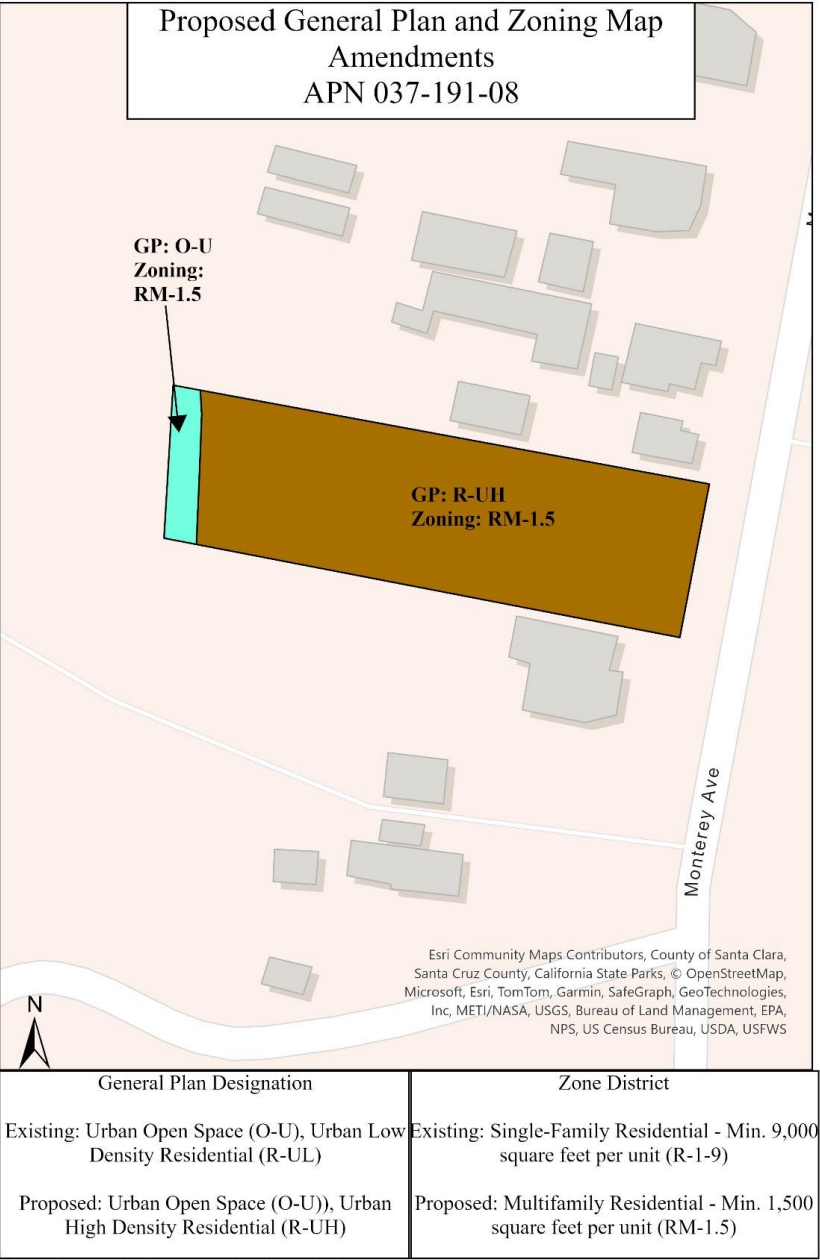
EXHIBIT 2



Source: Community Development and Infrastructure

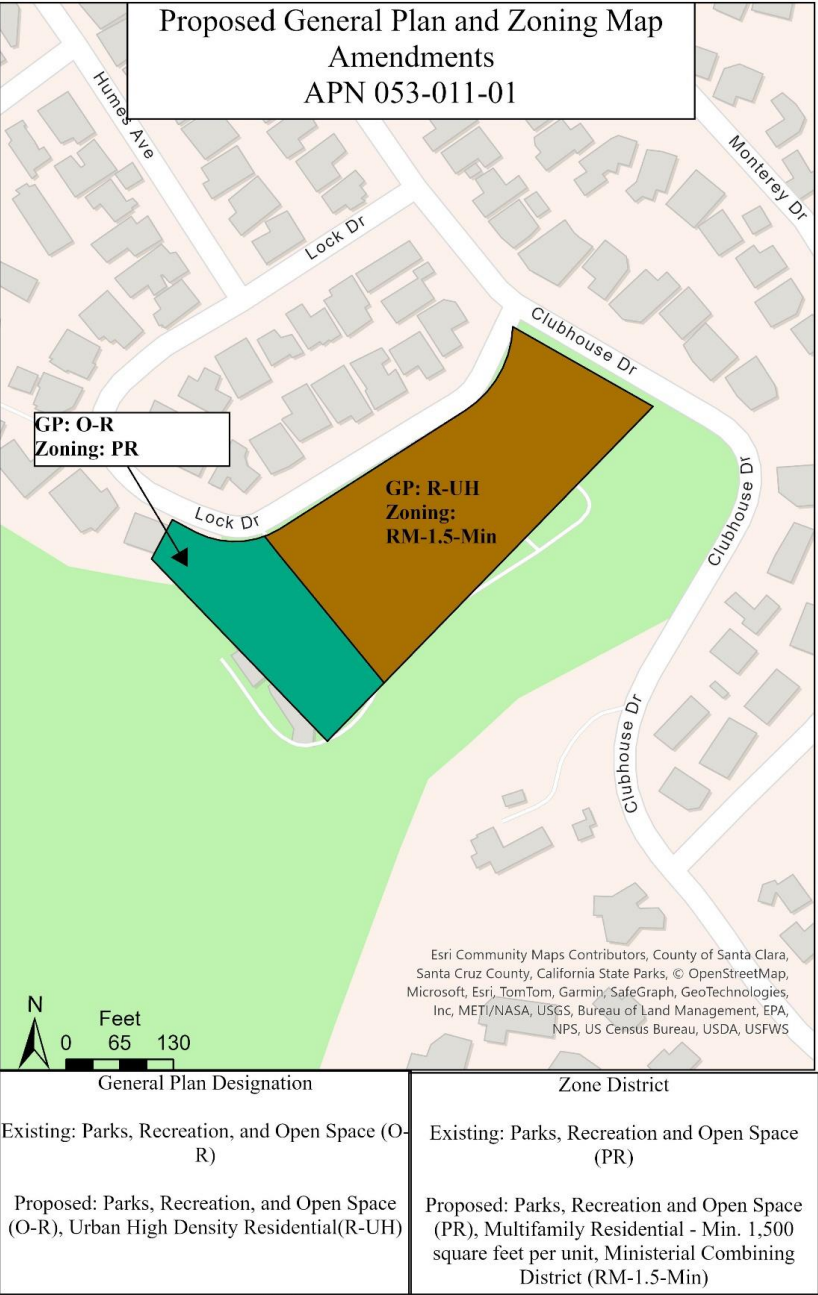


EXHIBIT 2



Source: Community Development and Infrastructure

EXHIBIT 2



Source: Community Development and Infrastructure

EXHIBIT 2



## Certificate Of Completion

Envelope Id: 6710A0EB-BFE2-48AA-8EDF-5038594E4F50	Status: Completed
Subject: Complete with Docusign: 01_Ordinance for Zoning Amendments 4.29.25_REV NK2.JMHedits v SB10_JL e...	
Source Envelope:	
Document Pages: 13	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId 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: 10.103.81.9

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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:  
  
 D52DC8AA0E74498...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 98.51.47.121

## Timestamp

Sent: 4/24/2025 11:10:15 AM  
 Viewed: 4/24/2025 11:11:01 AM  
 Signed: 4/24/2025 11:11:08 AM

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 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
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Certified Delivered	Security Checked	4/24/2025 11:11:01 AM
Signing Complete	Security Checked	4/24/2025 11:11:08 AM
Completed	Security Checked	4/24/2025 11:11:08 AM
Payment Events	Status	Timestamps
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BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF

CALIFORNIA RESOLUTION NO. \_\_\_\_\_

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

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SANTA CRUZ AMENDING THE GENERAL PLAN  
LAND USE MAP TO CHANGE THE GENERAL PLAN LAND USE  
DESIGNATION OF 42 PARCELS (APNs 025-091-52, 025-111-15, 025-  
361-01, 025-361-03, 026-042-15, 026-111-40, 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, 030-241-13, 030-241-14, 030-253-72, 030-281-08, 030-281-34, 031-  
113-10, 031-113-12, 031-113-48, 031-152-03, 032-041-68, 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) TO IMPLEMENT THE  
2023 HOUSING ELEMENT; AND ACCEPTING THE ADDENDUM TO  
THE SUSTAINABILITY UPDATE ENVIRONMENTAL IMPACT  
REPORT AS ADEQUATELY ADDRESSING THE IMPACTS OF THE  
GENERAL PLAN LAND USE MAP AMENDMENTS UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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 total parcels must be rezoned to accommodate the RHNA, 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, with associated General Plan Map revisions, 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), the second of which includes 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, the County prepared an Addendum to the Environmental Impact Report (“EIR”) for the Sustainability Policy and Regulatory Update pursuant to Section 15164 of the California Environmental Quality Act (“CEQA”) Guidelines, and 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, and therefore 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

WHEREAS, at a duly noticed public hearing held on March 26, 2025, the Planning Commission considered the rezoning of 47 parcels and the General Plan Land Use Map amendments of 42 of the 47 parcels, and also considered public comments received and considered all evidence and testimony received at the public hearing; and

WHEREAS, the Planning Commission adopted a resolution on March 26, 2025, recommending that the Board of Supervisors adopt the proposed General Plan Land Use Map amendments, redesignating 42 parcels, and amendments to the Zoning Map, rezoning 47 parcels; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on April 29, 2025, to review the recommended changes to the General Plan Land Use Map.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby:

1. Incorporates the foregoing Recitals as findings as though set forth within the body of this Resolution.
2. Finds and determines that the environmental impacts of the 2023 Housing Element programs, as part of the County's General Plan, are consistent with the environmental impacts evaluated in the Addendum to the Sustainability Update EIR, pursuant to Section 15164 of the CEQA Guidelines, and therefore no additional environmental analysis is required.
3. Adopts the proposed amendments to the General Plan Land Use Designations of the parcels shown in Exhibit 1, attached hereto and incorporated herein by this reference. The Land Use Designation boundaries for APNs 025-091-52, 030-281-08, 030-281-340, 30-031-04, 037-191-08, 053-011-01, and 053-011-09 are set forth on the maps in Exhibit 2, attached hereto and incorporated herein by this reference.
4. Directs staff to submit the proposed amendments to the County General Plan/LCP to the California Coastal Commission for certification.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

AYES:           SUPERVISORS:  
NOES:           SUPERVISORS:  
ABSENT:       SUPERVISORS:  
ABSTAIN:       SUPERVISORS:

\_\_\_\_\_  
Felipe Hernandez  
Chair, Board of Supervisors

ATTEST: \_\_\_\_\_  
                  Juliette Rezzato  
                  Clerk of the Board

APPROVED AS TO FORM:

Signed by:  
  
\_\_\_\_\_  
D52DC6AA0E74498  
Natalie Kirkish  
ASSISTANT COUNTY COUNSEL

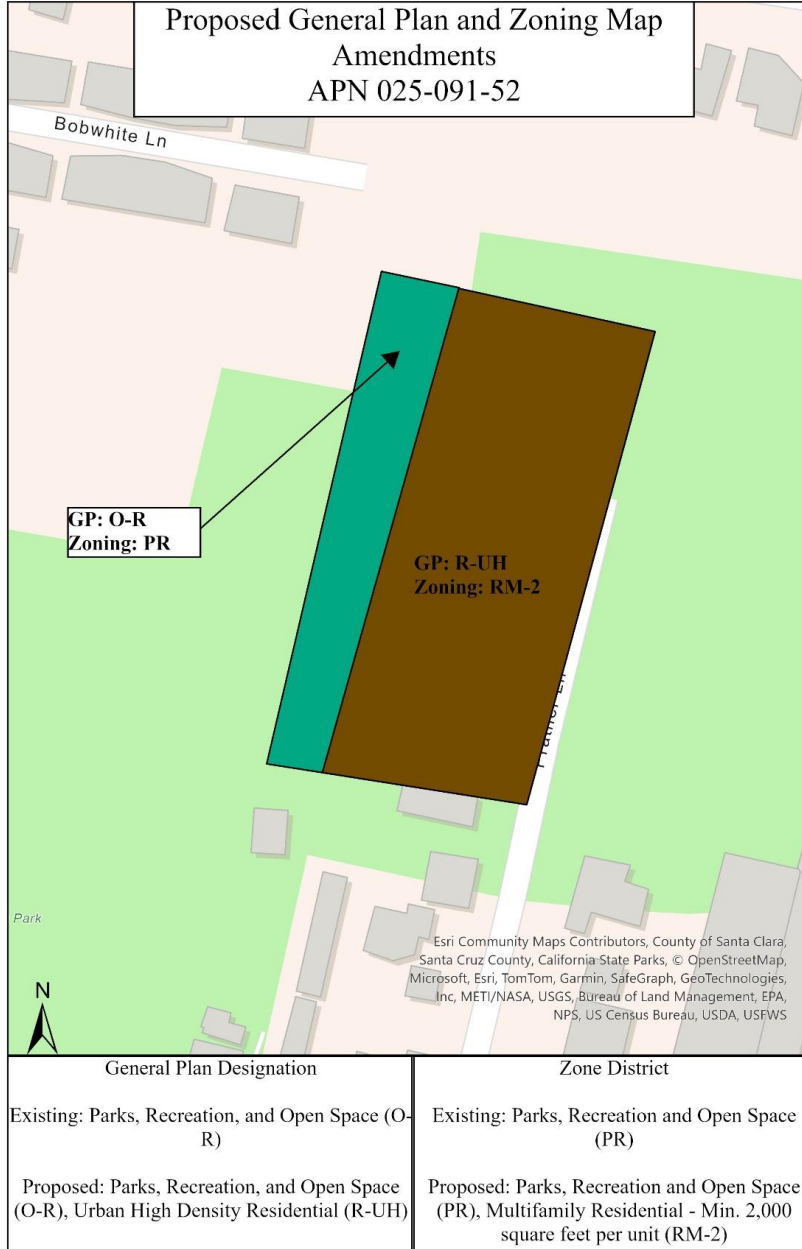
cc:     County Counsel  
          Community Development & Infrastructure Department  
          County Geographic Information Services

