



Appendix G

Housing Sites Inventory



A. Introduction

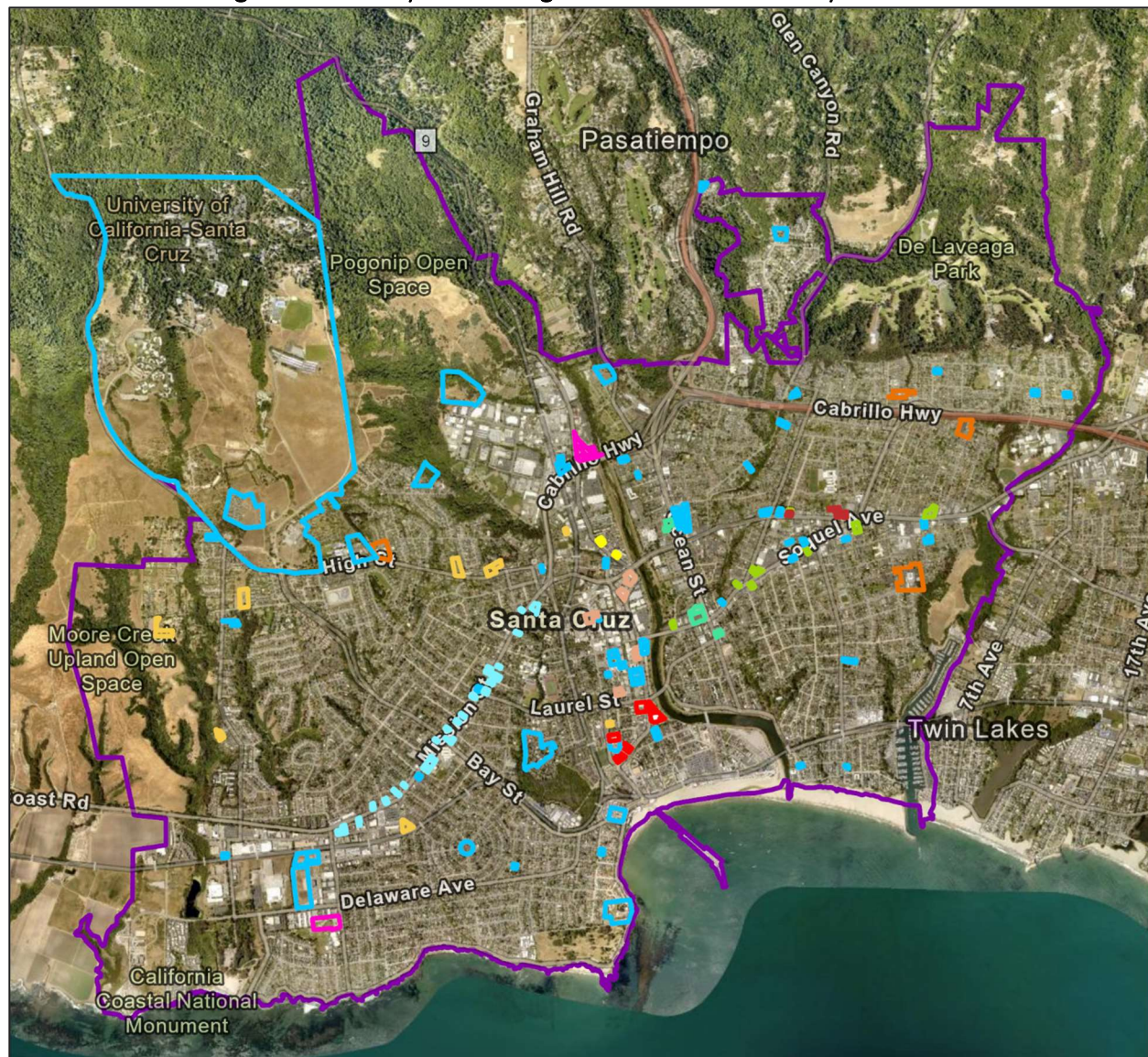
The Housing Element is required by Government Code Section 65583.2 to include an inventory of parcels (or sites) suitable for residential development through the 6th planning cycle to accommodate the regional housing needs allocation for all income levels, as shown in [Table G-1](#).

Table G-1: City of Santa Cruz 6 th Cycle RHNA by Income Category		
Income Category	Percent of Area Median Income (AMI)	RHNA
Very Low-Income	0-50% AMI	859
Low-Income	51-80% AMI	562
Moderate-Income	81-120% AMI	709
Above Moderate-Income	>120% AMI	1,606
TOTAL RHNA		3,736
<i>*The Santa Cruz County AMI is \$119,300 for a family of four, according to 2022 HCD Income Limits.</i>		

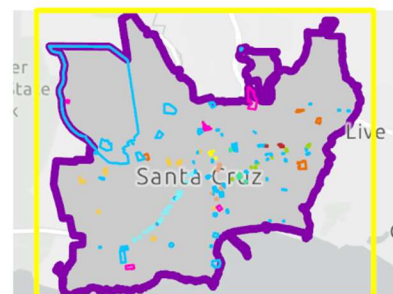
Figure G-1 illustrates the sites identified to meet the RHNA shown in [Table G-1](#) above and their projected capacity. These include projects currently in the pipeline, vacant residentially zoned sites, underutilized sites, and infill opportunities – as shown in [Table G-2](#). These sites have been identified throughout the City to provide future development opportunities equitably in areas with high accessibility to resources, public transportation, and employment.

Table G-2: 6 th Cycle RHNA Sites Inventory Analysis						
Strategies		Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
6 th Cycle RHNA		859	562	709	1,606	3,736
1. Pipeline Projects	City of Santa Cruz	702		70	1,560	2,332
	UC Santa Cruz	0		242	0	242
	Total	702		312	1,560	2,574
2. Projected Housing	ADUs	292		234	58	584
	Vacant Residential Land	3		8	63	74
	Mission Street Corridor	48		36	219	303
	Ocean Street Corridor	96		32	106	234
	Soquel Avenue Corridor	40		32	120	192
	Water Street Corridor	12		9	38	59
	River Street Corridor	0		0	17	17
	Downtown	139		52	210	401
	Church Properties	32		26	76	134
	South of Laurel Area	141		111	320	572
	Other In-Fill	270		32	8	310
	Total	1,073		572	1,235	2,880
TOTAL UNIT POTENTIAL		1,775		884	2,795	5,454
Buffer Over RHNA		25%		25%	74%	46%

Figure G-1: 6th Cycle Housing Element Sites Inventory – All Sites



City of Santa Cruz 6th Cycle Housing Element All Candidate Sites



1. General Plan Consistency

The City's 2030 General Plan was adopted in 2012 and amended in October 2019.