**Exhibit 1: Batch B Housing Element General Plan Map Amendments**

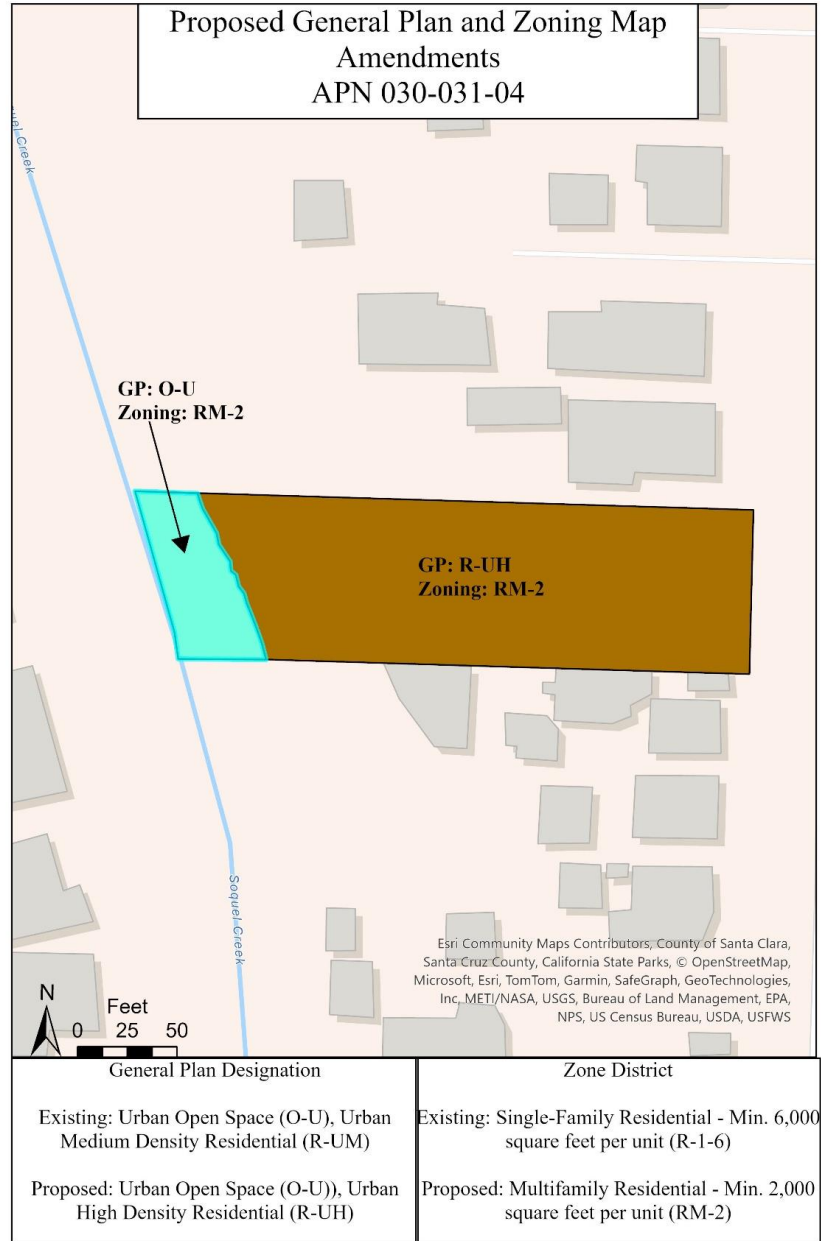
<b>APN</b>	<b>Address</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>
025-091-52	3161 - 3165 Prather Ln, Santa Cruz	O-R	R-UH; O-R
025-111-15	3111 Stanley Ave., Santa Cruz	R-UL	R-UH
025-361-01	2300 Benson Ave., Santa Cruz	R-UL	R-UH
025-361-03	3570 Winkle Ave., Santa Cruz	R-UL	R-UH
026-042-15	2507 Paul Minnie Ave., Santa Cruz	R-UM	R-UH
026-111-40	1308 Rodriguez St., Santa Cruz	R-UL	R-UH
029-111-60	2305 Capitola Rd., Santa Cruz	R-UM	R-UH
029-162-08	2025 Brommer St., Santa Cruz	R-UL	R-UH
029-162-44	1215 Chanticleer Ave., Santa Cruz	R-UL	R-UH
029-181-43	1145 Chanticleer Ave. #5, Santa Cruz	R-UM	R-UH
029-181-44	1145 Chanticleer Ave. #1, Santa Cruz	R-UL	R-UH
029-182-15	1820 Kinsley St., Santa Cruz	R-UM	R-UH
029-191-38	1300 Chanticleer Ave., Santa Cruz	R-UL	R-UH
029-192-07	1156 Chanticleer Ave., Santa Cruz	R-UL	R-UH
029-192-15	1102 Chanticleer, Santa Cruz	R-UL	R-UH
029-192-27	2275 Kinsley St., Santa Cruz	R-UL	R-UH
029-193-03	2240 Kinsley St., Santa Cruz	R-UL	R -UH
029-391-08	2060 Maciel Ave., Santa Cruz	R-UL	R-UH
030-031-04	3425 N Main St., Soquel	O-U; R-UM	O-U; R-UH
030-092-01	3240 N Main St., Soquel	R-UM	R-UH
030-121-61	2755 41St Ave, Soquel	CS	C-C
030-241-13	2620 Capitola Ave, Soquel	R-UL	R-UH
030-241-14	2630 Capitola Ave., Soquel	R-UL	R-UH
030-253-72	2500 Rosedale Ave., Soquel	R-UL	R-UH
030-281-08	3491 N Main St., Soquel	O-U; R-UM	O-U; R-UH
030-281-34	3505 N Main St., Soquel	O-U; R-UM	O-U; R-UH
031-113-10	1455 Bulb Ave., Santa Cruz	R-UM	R-UH
031-113-12	1445 Bulb Ave., Santa Cruz	R-UM	R-UH
031-113-48	1430 Thompson Ave., Santa Cruz	R-UM	R-UH
031-152-03	1309 Thompson Ave., Santa Cruz	R-UM	R-UH
032-041-68	3501 Portola Dr, Santa Cruz	C-C	R-UHF
037-112-16	3223 Maplethorpe Ln., Soquel	R-UL	R-UH
037-191-08	2625 Monterey Ave., Soquel	O-U; R-UL	O-U; R-UH
039-201-36	2600 Mar Vista Dr, Aptos	O-R	R-UHF
039-201-37	2600 Mar Vista Dr, Aptos	O-R	R-UHF
050-041-35	No Site Address, Green Valley Rd / Primrose Ln, Watsonville	R-UVL	R-UH
050-041-36	235 Primrose Ln, Watsonville	R-UVL	R-UH
050-041-38	235 Primrose Ln, Watsonville	R-UVL	R-UH

050-041-45	100 Primrose Ln, Watsonville	R-UVL	R-UH
050-041-46	No Site Address Green Valley Rd / Primrose Ln, Watsonville	R-UVL	R-UH
053-011-01	610 Clubhouse Dr, Aptos	O-R	O-R; R-UH
053-011-09	664 Clubhouse Dr., Aptos	O-R	O-R; P

**EXHIBIT 2**

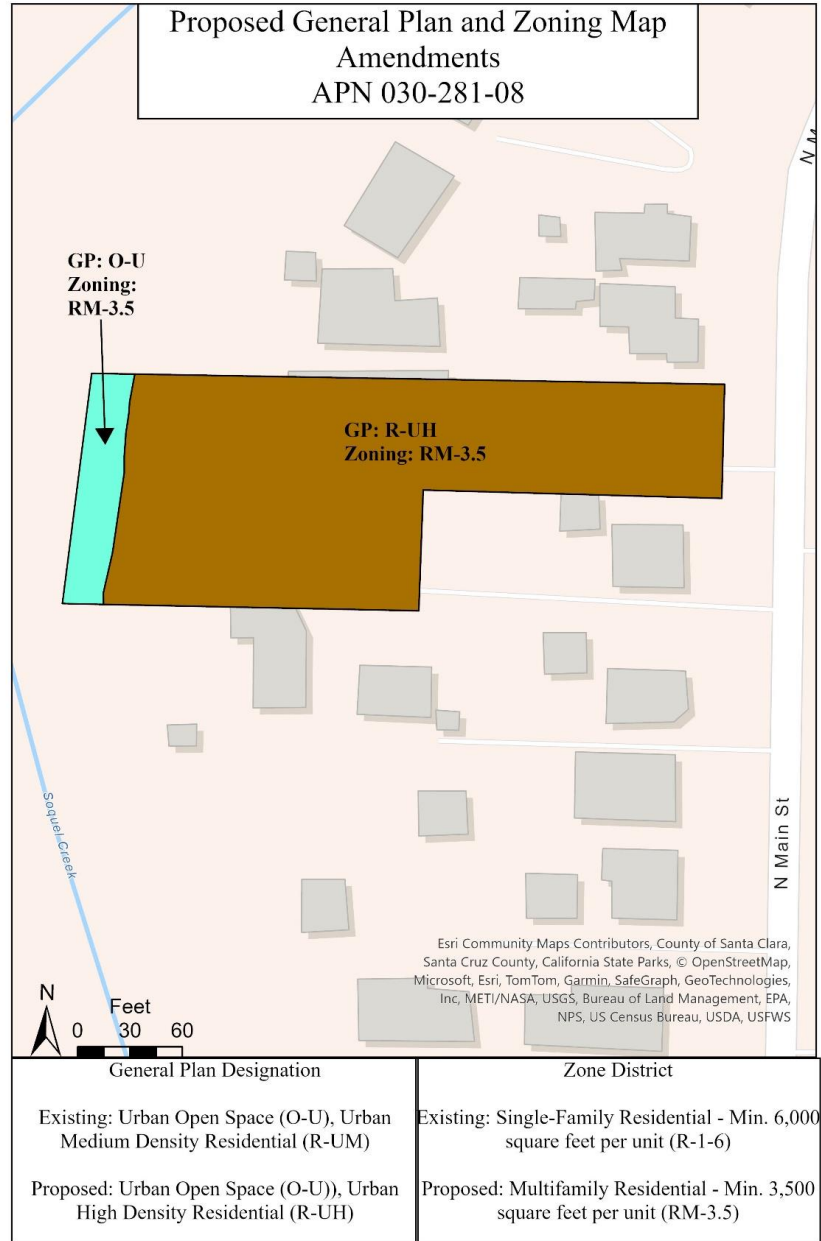


**EXHIBIT 2**



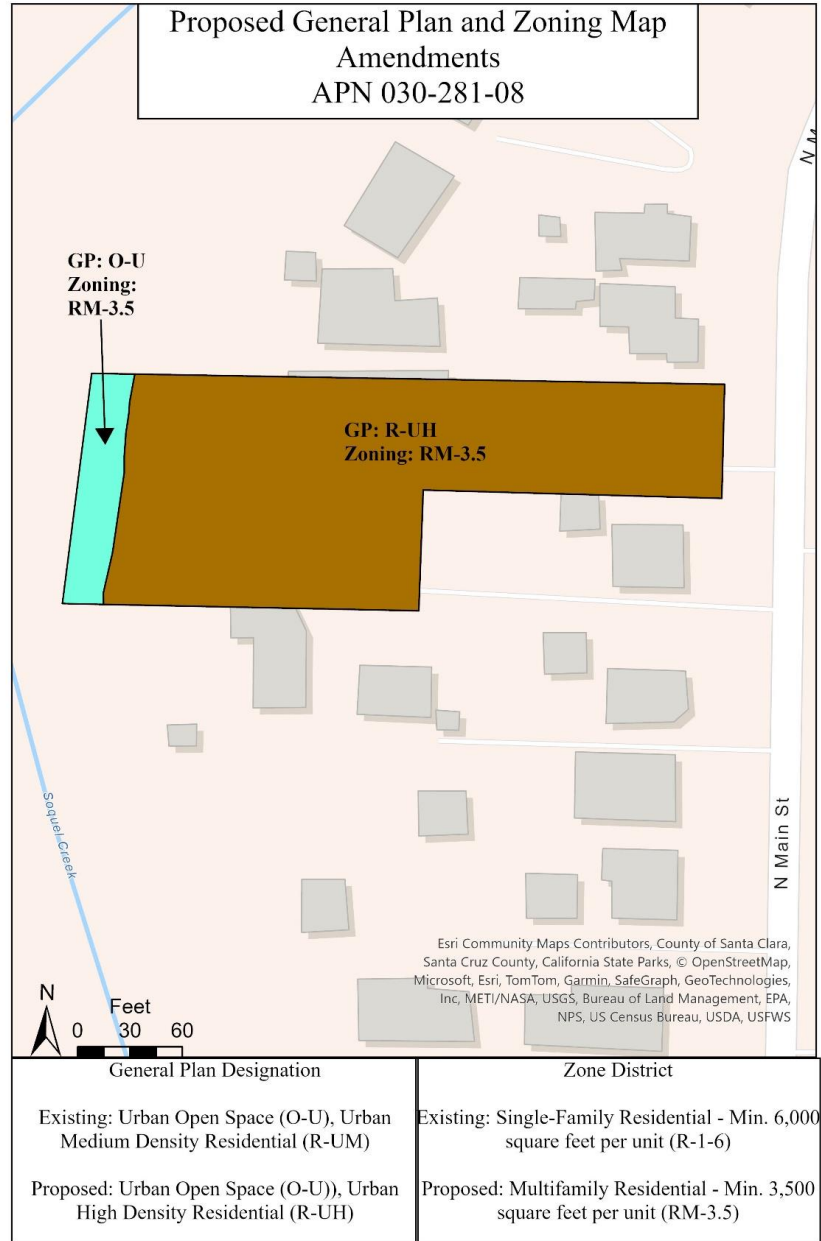
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**EXHIBIT 2**



Source: Community Development and Infrastructure

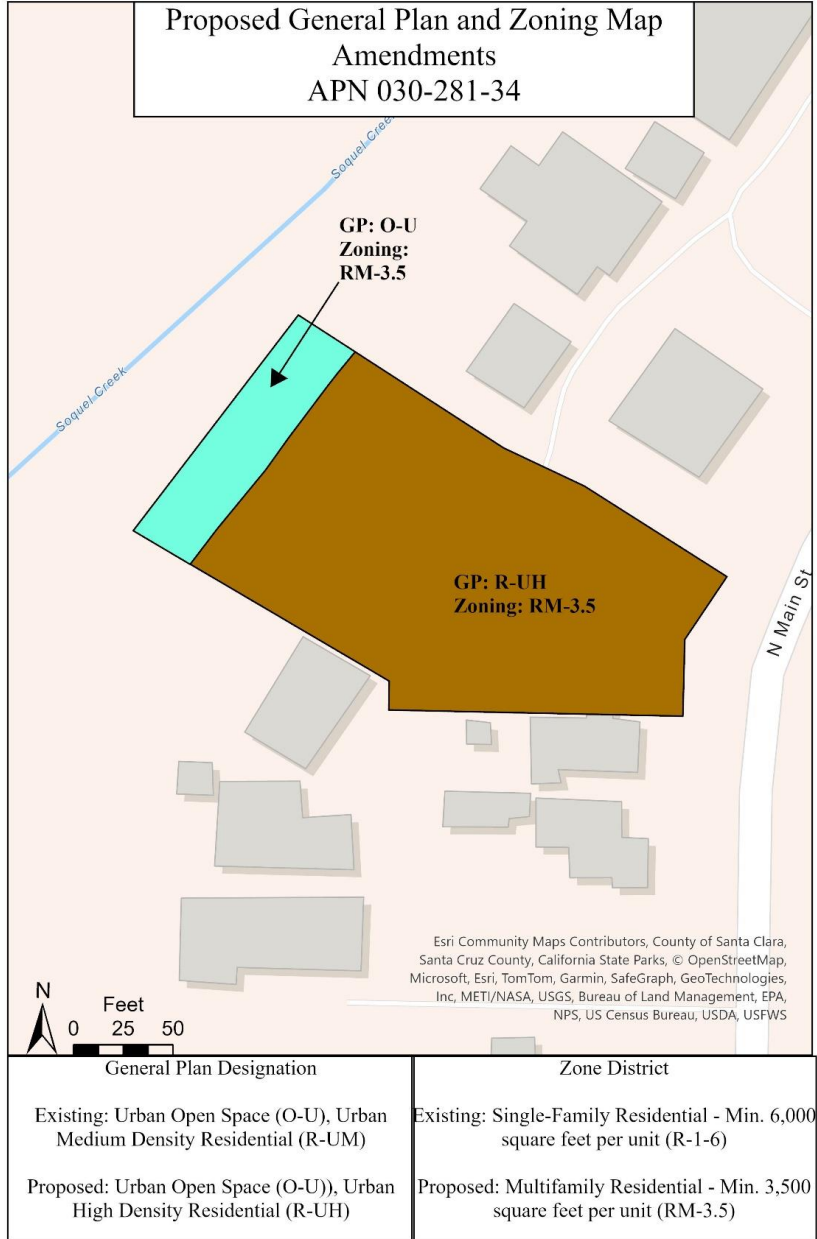
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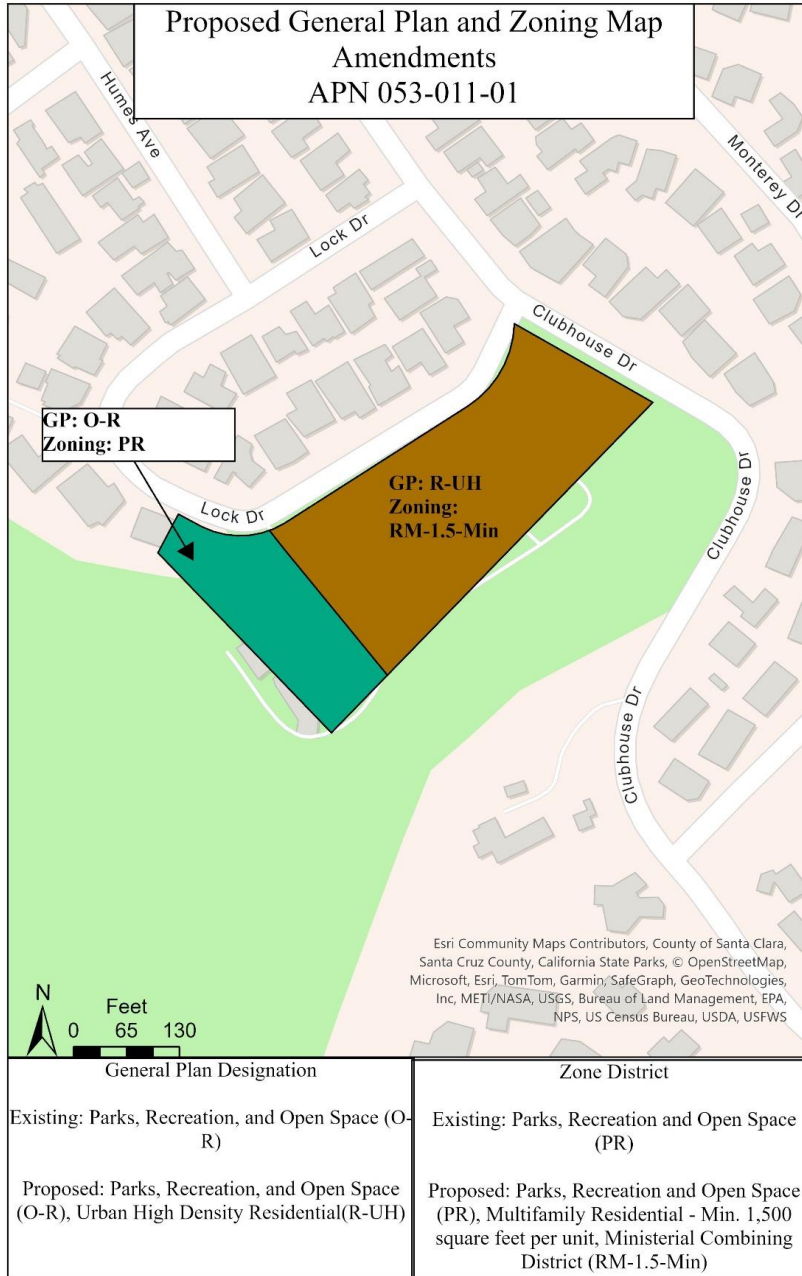


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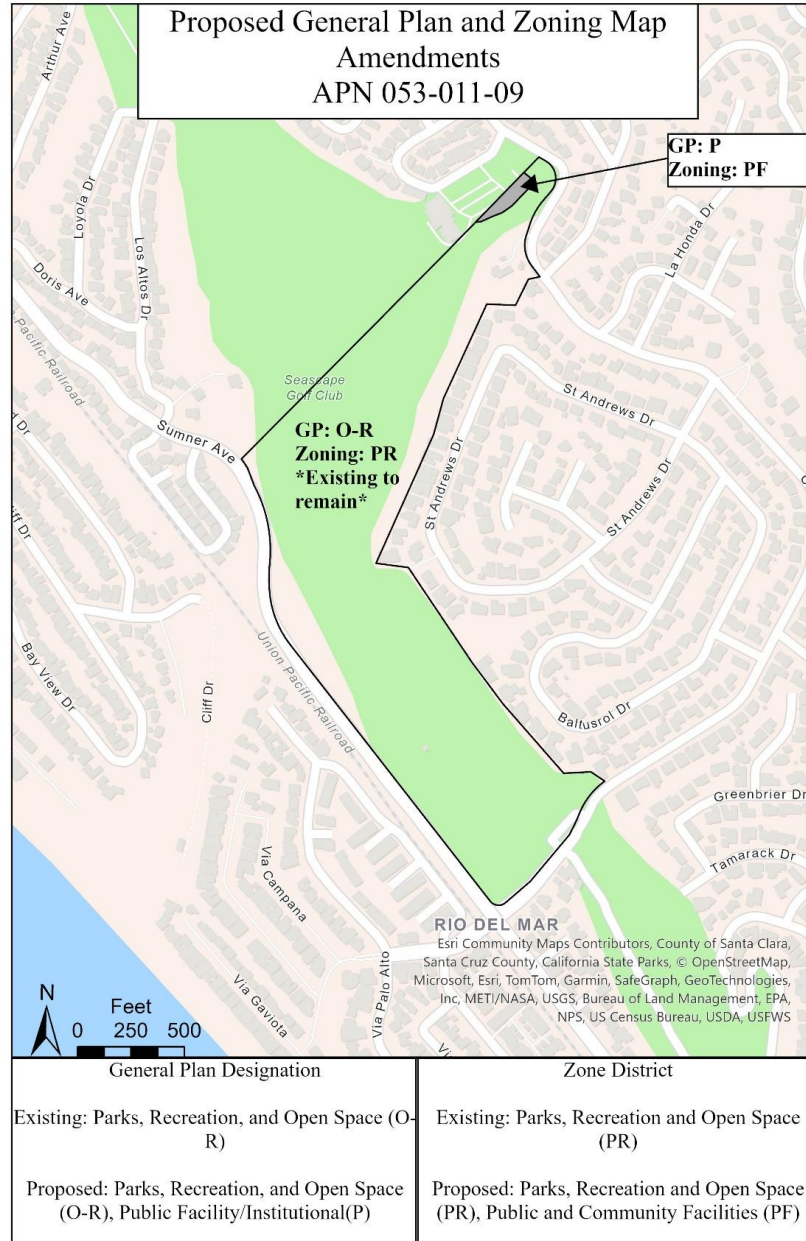
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Source: Community Development and Infrastructure

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Certificate Pages: 4

Initials: 0

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Natalie Kirkish

Natalie.Kirkish@santacruzcountyca.gov

County Counsel

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Envelope Sent	Hashed/Encrypted	4/24/2025 11:11:33 AM
Certified Delivered	Security Checked	4/24/2025 11:12:42 AM
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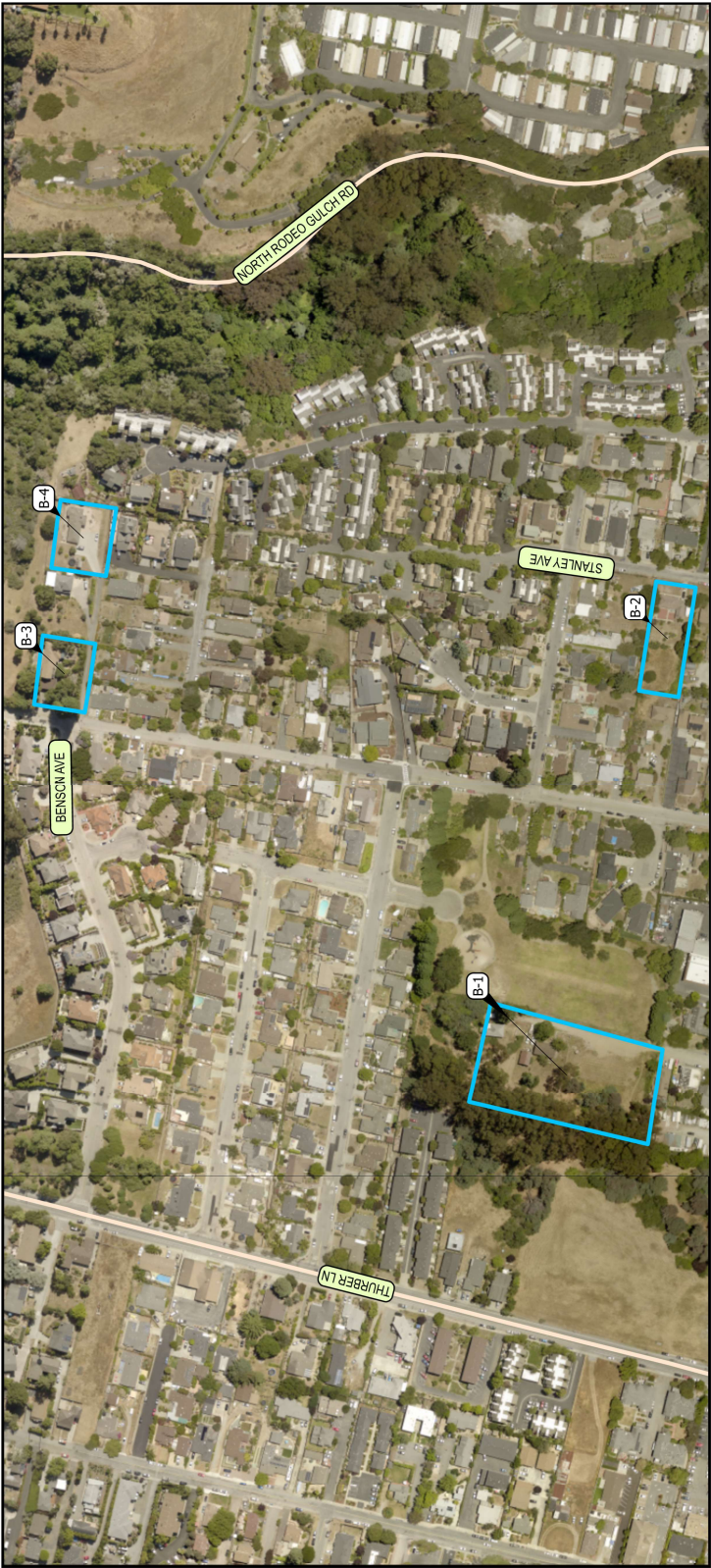