In 2022, the City Council approved the "Objective Development Standards for Multi-Family and Mixed-Use Housing" project that, among other things, created six new Mixed-Use Zoning Districts affecting 387 parcels and encourages new and higher-density housing development. These rezonings created consistency between the 2030 General Plan and the Zoning Code.

2. Zoning Consistency

Sites identified as part of this 6th Cycle Housing Element inventory are consistent with the City's existing zoning. No rezoning is proposed.

3. CEQA Streamlining

The 2030 General Plan Environmental Impact Report (EIR), adopted in April 2012, evaluated the impacts of 3,350 new residential units constructed through 2030. CEQA review for the 6th Cycle Housing Element will be included with the project review and adoption.

Generally, projects found to be consistent with site zoning and objective design standards are exempt from further review under the California Environmental Quality Act (CEQA).

4. Transportation

Future residential development in Santa Cruz is supported by current and future planned transportation programs, services, and improvements. The City will continue to work with Santa Cruz Metro to ensure that new residential development is adequately served.

5. Infrastructure and Public Services Capacity

Sites identified as part of this Housing Sites Inventory are located in areas that are adequately served by existing and planned infrastructure and public services. The [Policy Plan](#) establishes requirements for adequate infrastructure and public services for developments that include housing units affordable to lower-income households.

As described in [Appendix E](#), the Santa Cruz Water Department is responsible for ensuring an adequate water supply to accommodate future water demand requirements to accommodate additional housing development to meet the City's RHNA requirements through the 6th planning cycle.

6. Public Input

The strategies established in this Appendix are a result of extensive public engagement through meetings with stakeholders, community workshops, comment letters, conversations with property owners and developers, as well as guidance from elected officials.

B. Development Analysis

1. Development Trends and Demand

Residential development has been very strong during the 5th cycle. The City was successfully able to accommodate well over the entirety of its 5th cycle RHNA with a variety of housing types at all income categories, including a number of SRO developments and supportive housing projects. [Table G-3](#) below provides examples of the types of residential developments that have been approved and developed in the past few years. It should be noted that the City does not receive development applications with densities below that permitted for the zone.

Santa Cruz is a fairly built-out city with limited vacant land opportunities outside of the UC Santa Cruz campus and environmentally constrained areas. As a coastal community with sensitive environmental areas, development is generally restricted to areas that are currently developed. Following development and community interest, the City is focusing its 6th cycle candidate sites in areas that are considered underutilized, aging, and in need of rehabilitation. Additionally, [General Plan Policy LU3.7.1](#) “[allows] and [encourages] development that meets the high end of the General Plan Land Use designation density unless constraints associated with site characteristics and zoning development standards require a lower density.” The goal is to continue providing property owners and developers with additional opportunities to maximize use of their properties and create rehabilitated corridors that provide current and future residents with a variety of housing options in walking distance to commercial uses, community resources, employment, and access to transportation. [Table G-3](#) shows that existing uses on recently-developed sites did not create constraints to development. The City has established development classes with characteristics that are applicable to the candidate sites identified. These classifications are based on past development projects, and while some comparisons may not be exact matches for the sites identified, they show a strong correlation with the understanding that every parcel is unique in terms of site characteristics, existing use, ownership, and other factors which can affect future development. The development classes are generally defined as:

- **Development Class A:** Aging commercial uses with revitalization intentions
- **Development Class B:** Vacant parking lot land
- **Development Class C:** Existing, aging housing units on underutilized parcels
- **Development Class D:** A religious institution
- **Development Class E:** Various other uses such as a historic commercial building and an existing homeless shelter

The City’s Inclusionary Ordinance has been utilized in the development of affordable units and will continue to play an important part in future developments. Density bonus incentives have also resulted in the development of additional units beyond what the City’s density limits establish. Additional details on both the Inclusionary Ordinance and the density bonus ordinance are provided in [Appendix E](#).

As it relates to the development of ADUs, the City has seen a steady increase year-over-year and continues to receive inquiries and applications. A survey conducted by the City found that approximately 90 percent of ADUs are currently rented to lower income households. More than half the units in the survey responses are utilized by property-owner family members, at affordable rates or for no rent. More analysis on projected ADU development is provided in the [Section 3.3](#) of this Appendix.

As detailed in the Transportation Corridor Opportunity Sites section ahead, the City has identified a number of existing commercial properties with capacity to accommodate additional units or be fully redeveloped with mixed-use or solely residential. These properties were recently rezoned in 2022 to new mixed-use zones to encourage new and higher-density housing development along the City's main transportation corridors. Existing uses on non-vacant sites in the corridors include predominantly older commercial uses and service-oriented businesses, as well as small auto shops, parking lots, and some office uses. These sites were selected for a variety of reasons, including:

- Underutilization – large surface parking area, capacity to accommodate a greater use of the parcels, and/or an improvement value that is lower than the value of the land.
- No recent improvements.
- No parking requirements for future redevelopment.
- Potential for lots to be consolidated to accommodate a larger residential/mixed-use development.
- Property owner and/or developer interest.
- No large chains or national corporations with potentially long leases, such as Safeway or CVS.

As [Table G-3](#) shows, the City has been seeing significant numbers of redevelopment projects on sites with existing uses, and this trend is expected to continue or accelerate as a result of the greater level of certainty provided through the 2022 mixed-use rezonings and new objective standards. Seven projects listed have recently successfully moved forward with entitlements or construction for the redevelopment of previously commercial parcels. The uses previously included active commercial and service-oriented businesses. While the City does not have access to lease information for non-vacant candidate sites, existing uses have not shown to pose a constrain to development feasibility due to incentives and greater development opportunities. This included uses owned by nation-wide corporations such as Hertz and Wells Fargo (see [Table G-3](#)). Furthermore, the City has recently received inquiries from developers on sites not included in the candidate sites inventory with existing uses such as duplex/triplex residential buildings, general offices, medical offices, a bank, and an auto dealership. While the candidate sites were screened to only include parcels with older structures, the bank that is expected to redevelop with a mixed-use project with upper floor residential uses in the near-term underwent a substantial remodel and completed an over-2,000-square-foot addition in 2016 – further showing that recently improved and active commercial uses are still gathering interest and may not be a constraint to redevelopment potential.