Table of Abbreviations for General Plan Land Use Designations and Zone Districts

GENERAL PLAN LAND USE DESIGNATIONS		
Abbr.	Land Use Designation	Density (units/acre)
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
ZONE DISTRICTS		
Abbr.	Zone District	
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 Rezoning Sites - Batch B
  - Urban Services Line (USL)
  - Major Roads
  - Highways
  - City Limits

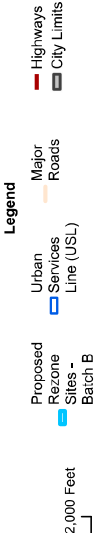
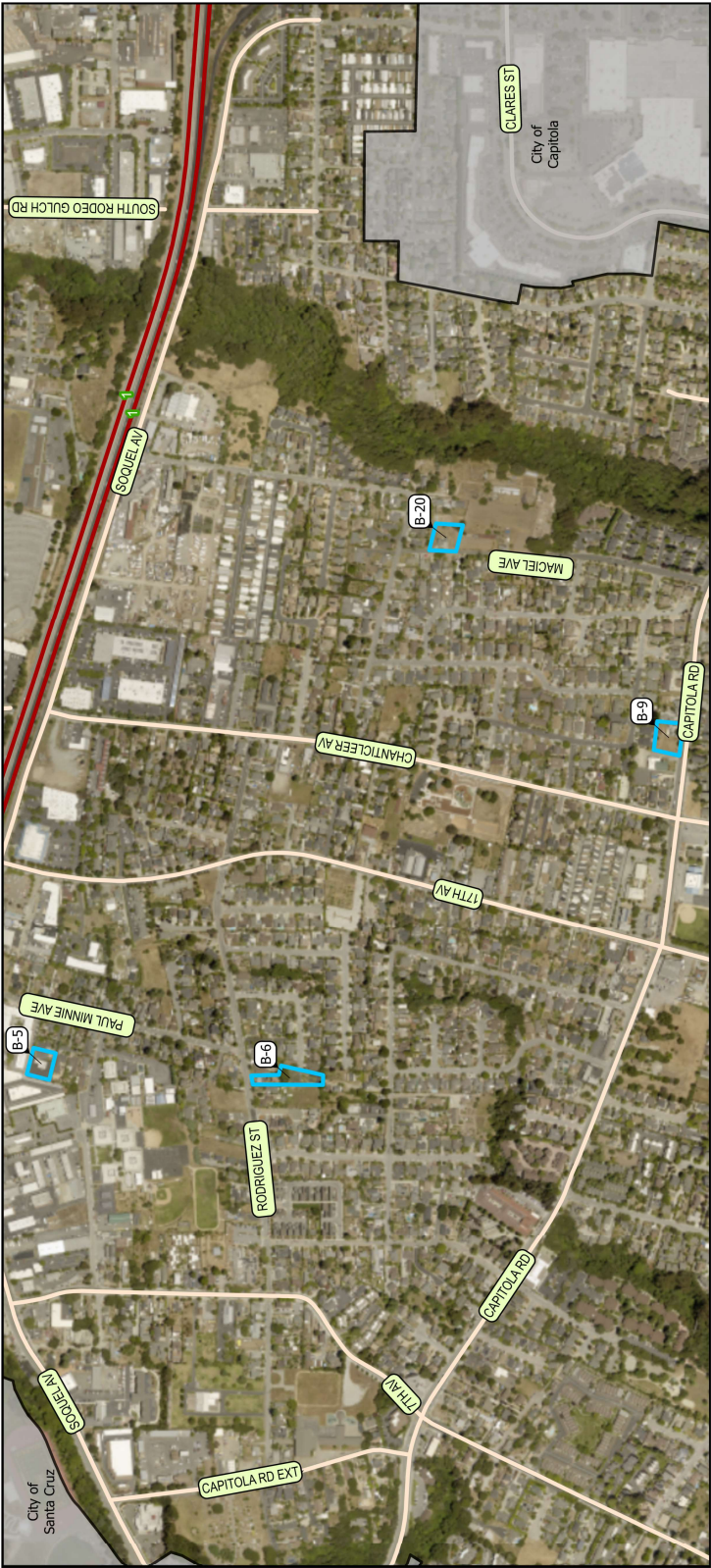
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-1	3161 - 3165 Prather Ln, Santa Cruz	025-091-52	O-R	PR	R-UH; O-R	RM-2; PR	5
B-2	3111 Stanley Ave., Santa Cruz	025-111-15	R-UL	R-1-6	R-UH	RM-2	9
B-3	2300 Benson Ave., Santa Cruz	025-361-01	R-UL	R-1-6	R-UH	RM-1.5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

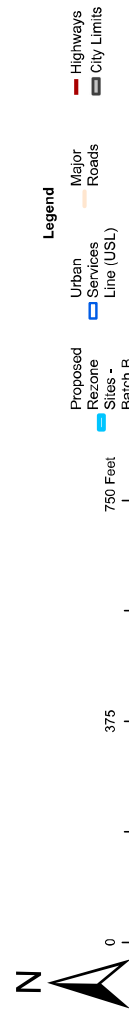
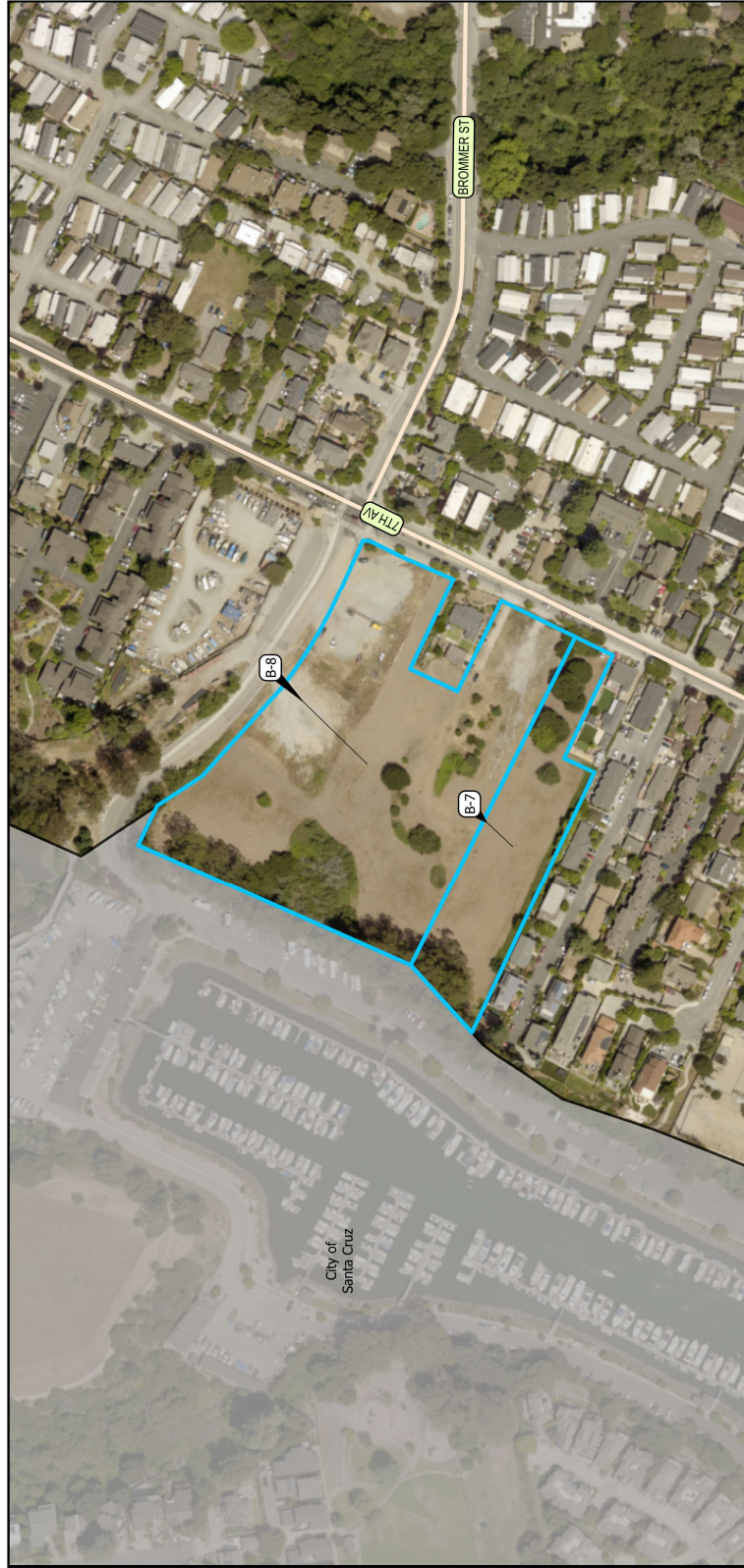


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-5	2507 Paul Minnie Ave., Santa Cruz	026-042-15	R-1-5	R-1-5	R-UH	RM-1.5	9
B-6	1308 Rodriguez St., Santa Cruz	026-111-40	R-1-6-D	R-1-6-D	R-UH	RM-2.5-D	9
B-9	2305 Capitola Rd., Santa Cruz	029-111-60	RM-4	RM-4	R-UH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

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #3



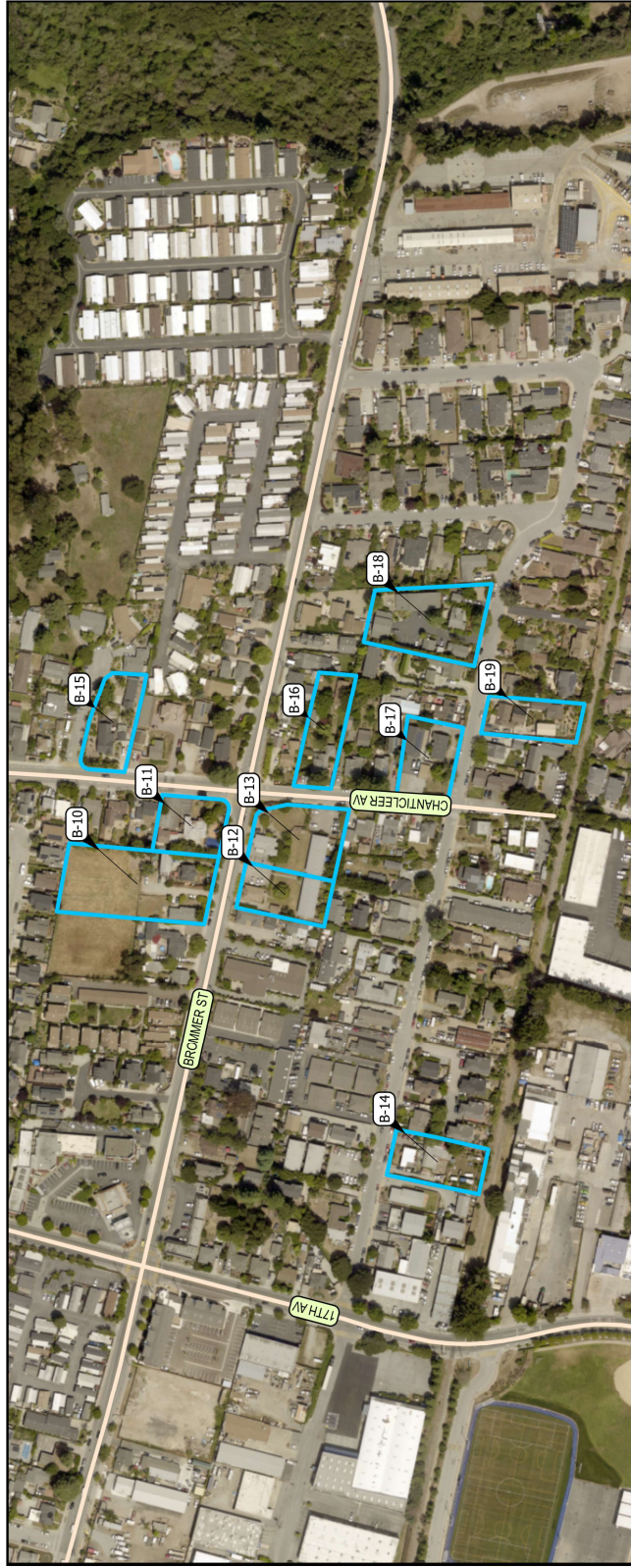
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-7	855 7th Ave, Santa Cruz	026-261-13	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	65
B-8	901 7th Ave, Santa Cruz	026-261-16	C-C; O-U	C-2-D	C-C; O-U	C-2-D-Min	30