Additionally, the City has seen redevelopment interest for converting existing parking lots to residential or mixed-use. [Table G-3](#) details two recent projects which have resulted in 154 total units. Of the two, one did not need to include parking nor replace lost spaces given its location downtown and AB 2097. Newly added Government Code Section 65863.2 eliminates parking minimums for residential, commercial, or other development projects within one-half mile of a major transit stop. This new legislation applies to all candidate sites located downtown or along/near high quality transit corridors – meaning existing parking proposed for redevelopment will not need to be replaced on those sites.

Lastly, two groups of parcels have been identified for lot consolidation and redevelopment with some existing residential units. Both groupings are under common ownership and existing, older structures are in major need of rehabilitation. This includes 407 & 415 Pacific Avenue and 218, 222, and 228 River Street. Properties adjacent to the 218 River Street group of parcels has recently been subject to a residential development inquiry; these parcels include duplex/triplex buildings and offices, and while they are not included in the sites inventory, they show promise for redevelopment of parcels with existing residential uses as well as redevelopment interest within the neighborhood. As such, existing residential uses are not considered to be a constraint to development.

Table G-3: Residential Development Trends (2019-2022)					
Project	Acreage	Density	Units	Prior Use	New Development Type
Prior Commercial Use (Development Class A)					
130 Center St	1.19	195.8	233	Commercial – older auto body shop and Hertz auto rental center	Mixed-use SRO units which received 50% density bonus under AB 2345. The project includes 35 very low income units.
150 Felker St	0.412	23 (x 1.5 density bonus)	32	Commercial – older office building	Apartment building with 4 very-low-income units through density bonus
Pacific Front Mixed-Use Development	1.44	142.36	205	Commercial – existing (public transit) Metro Center, restaurants, parking lot, and small commercial store fronts	Mixed-use residential and commercial
Pacific Station South	2.14	32.7	70	Commercial – parking lot, retail building, and an office building	100% affordable residential mixed-use development with commercial and medical offices on City-owned land
Front St/ Riverfront Project (428,	1.04	168.7	175	Commercial – older buildings with retail, services,	Mixed-use development with 20 affordable units and commercial uses, which received a 32% density bonus.

Table G-3: Residential Development Trends (2019-2022)					
Project	Acreage	Density	Units	Prior Use	New Development Type
440, 504, 418, 508 Front)				dance studio and surface parking	
831 Water St	0.91	Max FAR: 1.75 (x density bonus = 2.625)	140	Commercial – older strip mall with a mini mart, MetroPCS, massage services, laundromat, a car wash facility, and surface parking	Mixed-use SB 35 streamlining project with 50% affordable residential and commercial.
530 Front St	1.06	260.4	276	Wells Fargo home mortgage office building, surface parking, and restaurants, retail, and office building	Demolition of existing Wells Fargo building and restaurant/retail/office building and consolidation of four parcels to construct a mixed-use building with residential units (including a 50% density bonus) and 6,865 square feet of commercial space. Of the 276 units, 28 will be affordable to very low-income households and 9 affordable to low-income households.
Prior Parking Lot (Development Class B)					
190 West Cliff	2.18	30	89	Parking lot	Mixed-use development with 10 affordable units and commercial uses, which received a 35% density bonus. New development included three levels of subgrade parking and a small number of surface parking.
532 Center St	0.77	84.4	65	Parking lot - Calvary Church owned the site and leased it to the City for use a parking lot.	Affordable housing project with 16 very low-income units and 49 low-income unit. No parking was included for the residential and commercial uses, due to the project's location downtown and AB 2097, but the project did add parking for the church use only.
Prior Residential Use (Development Class C)					
119 Coral St	0.77	157	120	6-unit Transitional Housing	Supportive housing
727 Hanover St	0.476	23	11	Single-family home	Market-rate multi-family rental development with 2 inclusionary units
314 Jessie St	0.43	116.28	50	14 apartments with accessory structures	100% affordable multi-family development with supportive services
Prior Religious Use (Development Class D)					
111 Errett Cir	1.62	9.88	12	Church	12 single-family parcels.

Table G-3: Residential Development Trends (2019-2022)					
Project	Acreage	Density	Units	Prior Use	New Development Type
532 Center St	0.77	84.4	65	Parking lot - Calvary Church owned the site and leased it to the City for use a parking lot.	Affordable housing project with 16 very low-income units and 49 low-income unit. No parking was included for the residential and commercial uses, due to the project's location downtown and AB 2097, but the project did add parking for the church use only.
900 High St	2 (existing parcel size is 5.9)	20 ¹	40	Church	Affordable housing project with 4 low-income and 5 very low-income units on a site with an existing church (Peace United Church) in the R-1-10 (Single Family) zoning district. The Project includes a lot split to separate the church use and the proposed residential development – resulting in 2 acres dedicated to just residential. Approximately 20 parking spaces will be provided for the 40 units.
126 Eucalyptus Ave	3.97 (existing parcel size is 6.97)	3.27	13 ²	School owned by Shrine of St. Joseph	Demolition of a school on a church site for a community care residential facility consisting of 15 memory care and 61 assisted living units, support spaces and amenities in the R-1-5 (Single Family) zoning district. The Project includes a lot split to separate the existing church use and the proposed community care facility. Parking will be provided per the City's community care residential facility use requirements.
Other Prior Use (Development Class E)					
350 Ocean St	1.59	50.93 (x 1.275 density bonus)	63	Dilapidated, long-vacant residential structures	100% very low-income mixed-use
Notes: <ol style="list-style-type: none"> The new lot has a max of 20 units allowed based on the density of the lot. However, the density was calculated over the entire 5.9 acre site with condition to restrict development on the church site so the overall density remains in the range. The Project has 13 full dwelling units that count towards the density but also provides an additional 61 assisted living units. 					

This analysis of recent development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated, these example sites share many characteristics with the candidate housing sites in [Table G-3](#). This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Santa Cruz.

2. Smaller Sites

AB 1397 identifies parcels measuring between half an acre and ten acres to be appropriate for the development of affordable housing units. Parcels that are less than half an acre (“smaller”) or above ten acres (“larger”) are not deemed adequate to accommodate lower income housing needs unless past performance shows a tendency for affordable housing projects to develop on

those types of sites. The City has not identified any larger sites as part of the candidate sites inventory.

The City has, however, identified sites that are considered smaller due to consolidation interest for neighboring properties, as well as larger sites with parcelization potential. Affordable units on smaller sites are assumed through the City's Inclusionary Housing Program. As detailed in [Appendix E](#), developers of ownership or rental residential developments consisting of five or more dwelling units must make 20 percent of the dwelling units available for sale or rent to low- and moderate-income households at an affordable ownership cost. For example, the City has identified the 0.22-acre 2120 Mission Street property as a candidate site with an expected density of 89 units per acre for a potential of 14 net units, including 3 units affordable to lower income. Through the Inclusionary Housing Program, a 14 unit development would need to set aside 2.8 units at affordable rates, which equals the assumed 3 units reported in the candidate sites inventory. All smaller sites in the inventory which include affordable units meet the unit minimum for the Inclusionary Housing Program.

Furthermore, [Table G-3](#) and [G-5](#) show the City has a history of development interest in both smaller and larger parcels. For instance, 908 Ocean Street is a 377-unit pipeline project that recently consolidated 20 parcels. This was done following the adoption of the 2030 General Plan and the Ocean Street Area Plan which support higher density development on this corridor. Program [1.1e](#) is also included in the [Policy Plan](#) to adopt ordinance amendments to further facilitate lot consolidation as a method of promoting the development of affordable units on smaller sites.

3. Replacement Units

The inventory of sites includes parcels with existing residential units. As [Table G-3](#) shows, the City has a history of redeveloping and consolidating sites with existing housing units for the development of high density residential projects and mixed-use projects.

A program is included in the Housing Plan to ensure demolished residential units occupied by lower income households, or households subject to affordability requirements within the last five years, are replaced in compliance with Government Code Section 65915.

4. Review Process

The City is committed to ensuring development occurs appropriately and efficiently. [Table G-4](#) provides the review times for residential projects with affordable units. The average time between the submission of a complete application and the completion of entitlements is approximately 4.5 months. The average time between submission of an application and the granting of building permits is approximately a year and a half; while out of the City's control, the average time between a project receiving entitlements and submitting for building permits is approximately 16 months. It takes an average of a year for projects to receive Certificates of Occupancy. The review process timeframe is not considered a constraint to development, especially when considering that the above does not take into account the amount of time it takes for an applicant to respond to an incomplete determination, nor does it take into account the amount of time it takes an applicant to prepare detailed working drawings for the building permit submittal.

Further evidence that the City's review and permitting process is not a constraint on development is the large development interest and number of projects proposed throughout the entire community. Market-rate and affordable housing developers alike have shown great interest in developing in Santa Cruz and working with the City to create projects that address the needs of the community.

Table G-4: Review Process Timeframe Trends (2018-2022)

Project	Units	Application Submitted	Entitlement Complete	Building Permits	Certificate of Occupancy	Review Time	Affordability
Completed Entitlement							
335 Golf Club Dr	10	5/1/2018	7/18/18	-	-	2.5 months	• 1 deed-restricted L
190 West Cliff Dr	89	4/7/19	10/22/19	-	-	6 months	• 8 deed-restricted VL • 2 deed-restricted L
111 Errett Cir	16	2/12/20	5/12/20	-	-	3 months	• 2 deed-restricted L
916 Seabright Ave	9	4/2/2020	9/22/20	-	-	5.5 months	• 1 deed-restricted L
508 Front St	175	7/19/2019	1/12/21	-	-	18 months	• 15 deed-restricted VL • 5 deed-restricted L
902 Pacific Ave	95	5/6/21	6/2/21	-	-	1 month	• 56 deed-restricted VL (27 extremely low) • 37 deed-restricted L
727 Hanover St	11	6/22/21	7/7/21	-	-	2 weeks	• 2 deed-restricted L
831 Water St	140	8/17/21	12/16/21	-	-	4 months	• 55 deed-restricted L
130 Center St	233	9/14/21	1/25/22	-	-	4 months	• 35 deed-restricted VL
415 Natural Bridges Dr	20	12/15/21	4/26/22	-	-	4 months	• 20 deed-restricted VL
314 Jessie St	50	11/15/21	1/2/22	-	-	6 weeks	• 48 deed-restricted VL
Average Review Time						4.5 months	
Building Permits Granted							
801 River St	7	9/16/19	11/6/19	1/27/21	-	27 months	• 1 deed-restricted L
100 Laurel St	205	10/26/18	12/11/18	5/18/21	-	31 months	• Market-rate only
448 May Ave	4	5/22/20	6/23/20	7/8/21	-	19 months	• Market-rate only
532 Center St	65	N/A	5/12/22	8/24/22	-	3 months*	• 16 deed-restricted VL • 48 deed-restricted L
818 Pacific Ave	70	11/13/20	12/2/20	6/28/22	-	19 months	• 59 deed-restricted VL • 10 deed-restricted L
202 Frederick St	7	4/11/22	N/A	7/21/22	-	3 months	• 1 deed-restricted L • 2 L
Average Review Time						17 months	
Certificates of Occupancy Granted							
555 Pacific Ave	94	N/A	N/A	N/A	4/26/18	N/A	• 14 deed-restricted M
630 Water St	20	N/A	N/A	1/18/18	1/7/20	24 months*	• 11 deed-restricted L • 6 L • 2 M
708 Water St	41	N/A	N/A	4/9/18	4/23/20	24 months*	• 11 deed-restricted VL • 29 deed-restricted L
1547 Pacific Ave	79	N/A	N/A		8/3/20	Approx. 3 yrs.	• 12 deed-restricted L
711 Pacific Ave	7	N/A	N/A	8/13/19	9/21/20	19 months	• 7 L
350 Ocean St	63	N/A	N/A	4/22/19	2/16/22	34 months*	• 62 deed-restricted VL
Average Review Time						27.4 months	
Notes: VL – Very Low-Income L – Low-Income M – Moderate-Income *Based on earliest available date							