Source: Santa Cruz County Community Development and Infrastructure





Proposed Map Amendments: Map #4



Legend

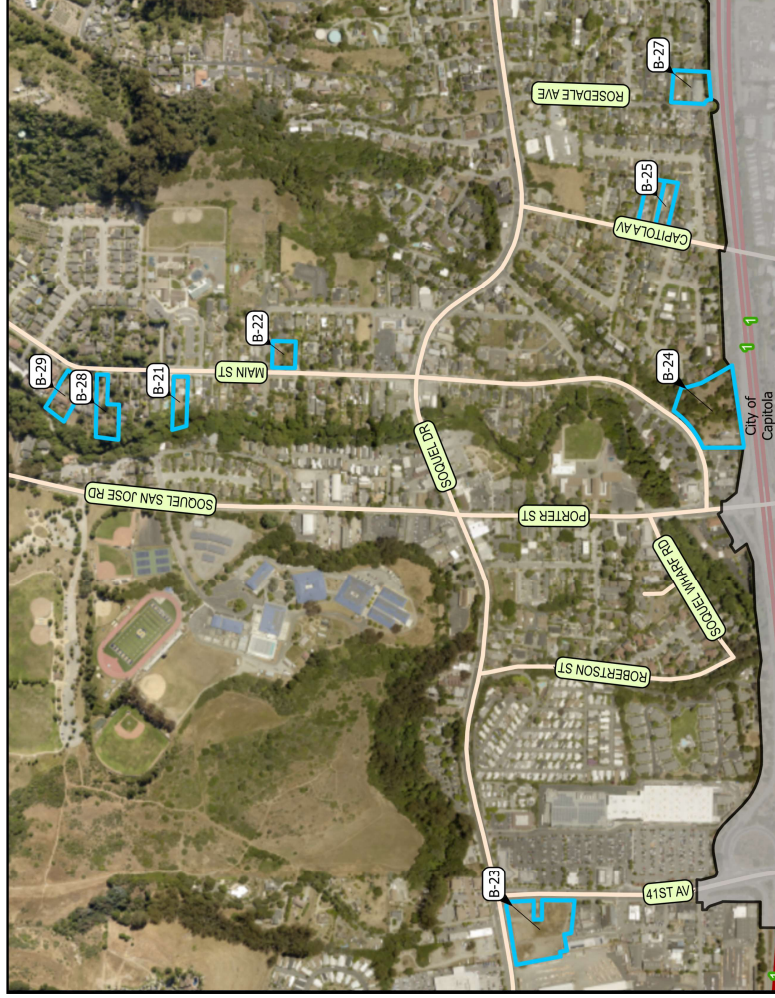
- Proposed Rezoning Sites - Batch B
- Urban Services Line (USL)
- Major Roads
- Highways
- City Limits
- 900 Feet
- 450
- 0

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

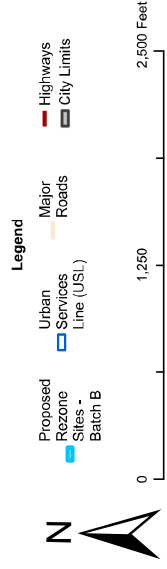


Proposed Map Amendments: Map #5



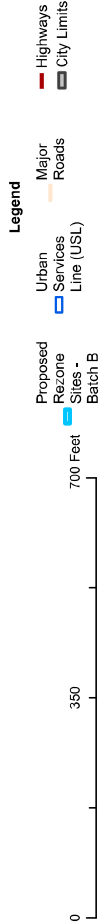
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-21	3425 N Main St., Soquel	030-031-04	O-U; R-UM	R-1-6	O-U; R-UH	RM-2	9
B-22	3240 N Main St., Soquel	030-092-01	R-UM	R-1-6	R-UH	RM-2	9
B-23	2755 41st Ave., Soquel	030-121-61	C-4	C-4	C-C	C-2-Min	93
B-24	2590 S 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-UM	R-1-6	R-UH	RM-1.5	8
B-26	2630 Capitola Ave., Soquel	030-241-14	R-UM	R-1-6	R-UH	RM-2.5	9
B-27	2500 Rosedale Ave., Soquel	030-253-72	R-UM	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

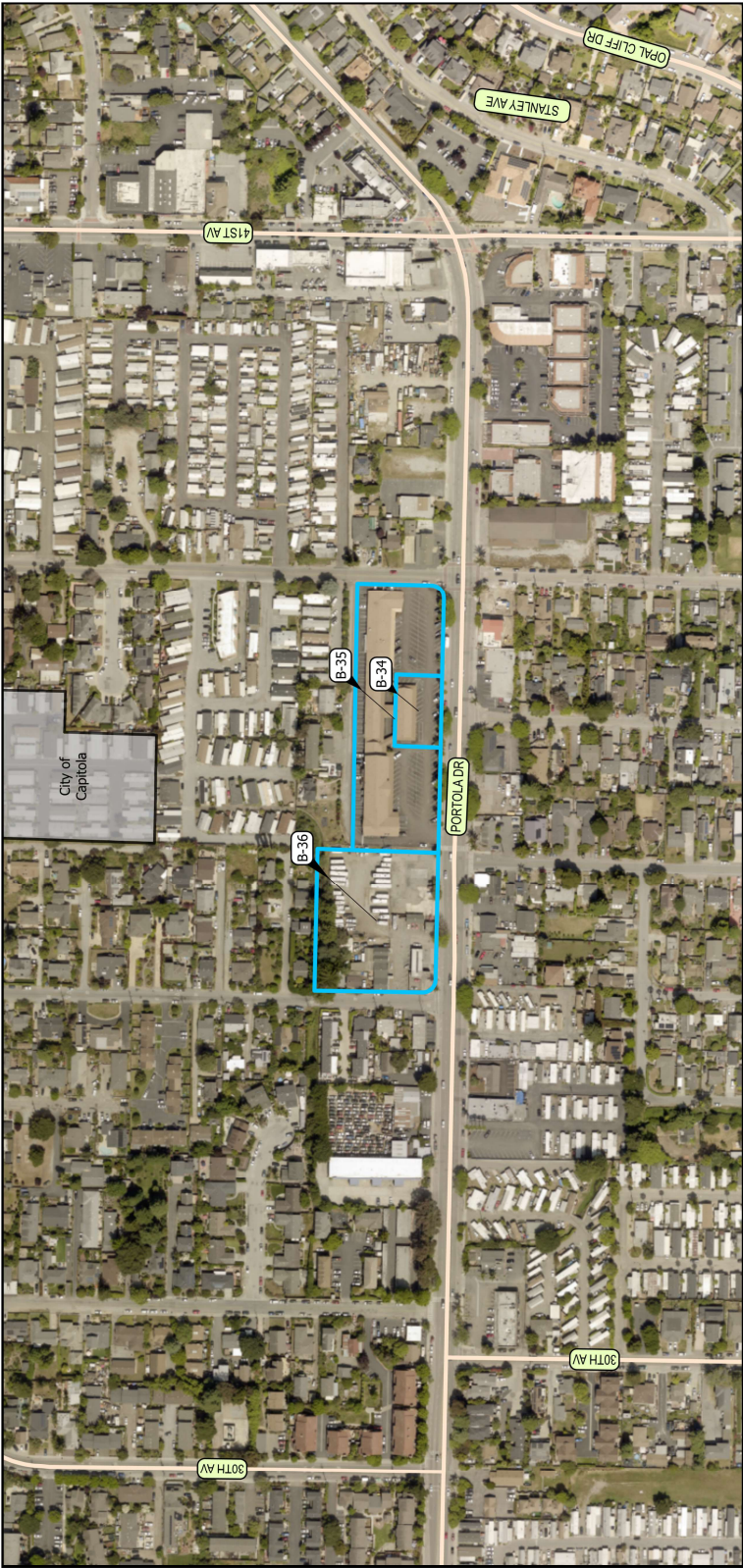


SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-30	1455 Bulb Ave., Santa Cruz	031-113-10	R-UM	R-1-4	R-UH	RM-1.5	9
B-31	1445 Bulb Ave., Santa Cruz	031-113-12	R-UM	R-1-4	R-UH	RM-1.5	9
B-32	1430 Thompson Ave., Santa Cruz	031-113-48	R-UM	R-1-4	R-UH	RM-2	9
B-33	1309 Thompson Ave., Santa Cruz	031-152-03	R-UM	R-1-4	R-UH	RM-3	8

Source: Santa Cruz County Community Development and Infrastructure



Proposed Map Amendments: Map #7



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



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

Source: Santa Cruz County Community Development and Infrastructure

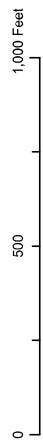




Proposed Map Amendments: Map #9



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



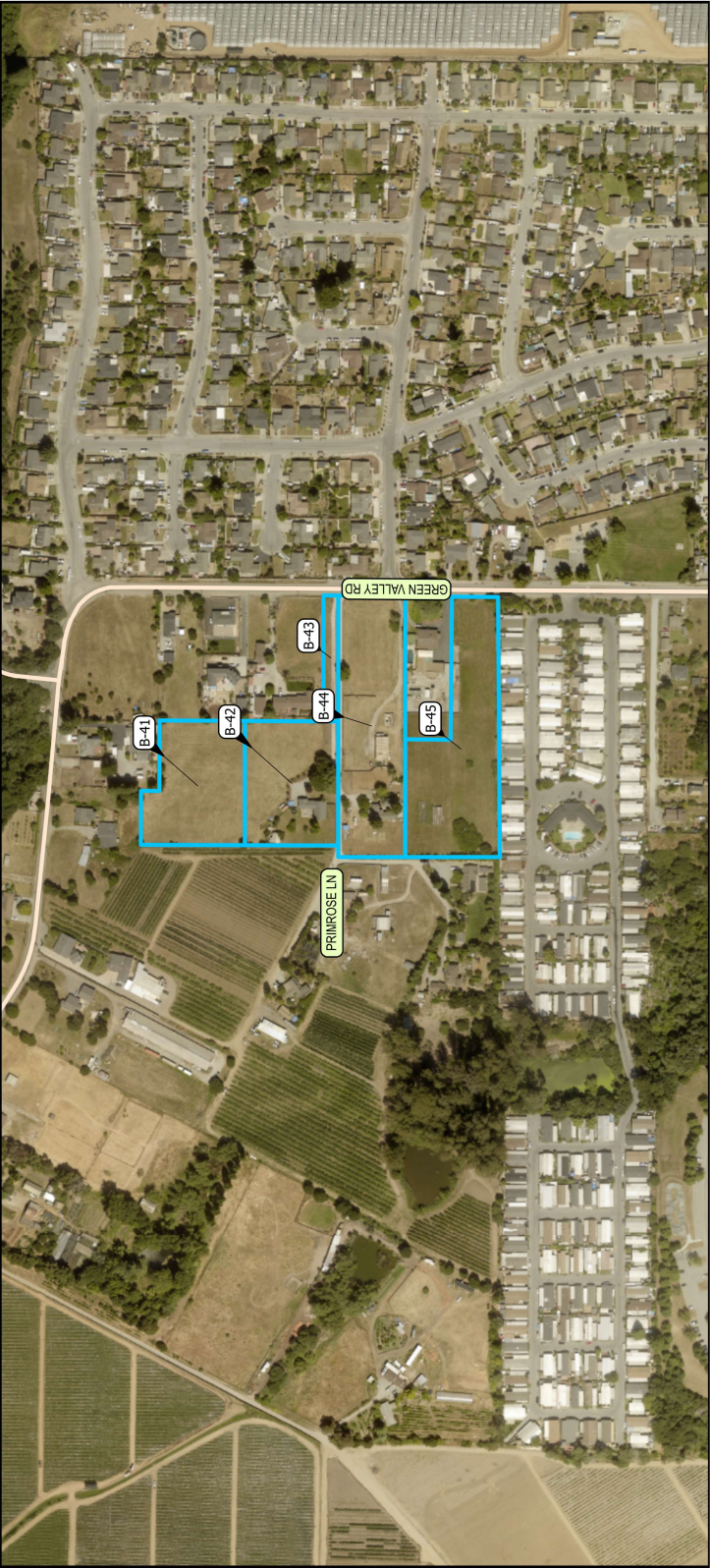
SITE ID	ADDRESS	APN	EXISTING GP	EXISTING ZONING	PROPOSED GP	PROPOSED ZONING	POTENTIAL UNITS
B-39	2600 Mar Vista Dr, Aptos	039-201-36	O-R	PR	R-UHF	RF-Min	235
B-40	2600 Mar Vista Dr, Aptos	039-201-37	O-R	PR	R-UHF	RF-Min	195

Source: Santa Cruz County Community Development and Infrastructure





Proposed Map Amendments: Map #10



- Legend**
- Proposed Rezoning 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 Sitius, Green Valley Rd / Primrose Ln, Watsonville	050-041-35	R-UVL	R-1-IAC	R-UH	RM-2-Min	31
B-42	235 Primrose Ln, Watsonville	050-041-36	R-UVL	R-1-IAC	R-UH	RM-2-Min	31
B-43	235 Primrose Ln, Watsonville	050-041-38	R-UVL	R-1-IAC	R-UH	RM-2	5
B-44	100 Primrose Ln, Watsonville	050-041-45	R-UVL	R-1-IAC	R-UH	RM-2-Min	47
B-45	No Sitius, Green Valley Rd / Primrose Ln, Watsonville	050-041-46	R-UVL	R-1-IAC-AIA	R-UH	RM-2-A/A-Min	48

Source: Santa Cruz County Community Development and Infrastructure





Proposed Map Amendments: Map #11



Legend		Proposed GP		Existing GP		APN		Address		Existing Zoning		Proposed Zoning		Potential Units	
Proposed Rezone Sites - Batch B		O-R; R-UH		O-R		053-011-01		610 Clubhouse Dr, Aptos		PR		PR; RM-L, 5-Min		24	
Assessor Parcels		O-R; P		O-R		053-011-09		664 Clubhouse Dr, Aptos		PR		PR; PF		5	
City Limits															
Urban Services Line (USL)															
Major Roads															
Highways															



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

**PUBLIC NOTICE  
PROPOSED ORDINANCE  
(SUMMARY)**

Board of Supervisors Information (for Clerk Use only):

Approved in Concept: Click or tap to enter a date.

AMS Item: Click or tap here to enter text.

Scheduled for Second Reading & Final Adoption: Click or tap to enter a date.