C. Pipeline Projects

1. City of Santa Cruz

“Projects in the pipeline” are defined as projects that have applied for entitlements, have recently received Planning approval, and/or have submitted for Building permits that have not yet been approved and issued. As shown in [Table G-5](#) and [Figure G-2](#), there are currently 51 projects in the pipeline that will provide additional residential units that will contribute towards meeting the City’s 6th Cycle RHNA requirements. These projects range from single-family to large large-scale mixed-use developments with multi-family units. Many of these projects include affordable units as a component of the development, through deed restrictions as a result of the Inclusionary Ordinance, and/or as part of a density bonus application. Projects listed as “Applied” are currently going Planning review to ensure compliance with the City’s Zoning Code and projects listed as “Entitled” are either currently working with the Building Department to receive building permits or they have just recently received entitlements and will be submitting building plans shortly. Pipeline projects generally move forward quickly without obstacles, except for rare occasions. For entitlements that have been approved during approximately the past six years, only two projects have had their entitlements expire, and one those resubmitted with more proposed units due to the City’s newly adopted flexible density units ordinance. Projects listed below do not have any known barriers or phasing requirements, and they should thus move forward without delays.

Address	Net Dwelling Units	Lower	Moderate	Above Moderate	Affordability	Status (as of July 2023)
1800 Soquel	84	7	6	71	Lower	Applied
515 Soquel	43	7	0	36	Lower	Applied
908 Ocean	377	55	0	322	Lower	Applied
915 Water	104	14	0	91	Lower	Entitled
119 Lincoln	124	123	0	1	Lower	Entitled
902 Third	32	12	0	20	Lower	Applied
1013 Pacific	17	2	0	15	Lower	Entitled, Applied for building permit
1024 Soquel	12	1	0	11	Lower	Entitled
109 S Rapetta	1	0	0	1	Above Moderate	Entitled, Applied for building permit
111 Errett	12	0	2	10	Above Moderate	Entitled, project seeking funding for building permit stage
1129 Soquel	2	0	0	2	Above Moderate	Entitled
1133 East Cliff	3	0	0	3	Above Moderate	Entitled, applied for building permit
118 Ortolon	3	0	0	3	Above Moderate	Entitled
119 Coral	121	120	0	1	Lower	Entitled, Applied for building permit

Table G-5: Pipeline Projects

Address	Net Dwelling Units	Lower	Moderate	Above Moderate	Affordability	Status (as of July 2023)
122 Benito	2	0	0	2	Above Moderate	Entitled, Applied for building permit
126 Eucalyptus	13	2	0	11	Lower	Entitled, in CEQA litigation
130 Center	233	35	0	198	Lower	Entitled, Applied for building permit
135 Gharkey	1	0	0	1	Above Moderate	Applied
137 Pryce	3	0	0	3	Above Moderate	Applied
140 Fairland	2	0	0	2	Above Moderate	Entitled
1459 High	2	0	0	2	Above Moderate	Entitled
150 Felker	32	4	0	28	Very Low	Entitled, Applied for modification to add 3 additional units
1811 Mission St	25	4	0	23	Lower	Entitled
190 West Cliff	89	10	0	79	Lower	Entitled, approved by Coastal Commission
1930 Ocean Street Ext	32	5	0	27	Above Moderate	Entitled
2035 N Pacific	26	5	0	21	Lower	Applied
300 Ingalls Alley	161	24	0	137	Lower	Applied
218 Seabright	1	0	0	1	Above Moderate	Entitled, Applied for building permit
247 High	7	1	0	6	Above Moderate	Applied
352 Market	5	0	0	5	Above Moderate	Applied
415 Natural Bridges	20	20	0	0	Lower	Under construction
446 La Fonda	1	0	0	1	Above Moderate	Entitled
501 Cedar	2	0	0	2	Above Moderate	Entitled, Applied for building permit
530 Front	276	37	0	239	Lower	Entitled, Applied for building permit
600 Encinal	2	0	0	2	Above Moderate	Entitled
719 Darwin	6	1	0	5	Above Moderate	Entitled, Applied for building permit
726 San Juan	2	0	0	2	Above Moderate	Entitled
831 Water St	140	0	55	85	Lower	SB35 ministerial review approved, project seeking

Table G-5: Pipeline Projects						
Address	Net Dwelling Units	Lower	Moderate	Above Moderate	Affordability	Status (as of July 2023)
						funding for building permit stage
900 High	40	9	0	31	Above Moderate	Applied
902 Pacific	127	125	0	2	Lower	Applied
912 Western	3	0	0	3	Above Moderate	Entitled, Applied for building permit
916 Seabright	9	1	0	8	Above Moderate	Entitled
1130 Mission St	59	8	0	51	Lower	Applied
162 Hagemann Ave	7	1	0	6	Above Moderate	Applied
903 Cedar	3	0	0	3	Above Moderate	Applied
101 Felix	80	14	2	0	Lower	Applied
624 Isabel	3	0	0	3	Above Moderate	Entitled
415 Linden	1	0	0	1	Above Moderate	Entitled
409 Linden	1	0	0	1	Above Moderate	Entitled
135 Vista Branciforte	1	0	0	1	Above Moderate	Entitled
716 Monterey	2	0	0	2	Above Moderate	Entitled

2. University of California, Santa Cruz (UCSC)

In addition to projects currently in the City's review pipeline as shown in [Table G-5](#), the University of California Board of Regents have granted project approval and financing of approximately \$146 million for the development of the on-campus 3,000-bed Student Housing West (SHW) Project. The March 16, 2023, UCSC Regents meeting described the housing project in detail and is the basis for the City's unit and affordability calculations. There are two phases to the SHW Project with different types of housing in each. More detail on these two phases and the types of units they will produce is provided below:

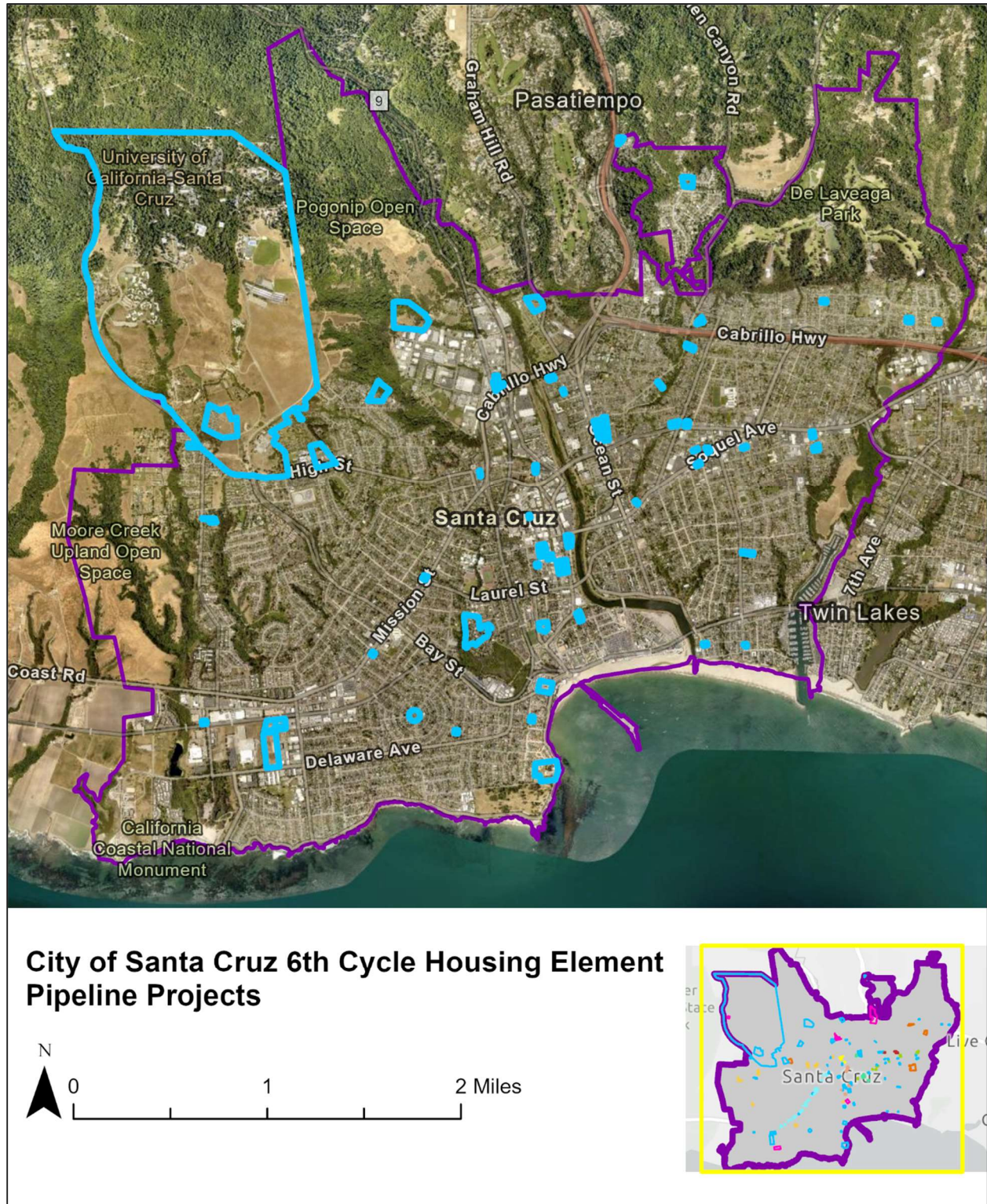
- Hager Development:** 140 two-bedroom apartments for students with families and a childcare center. Construction is set to begin in early 2024, with families moving into the units as early as fall 2025. In 2025-2026 projected costs, each unit would cost renters approximately \$28,800. The 2022 Area Median Income (AMI) for a two-person household is currently \$114,500; housing costs would need to be set below \$34,350 to be considered Below Market Rate (BMR). Assuming that the AMI will increase by 2025, the projected annual cost of \$28,800 would be considered BMR. As such, rental costs may be affordable to very low- and low-income households. Following input from the community and given

the estimated cost projections, the City is considering all 140 units towards meeting the moderate-income RHNA category, instead of the lower income RHNA category.

- **Heller Development:** Six new buildings that will provide housing for about 2,700 undergraduate students and 220 graduate students. These buildings will include approximately 780 apartment-style undergraduate units and approximately 165 units for graduate student housing – resulting in about 945 new housing units. This phase is anticipated to be completed in fall 2028. The University anticipates approximately half of the undergraduate units to be BMR; however, rental costs are calculated on a per-bed basis, and thus the total unit cost may increase to market rate. Feedback from UCSC students and stakeholders included reports of students seeking more affordable, shared housing off-campus instead of on-campus undergraduate housing. Additionally, it is not certain at this time that these apartment-style undergraduate units would meet the State’s current definition of a unit for Housing Element purposes. Given these factors, the 780 undergraduate units have not been included in the inventory of sites. The 165 graduate apartment units would cost renters \$20,916 annually and are considered BMR. However, the census definition of a unit reduces the number of countable graduate units to just apartment units for couples and families, resulting in a final 102 graduate family units. Similar to the Hagar Development, these graduate units may include rates affordable to lower income households once constructed, but for the purposes of this Housing Element they are being considered at the moderate-income category.

A total of 242 moderate-income units are counted towards RHNA as a result of these two UCSC projects. The City will continue to track the development of the SHW Project and engage the UCSC campus to provide for the needs of students on- and off-campus. As noted in [Appendix C](#), the City has an estimated 20,635 total students enrolled in undergraduate and graduate programs.

Figure G-2: Pipeline Projects



D. Projected Housing

1. Accessory Dwelling Units

Throughout the 5th Cycle, the City of Santa Cruz has been an award-winning leader in promoting and permitting the development of Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) in the City. This includes efforts to incentivize ADUs, waiving permitting fees for deed-restricted low-income units, legalizing unpermitted units, and a streamlined review process. These efforts, in addition to State mandates, are anticipated to further increase ADU production.

HCD has supported a strategy for estimating future development of ADUs based on the average number of ADUs from past performance (2018 to 2023). As shown in [Table G-6](#), the City has over tripled ADU production between 2018 and 2023. Based on this past performance, it is anticipated an additional 584 ADUs can be accommodated during the 2023-2031 planning period.

Table G-6: Past Performance and Projection of ADU Development	
Year	ADU Permitted and Projected
2018	35
2019	46
2020	67
2021	80
2022	99
2023	119*
Annual Projection	73 ADUs per year
2024	73
2025	73
2026	73
2027	73
2028	73
2029	73
2030	73
2031	73
Projection Period Total	584
* Based on the number of applications submitted and reported in the 2022 APR.	

Affordability Assumptions

The City assumed a percentage of ADUs will be affordable based on the Association of Bay Area Governments (ABAG) *Using ADUs to Satisfy RHNA Technical Memo*, which consists of the following steps:

1. Calculate maximum rent limits for RHNA income categories for one-person and two person households by county.
2. Survey rents for ADUs in the ABAG region.
3. Use survey data to determine proportion of ADUs within each income category.
4. Create assumptions of how many persons will occupy each ADU, finalize proportions.

Using ABAG's method, and an added conservative factor of ten percent for lower income units, [Table G-7](#) shows estimated ADU projections for Santa Cruz by income category.

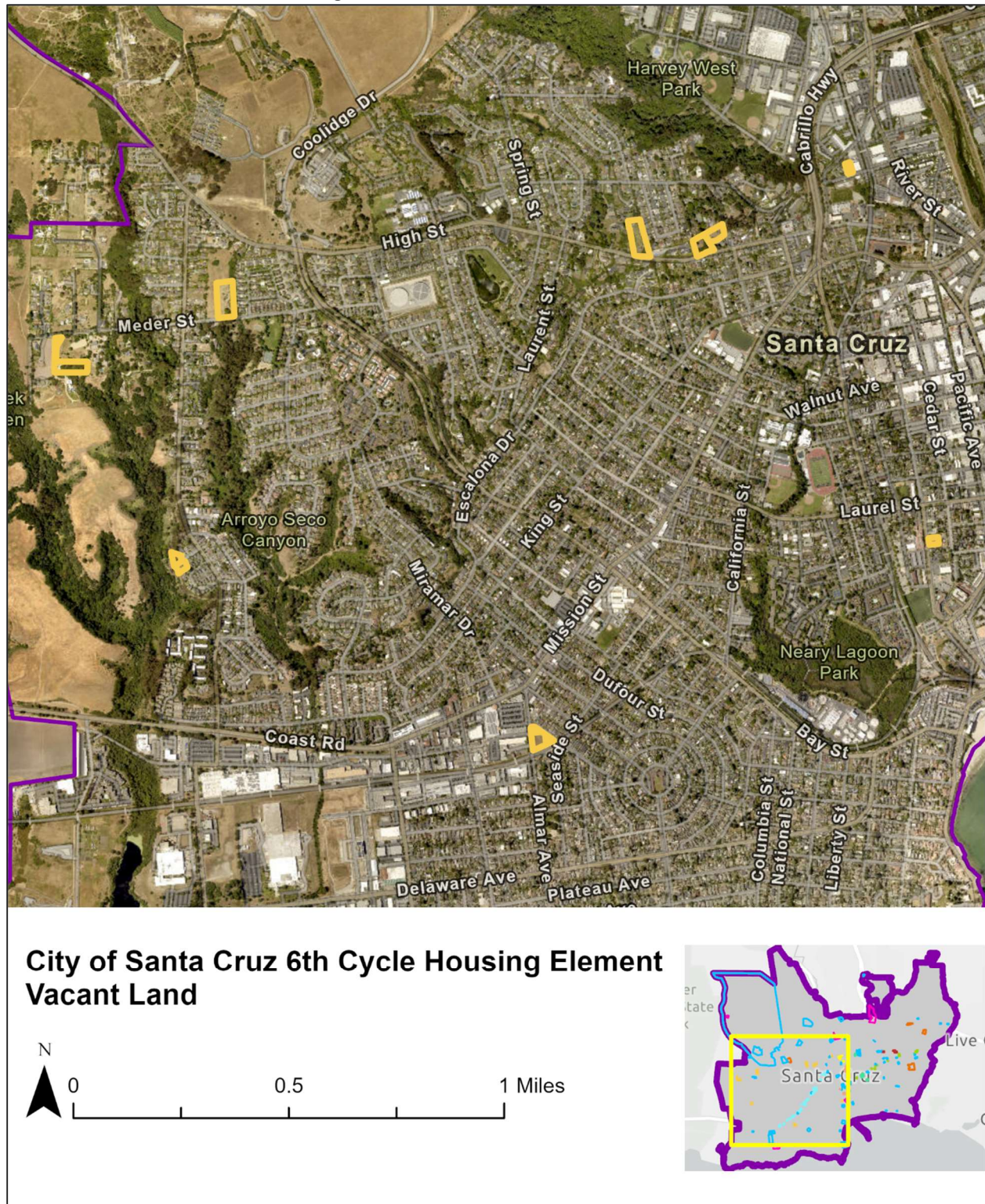
Table G-7: ADU Projections by Income Category		
Income Category	Percentage	Units
Low- and Very Low-Income	50%	292 units
Moderate-Income	40%	234 units
Above Moderate-Income	10%	58 units
Total		584 units

The City has performed informal, voluntary surveys of rental pricing for ADUs annually for the past three years. These surveys have indicated that a significant percentage of ADUs are provided at no or low cost to family members or friends and that in general, the majority of ADUs are rented at low-income rents or below. For the 2022 survey, 89 percent of respondents who provided rental cost data were charging at or below the low income rent for their units.

2. Vacant Residential Land

The City has an estimated 15 parcels that are currently vacant and residentially zoned. These parcels have a density range from five to 152 dwelling units per acre. Conservatively, a redevelopment capacity of 80 percent was applied to each of the sites; however, given the development trends described in this Appendix, it is possible that actual capacity could be greater. Affordability assumptions include 25 percent of potential units for lower income units and 20 percent for moderate income units.

Figure G-3: Vacant Residential Land



3. Infill Opportunity Areas

As part of the sites inventory analysis, the City has identified a number of “Opportunity Areas” to accommodate additional units based on existing zoning. This includes permitted residential re-development in the areas listed in [Table G-8](#). The table provides a summary of the residential unit and affordability capacity for each Opportunity Area category.