Ordinance Title:

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING THE COUNTY ZONING MAP AND CHANGING THE ZONE DISTRICT DESIGNATIONS FOR 47 PARCELS (APNs 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) TO IMPLEMENT THE 2023 HOUSING ELEMENT; AND ACCEPTING THE ADDENDUM TO THE SUSTAINABILITY UPDATE ENVIRONMENTAL IMPACT REPORT AS ADEQUATELY ADDRESSING THE IMPACTS OF THE ZONING MAP AMENDMENTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Ordinance Summary:

The County Board of Supervisors adopted the 2023 Housing Element on November 14, 2023, which 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 changes that are necessary for the County to meet its required Regional Housing Needs Allocation (RHNA). The Board is requested to hold a public hearing and consider the Planning Commission's recommendation to rezone/redesignate 47 of the 75 parcels included in the Housing Element Sites Inventory.

The full text of this ordinance is available for public review at the Office of the Clerk of the Board, Room 520, Governmental Center Building, 701 Ocean Street, 5th Floor, Santa Cruz, California 95060; and on the Internet at:

<https://santacruzcountyca.iqm2.com>

**For Clerk Use Only:**

**By:** Click or tap here to enter text.

**Dated:** Click or tap to enter a date.

## Jacob Lutz

---

**From:** Gwendolyn Anderson <gwendolyn\_l\_anderson@yahoo.com>  
**Sent:** Thursday, March 27, 2025 12:21 PM  
**To:** Mark Connolly  
**Subject:** 2275 Kinsley Street #1-8 - Q's about upzoning

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

This property is unique with two houses and one ADU cottage, plus four “townhomes” and an upstairs apartment over garages (in a duplex and triplex).

Summary of zoning - Where can I get a summary of the proposed zoning? I mean things like the height and if that meant to accommodate parking or what is the intent. What's the intent of commercial zoning in a quiet residential area? There have been problems when neighbors tried running businesses from home that weren't zoned for the neighborhood.

SB10 - I spoke to someone with Santa Cruz County already when SB10 was proposed. There are already 8 homes so she said it wouldn't help her goals enough. Is SB 10 still an option? Does SB10 always allow 10 units or could the zoning specify 9?

Property tax spikes - my parents are elderly and would like to live in the main house #6 which is mainly ranch. But converting to residential the property tax would be too high. Can housing be addressed by addressing property tax issues for the elderly especially? And for people who have owned homes a long time and never anticipated the market surges?

Individual sales - some of the residents in the past have asked to buy their own unit. The townhouses would be affordable in the six figures not seven. It would be nicer for the houses to be owner occupied. They are not in reach as a complex. Each house could have a ADU. Can housing be addressed by addressing paths to ownership?

Developers - I spoke to a developer-type (not a builder) and he was expecting the homes to be dilapidated but they are not. He couldn't come up with a plan of interest since cost of tear outs would be excessive. He had contacted us by mail when he identified our property but then thought from what he learned it wasn't a good option for density.

ADU zoning - I spoke briefly to the neighbor to the right of the main house #6. She agreed for this particular plot there is room and adequate off street parking for a one story ADU, which could provide accessible housing still in the character of the neighborhood. There is presently a two car garage and yard space. The closeness to the main house might be solved by closets or outdoor storage on that side. The gravel lot seems to be a sink hole so no one parks there. That would increase the number of units from 8 to 9. Trying to build tall anywhere would cause problems for the existing housing, with noise and congestion and lighting etc. This is also a family-friendly complex so the parking area has been used for basketball and nerf by families. My parents do not have plans to build an ADU. They have instead put



resources into keeping the complex well maintained and “green” for health and for people with environmental sensitivities. My family would like to rezone for providing ownership first, and owner occupancy (by themselves), or to allow for one ADU possibly. Is there zoning for one additional ADU? Can the zoning department reach a conclusion this property isn’t right for greater density than 9 units?

Gwen Anderson  
415-794-9980

[Sent from Yahoo Mail for iPhone](#)

## Jacob Lutz

---

**From:** pmaewag@gmail.com  
**Sent:** Friday, March 28, 2025 12:23 PM  
**To:** Mark Connolly  
**Subject:** Benson Batch B High Density Housing site

\*\*\*\*CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Good morning Mr. Connolly,

My husband and I made the time to attend the March 27th Board of Supervisors meeting regarding a proposal to rezone 47 properties. With specific interest in the Benson sites.

It is understood that these sites will likely be rezoned in order for you to receive the undisclosed funding that you are seeking, and to avoid the undisclosed penalties. However, since no time was provided for a question and answer session, we are hoping that you will provide answers.

1. There are 2 properties shown off Benson in your Batch B proposal. The properties are currently owner occupied. I spoke with one of the Benson owners. She firmly states that they have no desire to sell.

Will you simply take their home by eminent domain?

Do you have the authority to take surrounding land?

2. There is an owner occupied home between to two proposed homes that you indicate off Benson. Will you overtake that home as well?

3. No indication is given as to how this High Density area will be accessed. Will the road continue off Benson or will the access be at the top of Winkle?

4. Are there actual plans for the Benson area?

If so, how many units will be at this site?

How many stories will the buildings be?

Rental or owned property?

Very low, low income or affordable units?

5. What is the actual amount of money that Santa Cruz County is looking to gain by complying with proceeding with these rezoned buildings?

At the meeting you expressed that your team had gone beyond the required postings for notice of these proposed buildings, yet no one in our neighborhood has any answers to these basic questions nor has any additional information been provided. I am sincerely hoping that you or your team will answer these basic questions for the tax paying home owners of our community.

Thank you for your time.

Pamela Wagner  
Sent from my iPad

## Jacob Lutz

---

**From:** 2023HousingElement  
**Sent:** Monday, March 24, 2025 2:46 PM  
**To:** Nicholas Brown  
**Cc:** Jacob Lutz; Mark Connolly; Matthew Sundt  
**Subject:** FW: Capitola Ave Upzoning Concerns

Looks like Mark already got this email re: Batch B rezones for Wednesday's PC meeting, but forwarding to Nick and other project planners just in case.

Best,



**Natisha Williams (she/her)**

Planner  
Community Development & Infrastructure

**Phone:** 831-454-3290  
701 Ocean Street, Room 400



---

**From:** barbara harris <artdog108@gmail.com>  
**Sent:** Monday, March 24, 2025 12:29 PM  
**To:** Mark Connolly <Mark.Connolly@santacruzcountyca.gov>  
**Cc:** 2023HousingElement <2023HousingElement@santacruzcountyca.gov>  
**Subject:** Capitola Ave Upzoning Concerns

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Sent from my iPhone

Begin forwarded message:

**From:** Barbara Harris  
**Subject:** Capitola Ave Upzoning Concerns

March 20, 2025  
Santa Cruz County Planning Commission:

To Mark Connelly:

We live at 2631 Capitola Ave. in Soquel. On the corner of Capitola Avenue and Bellevue Street.

2620 Capital Ave. Parcel 030-241-13 and 2630 Capitola Ave. parcel 030-241-14 are directly across the street from us.

As I understand, the rezoning in Santa Cruz County is to meet the states requirement for a certain number of units possible in the county.

I've been told there is no development as of yet being planned for these parcels.

Although the Rezoning to R-UH (High Density) may attract developers and the California bonus density law means even higher density, taller buildings, reduced parking, etc.

Our neighborhood is a community . There is friendship, support and many families with young children. There are many of us that walk our dogs and stroll our babies several times a day and the children ride their bikes up and down the streets.

I am hoping to have a chance to be heard about our concerns of the harmful effects of High Density in this existing cohesive neighborhood

My concern about both these properties which are currently R- UL low density and is proposed to be re zoned to R-UH high density.

**Parking:**

There is **no** street parking on Capitola Ave., which already creates extra parking congestion on the side street of Bellevue. High density zoning, which leads to high density units will create more competition for parking on the very few narrow side streets in the neighborhood and worsen this issue.

**Increased noise and light from cars:**

We are at times disturbed from our sleep by cars coming and going of visitors and residents of houses on Capitola Ave. that have limited parking.

With Noise and light right outside our bedroom windows facing Bellevue and I'm concerned that this issue will worsen especially if builders choose to eliminate some of the off street parking with increased number of units and density beyond the zoning due to California density bonus law.

**More Traffic Less Safe:**

Our neighborhood children play basketball, skate and ride bikes outside on our side streets of Bellevue and Lafayette (off of Capitola Ave which would become more dangerous with more parking and using Bellevue and Lafayette as a cut through to Soquel Drive.

**NEIGHBORHOOD VISUAL INTEGRITY:**

This can be maintained with Medium Density Not High Density.

The neighborhood wants to ensure that the zoning would be compatible with the character of our neighborhood.

Unfortunately High density would allow for the possibility of taller dense units packed in between a neighborhood of one and two story homes. Therefore Blocking sunlight and losing privacy.

#### WATER:

High density stresses our local water resource, which is already stressed, especially in times of drought. Our district fees are already much higher than others.

#### BLOCKED SUNLIGHT and GLARE:

I'm concerned theres the potential for for blocked sunlight, which throws our gardens and our solar panels Into shade if the buildings are taller.

#### LOSS of GREEN SPACE:

High density means more concrete. Loss of green areas and trees which affect the abundance of wildlife and birds that live in this neighborhood.

This huge leap to high density skips medium density.

MEDIUM DENSITY is our proposal.

Medium density is more appropriate to preserve the character of the neighborhood and the street.

Medium density would have less impact on the neighbors adjoining those lots. Less impact on parking, traffic, noise, light issues and water resources.

Or perhaps there are other SC County parcels that can support high density better instead of these two proposed parcels on Capitola Avenue.

The County Addendum to the 2023 housing element under CEQA:

I feel our rights to have a public review on the impact to our neighborhood, our properties, of this change to zoning from low to high was skipped over entirely.

As concerned involved property owners who are paying a high property tax, we feel we didn't have the opportunity to learn about the up zoning changes early on and have an opportunity to have a voice with public reviews.

Thank you for your time.

Barbara Harris

Sent from my iPhone

## Jacob Lutz

---

**From:** Patrick Breen <pbreen@mcwd.org>  
**Sent:** Tuesday, March 11, 2025 11:07 AM  
**To:** Mark Connolly  
**Cc:** kimdeserpa@santacruzcounty.gov  
**Subject:** March 26 Planning Commission Agenda Item #7

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Hi Mark,

I live in Rio del Mar and would like to know if the County is proposing to rezone the Seascapes Golf Course in Item 7 of the Planning Commission Agenda for March 26<sup>th</sup>?

I along with neighbors are very interested and upset if so.

Please let me know and if possible, include a map of all 47 the parcels proposed to be rezoned.

Thank you,

**Patrick J. Breen**

Water Resources Manager

### **Marina Coast Water District**

*Providing high quality water, wastewater and recycled water services to the District's expanding communities through management, conservation and development of future resources at reasonable costs.*



11 Reservation Road  
Marina, CA 93933  
(831) 883-5951 off  
(831) 233-9718 mob  
Visit us at: [www.mcwd.org](http://www.mcwd.org)

**Jacob Lutz**

---

**From:** AT&T Online <thack@sbcglobal.net>  
**Sent:** Tuesday, March 11, 2025 1:31 PM  
**To:** Mark Connolly  
**Subject:** Need general plan land use map amendments for parcel rezoning of 2620 Capitola Ave, Soquel

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

**Hi Mark:**

I own 2597 Gary Dr. Soquel, which abuts the back of the property of 2620 Capitola Ave, Soquel, which is a property proposed to be rezoned for more density of residential development and I believe more development of this parcel will impact me.

"The Housing Element Rezoning Program includes changes to the zoning and land use designation of 74 properties throughout Santa Cruz County and is required to meet the County's Regional Housing Needs Allocation and implement the 2023 Housing Element. Batch B includes Zoning Map amendments for 47 parcels and General Plan Land Use Map amendments for 42 parcels."

In order to be able to comment on this at the County's Public Hearing of March 26, 2025, I need information before the Public Hearing of March 26, 2025.

**Q. What is the general plan land use map amendments for parcel rezoning for property address 2620 Capitola Ave?**

**Q. Did the property owner, Kevin Seeger, give you a building proposal to be implemented after the property is rezoned?**

**Q. Did the County reach out to the owner of 2620 Capitola Ave, Soquel to be rezoned, how?**

Please provide a copy of the General Plan Land Use Map amendment for 2620 Capitola Ave. Soquel prior to the meeting. I am unable to comment on impactation at this meeting if I'm not provided how 2620 Capitola Ave, Soquel could be developed for more housing with specifics and a map.

Thanks,  
Toni Polakoff, Owner of adjacent property to 2620 Capitola Ave. Soquel





March 20, 2025

Santa Cruz County Planning Commission  
701 Ocean St Room 400  
Santa Cruz Ca, 95060

Dear commissioners,

I am writing to express my concern about the proposed rezoning of 2630 Capitola Ave in Soquel and 2620 Capitola Ave, also in Soquel. I live at 5009 Bellevue St, across the street and down one house from 2630 Capitola Ave.

My obvious concerns are traffic, no parking allowed on Capitola Ave due to the bus line, student bike and e-bike traffic from New Brighton Middle School, Soquel High, and nearby elementary schools. An increase from 2 units to a total of 17 units would impact noise, traffic, the danger of cars backing out of a driveway into traffic on busy Capitola Avenue.

Since the county has chosen to do an addendum to the EIR instead of redoing the EIR for the proposed rezoning, neighbors of proposed rezoned lots do not have the opportunity to find out what is ultimately planned for those lots. We are denied the opportunity to provide input and address concerns. Will these 17 units be tasteful townhouses set back from the street, in a park like setting, with trees and pathways, or a three-story building blocking solar exposure, degrading the visual character of the surroundings and potentially shining bright lights across the street and creating a new source of substantial glare?

We have no way of knowing, due to the process that is being proposed. Essentially, the lack of public input afforded by the use of an addendum to the EIR is the actual problem!

Disappointed taxpayer,

Carolyn Post

## Jacob Lutz

---

**From:** brian <bcncls@yahoo.com>  
**Sent:** Tuesday, March 18, 2025 7:17 PM  
**To:** Mark Connolly; Felipe Hernandez  
**Cc:** Kimberly De Serpa; Ramon Gomez; Maria Orozco; Matt Machado  
**Subject:** Re: 610 Clubhouse Rezoning

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Good afternoon Mark,

We are approaching two weeks since my initial email and I know how busy your schedule must be. And I am thankful for your department's continued efforts in our challenging environment. I would however appreciate your taking just a bit of your time to respond to my initial queries (see email at the bottom for reference).

We are now about a week out from the meeting on the 26th and I believe the County sharing more information prior to that meeting would make that session much more efficient for all.

Mr. Hernandez,

I would appreciate any support you can provide to Mr. Connolly so that the dissemination of this important data is not delayed any further.

Best regards,

Brian

On Friday, March 14, 2025 at 10:17:18 AM PDT, brian <bcncls@yahoo.com> wrote:

Good morning Mark,

I hope you've had a great week. I understand that you may have a number of tasks on your plate, but at your earliest, I'd appreciate your attention to my email of a week ago (below for reference).

Brian

On Saturday, March 8, 2025 at 06:42:26 AM PST, brian <bcncls@yahoo.com> wrote:

Good morning Mark,

I live in Aptos and there have been a number of rumors floating around about what is to come of Seascapes Golf Club. Many Aptos residents believe the entire course is on the verge of becoming a sea of condominiums (at the hands of Santa Cruz County (the County)). Without specific data, peoples minds go to some far away places :-)

I have had an opportunity to review the County's 2023 Housing Element, more specifically Program H-1B, and from what I can discern any proposed rezoning of 610 Clubhouse is limited to a frontage area of Clubhouse (and a lower parking area). According to Appendix HE-E-Table 7, the proposed rezoning by the County removes that parcel from Parks and Recreation (PR) and changes it to PR and Urban High Residential (UH). And, once rezoned, the property has the potential to add 24 units to the housing plan (though maximum density is 30). Of course, as a layman, I may not have interpreted this data correctly. For example, the posting by the County at 610 Clubhouse identifies the proposed rezoning to PR; RM-1.5-Min (which is not UH) though the posting does state that the proposed General Plan designation would include UH.

Color me a bit confused on the difference between what's in the Housing Element report and what is on the posting.

I see that there will be a hearing on the 26th of March on this, and presumably other, properties zoning. In an effort to make that more efficient and provide me the ability to communicate effectively with those in my community, I would very much appreciate some additional data:

1. Do the existing property owners have a say in the proposed rezoning (in this case Seascape Golf Course)?
2. How is the rezoning approved (is this a vote of the County Board of Supervisors)?
3. Confirm the timeline for rezoning this batch of properties is by end of 2025 (and what month)
4. If rezoned, does the property owner then have an obligation to develop the property within a definitive timeline?
5. If the answer to 4 is yes, what is that timeline?

Kind regards,

Brian Nelson

**Jacob Lutz**

---

**From:** LENKA HERRICK <lenkaherrick@comcast.net>  
**Sent:** Wednesday, March 26, 2025 4:34 PM  
**To:** Mark Connolly  
**Subject:** Re-Zoning Batch B, April 26, 2025 Meeting

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Dear Mr. Connolly,

I had sent this email during the meeting, however my email was sent back to me as "failed to send."

I own the property at 2025 Kinsley Street, direction next door to the property 2275 Kinsley Street. I have concerns about the prospects of the proposed re-zoning. The main gist of my message to you today, is that the notice to the neighbors was extremely ineffective and almost non-existent. It has left us feeling overlooked and not considered.

The manner of notice to the neighborhood was-- to post in very flimsy signs. These foam board signs, were supported by thin little wires that were hammered into the ground, and placed only on the properties to be rezoned. Not throughout the neighborhood. The actual notices were yellow 8 1/2" X 11" papers that were enclosed in plastic sleeves and taped onto the flimsy foam-boards. A wind storm came through that very night and blew the notices away, and some of the foam board down.

When I asked my neighbors for their feedback on the re-zoning project right next to our homes, nobody knew ANYTHING about the re-zoning. The long-gone, signs and not been viewable by the neighbors.

I spoke at today's meeting. I hope that you will take more time to consult the neighbors who will be so greatly impacted. Please schedule future meetings so that we can have our voices heard.

Thank you,  
Lenka Herrick

Erik Martensen & Marina Fornaciai  
2503 Paul Minnie Avenue  
Santa Cruz, CA. 95062  
(831) 239-5287  
March 16, 2025

Dear Mark Connolly,

We are the owners of the property at 2503 Paul Minnie Avenue which is adjacent to the proposed rezoned property at 2507 Paul Minnie Avenue (parcel #026-042-15) from a single-family home to up to nine family homes.

We are very aware of the NIMBY mentality that might be present in this rezoning opposition, but in this case, we believe the county seems unaware of some facts, and as a result has missed the mark. We have done the research and out of all the lots that are proposed for rezoning, the lot at 2507 is the ONLY one that is landlocked and that does not have street front access. This means that the nine new families would be using our personal driveway as their access. Please see the map links below.

<https://Sccgis.santacruzcountyca.gov/gisweb/>  
enter parcel # 026-042-15

Also please look at:

<https://www2.santacruzcountyca.gov/planning/plnmeetings/PLNSupMaterial/PC/agendas/2024/20240828/007.pdf>

On the Proposed Amendment map #2 on page 10 you will see that all the other properties listed have street front access to the lot, and none are landlocked or going through another private property/driveway for access.

Nine new homes with just two cars per family would bring a conservative figure of 60 trips down the driveway with up to, realistically, more in the realm of 100 daily. Another factor to consider is that the 200' driveway cannot accommodate two cars side by side so if one is coming in, then someone going out would have to back up to allow them to enter before proceeding. Those facts don't even address real safety concerns. How would a fire truck and/or ambulances navigate an emergency?

This is putting an unfair burden on us and our property by unreasonably taxing the use of our driveway and devaluing our property. It could force us to leave the home we have worked nearly 30 years to make our own. If we moved, would we be able to stay in Santa Cruz? With a move, our taxes would price us out of the area. This rezoning would not only displace two families that have been here for nearly 30 years but would literally be the cause for us to be unable to retire. Being 62 years old and after 40 years of doing manual labor, with two carpal tunnel surgeries personally, I am too old to be relocated and start over from scratch. I am a house painting contractor, and we bought this house in 1996. It took everything we owned to make the downpayment. We worked really hard to improve our home making sacrifices by working when we got home from our jobs and weekends to make improvements. Many times, we had to work for months without having a day off to afford the materials to improve our home or to hire someone to do the portions we weren't comfortable doing ourselves.

We have put our hearts and souls into this home. We raised our two children here and the driveway has been everything from a BMX park to a baseball diamond.

Our neighbors Natalia and her daughter Sophia have been tenants at 2507 since 1997 and as is the case with our children, this is the only home they have known, spending endless days playing together. They will certainly be displaced.

For the reasons stated above we feel very strongly that 2507 Paul Minnie Avenue (parcel # 026-042-15) should be removed from this rezoning plan. Your thoughts and consideration of this matter would be appreciated.

Thank you,  
Erik Martensen & Marina Fornaciai

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2503 Paul Minnie Avenue  
Santa Cruz, CA. 95062  
(831) 239-5287  
March 16, 2025

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For the reasons stated above we feel very strongly that 2507 Paul Minnie Avenue (parcel # 026-042-15) should be removed from this rezoning plan. Your thoughts and consideration of this matter would be appreciated.

Thank you,  
Erik Martensen & Marina Fornaciai

75

**From:** Erik Martensen erikmartensen1@gmail.com  
**Subject:** Rezoning  
**Date:** March 24, 2025 at 11:18 AM  
**To:** Mark Connolly Mark.Connolly@santacruzcountyca.gov



Hello Mark,

We did some more research and have found 7 more lots, some of them quite significant in size that would be easier alternatives and less destructive than 2507 Paul Minnie.

We found these alternative lots in a very small area of the county so there are surely many more. Once again we ask you to not to displace a single widowed mother and daughter at 2507 and put the burden on our 200' long 20' wide driveway where two cars cannot pass without someone stopping at the end of the driveway. There is no room for a pull over at 2501 Paul Minnie Ave. as our neighbor will be fencing their property meaning someone would have to reverse out onto Paul Minnie Avenue to allow another car to exit. 2507 was zoned for a single family residence and not nine or more units and that was the intent when the easement was signed.

Can you please send me the link to the group so we are informed on any activity pertaining to 2507 going forward.

Thank you for all your help.  
Erik and Marina  
2503 Paul Minnie Avenue

1309 Thompson Ave/ APN 03114118/ .78 acre  
1430 Thompson Ave/ APN 03111348/ .46 acre  
Thompson Ave/ APN 03110146/ .52 acre  
2930 Childers Lane/ APN 03109149/ 3.3 acres  
2378 Harper Street/ APN 02917106/ 1.62 acres  
2284 Ivy Lane/ APN 02920104/ 3.23 acres  
1161 30th Ave/APN 03114134/ 3.36 acres

date

408-472

4478

tasks

project

3/21/20  
MARK CONNOLLY 2 Sup.

BRUCE KISLER

APN: 025-091-52

3165 PRATHER LANE

PROJECT I MENTIONED NEAR ME IS  
OFF THURBER LANE (BETWEEN SUGAR DRIVE  
AND BOBWHITE LANE) (NOT CHANTICLEER LIKE  
I THINK IS AID).

AGAIN MY HOME IS OUTSIDE THIS PROJECT'S  
FOOTPRINT. THINK ITS BETWEEN FARMS  
AND RECREATION AND PUBLIC WORKS AS  
TO WHETHER MY HOME REMAINS

IM 73 YRS OLD AND WILL DEFINITELY BE  
ADDED TO THE HOMELESS POPULATION IF  
EJECTED. I'VE PAID OVERTIME FOR 25-30 YRS  
MADE MAJOR UPGRADES TO MY HOME  
WORKED TO MAKE PROPERTY MANAGER JOB  
AS EASY AS I COULD. I'VE MAINTAINED  
A ~30' FIRE BREAK FROM THE HOUSE  
FIT IN WELL WITH HOMES ALONG BOBWHITE LN  
AND PEOPLE USING WINKLE FARM PARK.

IM ASKING TO BE ABLE TO STAY IN MY HOME  
OF ~30 YRS AND CONTINUE PAYING RENT  
TO THE GENERAL FUND

My name is Toni Polakoff  
Property owner of 2597 Gary Dr. Soquel APN#03024162

I am here today to oppose the rezoning of the property located at 2620 Capitola Ave. APN #03024113 which shares an 85 foot property line with the back of my property.

The proposal is to change the zoning classification from the rest of the surrounding properties to its sides and back from R-1-6 with a General Plan Designation of Urban low density to a RM-1.5 with General Plan Designation of Urban High Density.

My opposition to the rezoning proposal hinges on the proposed zoning changes would allow for a variety of housing types including multi-family and mobile home parks in a planned community of single family homes designed to sit on a street with a front, side, and backyards and are all zoned R-1-6 that have more restrictions in height and set backs than the proposed zoning of RM-1.5

The lot proposed to be rezoned is adjacent to another property at 2630 Capitola ave that has a proposal to be rezoned to RM-2.5 \* a lesser housing density" although it is a larger lot.

Rezoning 2620 Capitola ave with less restrictive Development Site and Structural Standards will impact my parcel with nuisance from cars that are not restricted from driving close to the my backyard property line, light, pollution, noise, etc.

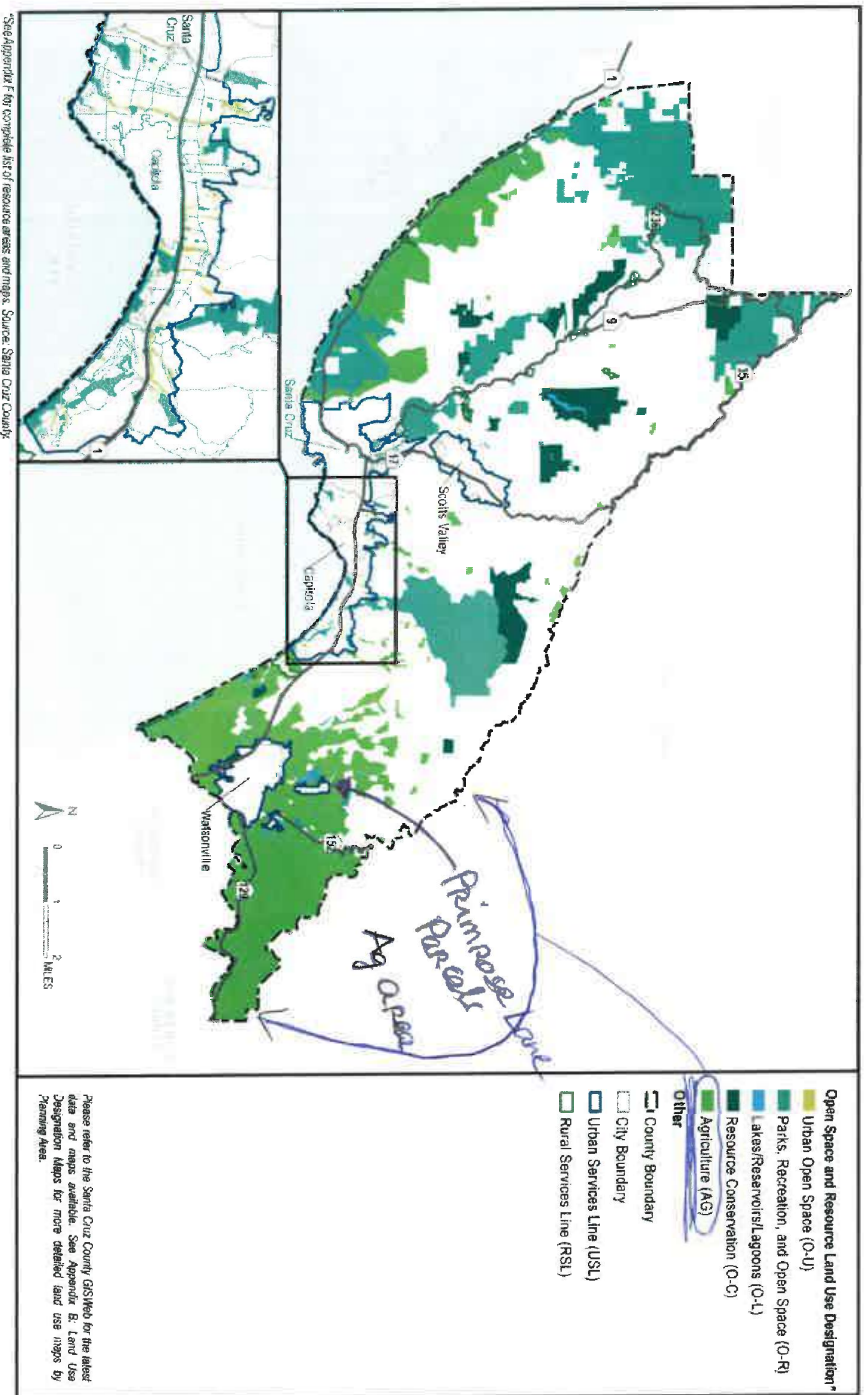
*Capitola Ave.*

Currently, 2620 is a 1/2 acre lot with one access through a gate with no defined roads or streets within the lot. The secondary 100 ft ADU has a different frontal facing towards my backyard and the the main 2 story house which faces the road. Because the lot is open space, houses and cars have no restrictions for cars driving up to my property line that has a bioswale constructed parallel to it on my neighbor's side and was a requirement of the permit to construct an ADU.

Rezoning this property will impact my property and is not consistent with the development standards of the rest of the neighborhood which is urban low density, ~~houses no higher~~

Item 10 on list.

Figure 5-6: Open Space and Resource Land Use Map



\*See Appendix F for complete list of resource areas and maps. Source: Santa Cruz County.

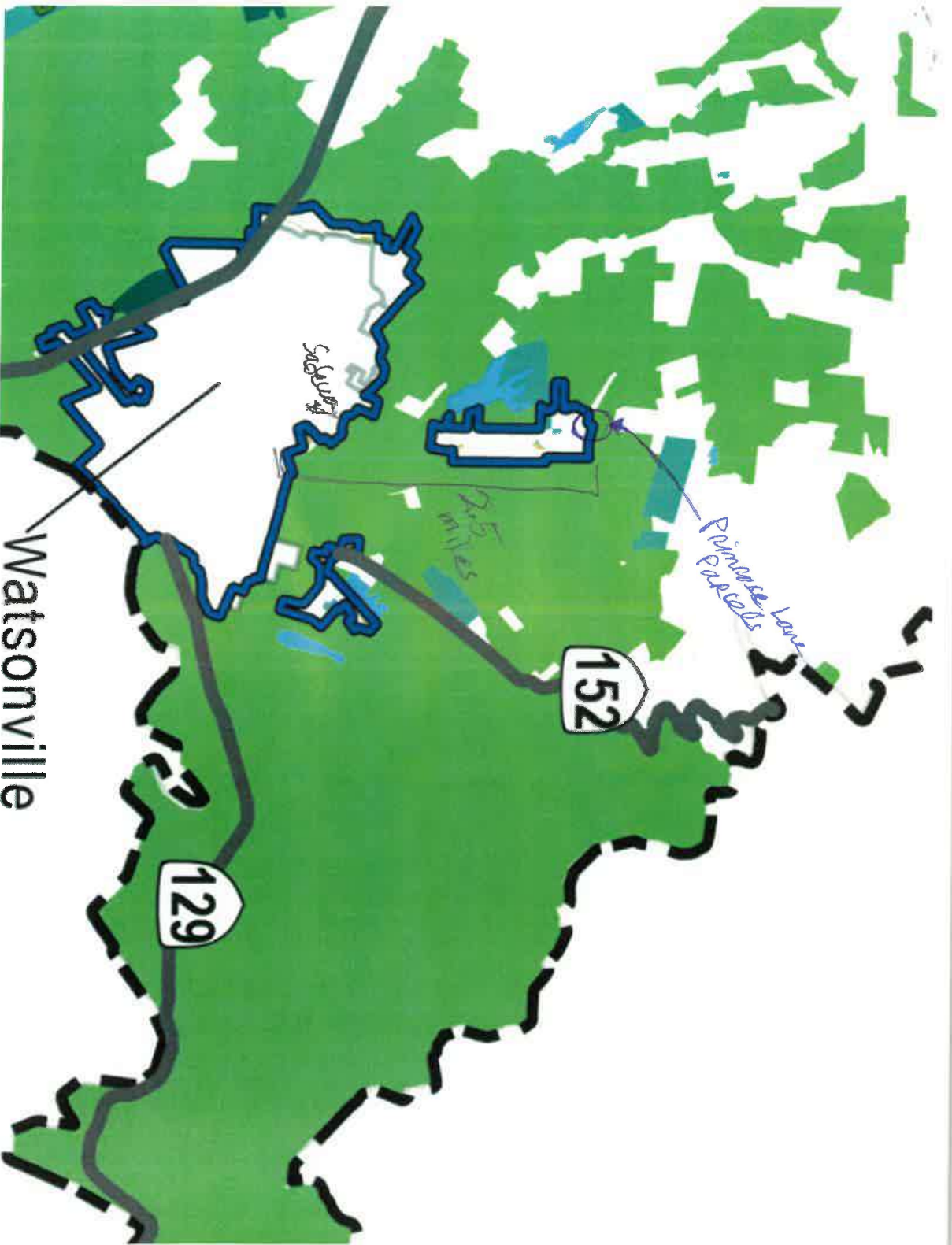
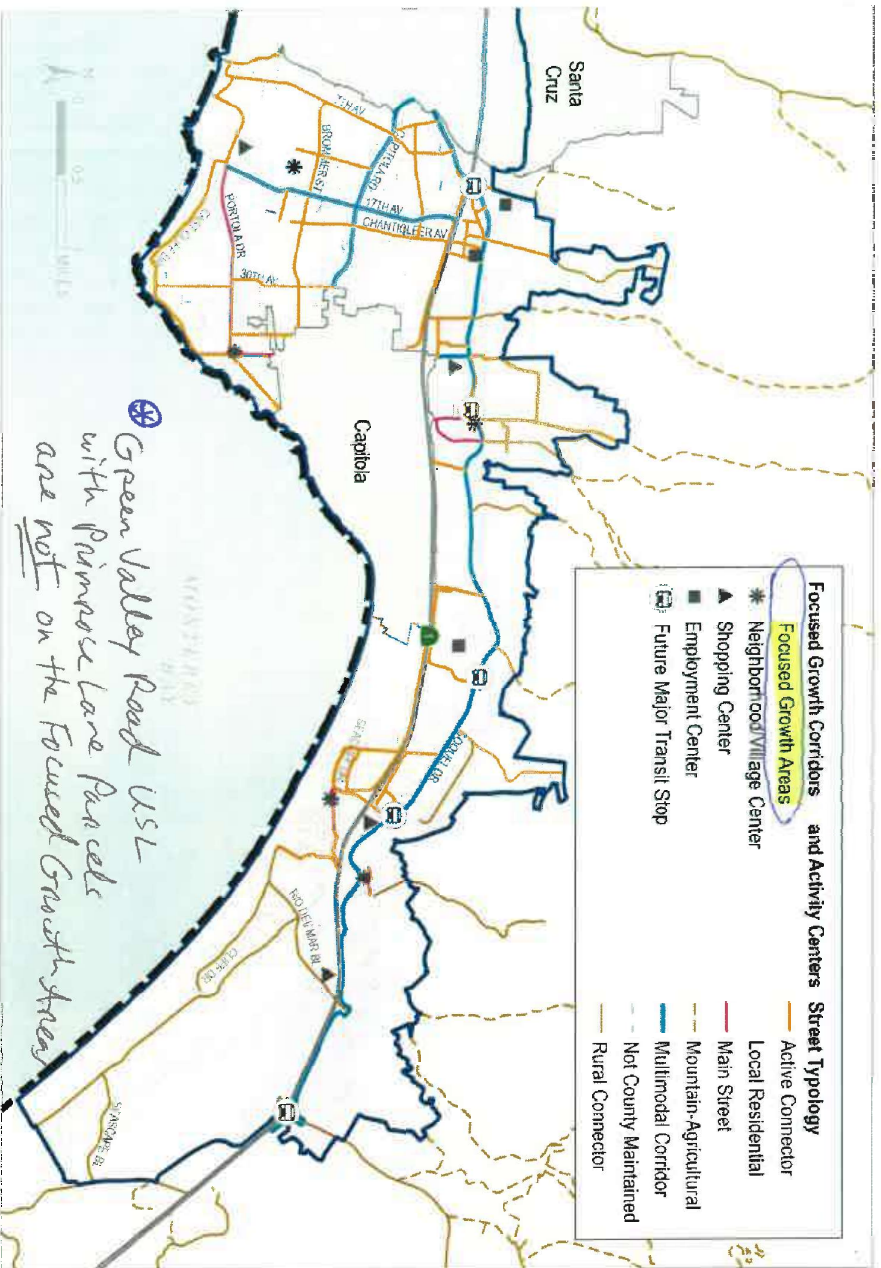




Figure 2-2: Urban Corridors + Activity Centers



Source: Santa Cruz County. Please refer to the Santa Cruz County GISWeb for the latest data and maps available.



GP 4th - Built Environment Element (BE)

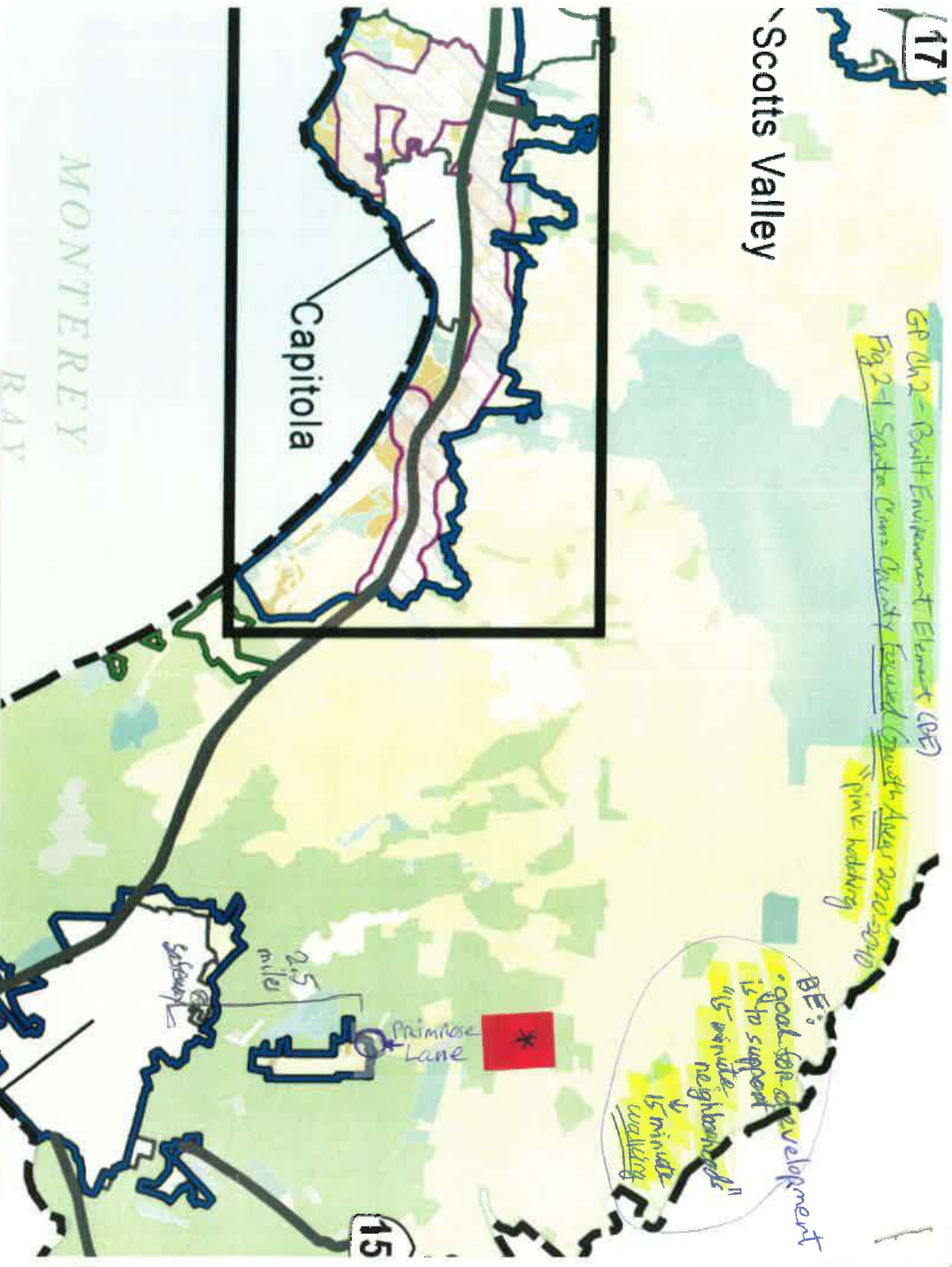
Fig 2-1 Santa Cruz County Forward Growth Areas 2020-2040

pink hatching

Scotts Valley



Capitola



BE:  
• goal for development  
is to support  
"15 minute  
neighborhoods"  
15 minute  
walking