Table G-8: Infill Opportunity Areas							
Site Areas	Buildable Acreage	Assumed Density	Realistic Capacity	Net Units			
				Lower	Moderate	Above Moderate	Total Units
Transportation Corridors	13.97	Varies	80%	25% 196 units	20% 109 units	55% 483 units	788
Downtown and River Street	4.46	Varies	80%	25% 139 units	20% 52 units	55% 227 units	418
Church Properties	14.59	10/ 20	50%	75% 32 units	20% 26 units	5% 76 units	134
Other Sites	7.95	30/ 5	100%/ 30%	25% 270 units	20% 32 units	55% 8 units	310
TOTAL	59.34	-	-	637	219	794	1,650

Transportation Corridor Opportunity Sites

In 2022, the City Council approved the “Objective Development Standards for Multi-Family and Mixed-Use Housing” project that, among other things, created six new Mixed-Use Zoning Districts affecting 387 parcels and encourages new and higher-density housing development. These rezonings also created consistency between the 2030 General Plan and the Zoning Ordinance. These mixed-use areas are in close proximity to commercial uses, community resources, and public transportation; namely, along the Ocean Street, Mission Street, Water Street, and Soquel Avenue corridors.

These corridors were analyzed previously by the City as part of their effort to make the development intensities between the General Plan and Zoning Ordinance consistent subsequent to the City’s adoption of the updated General Plan in 2012. The initial effort to correct this discrepancy was known as the Corridors Plan. This work was paused in 2017 and then stopped by the City Council in August of 2019 due to concern over the level of housing intensity included in the adopted General Plan. The City’s adoption of the Objective Development Standards in 2022 created six new mixed-use zoning districts, thereby addressing the development intensity inconsistencies between the General Plan and the Zoning Ordinance.

Further review of these corridors was done as part of this Housing Element update to identify additional underutilized properties that have the most potential to redevelop during the 6th Cycle. These properties were screened based on a number of criteria. First, using assessor’s data from the County of Santa Cruz, commercial, surface parking, and vacant parcels were identified as “underutilized” where the land value exceeded improvement value. Parcels were further screened based have one or more of the following factors; 1) a review of aerial and street view imagery to identify successful business unlikely to be redeveloped in the 6th Cycle, 2) ownership patterns, 3)

expressed developer interest, 4) recent development trends along each corridor, and 5) City planning staff knowledge.

During the Objective Standards project in 2020, Strategic Economics studied six projects¹ submitted to the City and determined that the average unit size was a gross 860 square feet². The mix included 33 percent studios, 49 percent one-bedroom units, 16 percent two-bedroom units, and two percent three-bedroom units. These findings show the typical development standard is 1000 sf per unit gross and that Santa Cruz attracts lower bedroom counts and smaller unit sizes in projects. This assessment has been applied to development areas that use Floor Area Ratios (FAR) to govern intensity of the site. For example, in mixed-use corridors where the most common FAR is 2.75, the density would be approximately 139 dwelling units per acre. The development capacity is assumed at 80 percent to consider any commercial components and potential parking area, as established above.

This realistic capacity of 80 percent also takes into account the potential for 100 percent non-residential development in infill areas. The City analyzed projects in mixed use zones since 2018. There was a single 100 percent non-residential project out of eighteen projects (6 percent), a car dealership located at 1605 Soquel Avenue. However, the entitlement for that project has since expired so there have been no exclusively non-residential projects in mixed use infill areas since 2018. The City left 1605 Soquel Avenue off of the Sites Inventory should the property seek another entitlement for the same use. Based on this approach, the 80 percent realistic capacity for infill areas is sufficient to account for non-residential ground floor uses and for potential 100 percent non-residential uses.

Table G-9 identifies about 14 acres with existing capacity to produce 788 additional units. The locations of these sites are shown in Figures G-4 through Figure G-7. The parcels in these corridors predominantly include underutilized sites with older commercial uses such as small store fronts, service-oriented businesses, office buildings, as well as surface parking lots. All non-vacant parcels were screened for property owner/developer interest in redevelopment and/or potential for greater use of aging, un-improved, and underutilized parcels. Existing commercial and office uses are not deemed to cause potential future constraints to redevelopment, and should a mixed-use project be proposed on the site, existing businesses may have the opportunity to remain. A number of surface parking lots were also identified due to shared ownership and lot consolidation potential. Parking spaces lost to redevelopment along the corridors will not require replacement due to AB 2097 (2023), the City's local ordinance implementing AB 2097, and the availability of on-street parking, transit access, and growing walkability/active transportation improvements. Furthermore, the City maintains open communication with developers and property owners to discuss opportunities and resources. This allows the City to provide specific technical assistance

¹ 350 Ocean Street, 418 Pennsylvania Avenue, 908 Ocean Street, 1024 Soquel Avenue, 1800 Soquel Avenue, and 2415 Mission Street

² Following public comment, the City conducted another analysis of seven additional projects (524, 532, 538 Center Street; 130 Center Street; 150 Felker Street; 119 Coral Street; 530 Front Street; Pacific Front Laurel; 247 High Street) and found the average unit size was 826 gross square feet. As such, the conservative assumption of a larger 860 square feet remains appropriate.

and facilitate development which ultimately serves the greater vision for Santa Cruz. For example, developers recently inquired about acquisition of two adjacent parcels with separate ownership, collectively totaling two-thirds of an acre, with existing medical office, general office, service, and surface parking uses. Neither site is currently listed on the 6th Cycle Sites Inventory. The developer indicated that they were going to put down a deposit on the purchase of the sites based on the feedback City staff provided as to the mixed-use development potential with upper floor residential. This demonstrates the assistance staff provides in facilitating housing development, even outside of formal application or pre-application processes, and it demonstrates the viability of mixed-use redevelopment, even when active uses are present on commercial sites and even in the high-interest rate environment that has arisen over the past year.

Table G-9: Corridor Opportunity Sites								
Corridors	Buildable Acreage	FAR	Assumed Density*	Realistic Capacity	Net Units			
					Lower	Moderate	Above Moderate	Total
Mission Street	6.32	1.75	89	80%	48	36	219	303
Ocean Street	2.73	1.75	89	80%	96	32	106	234
Soquel Avenue	3.59	2.75	139	80%	40	32	120	192
Water Street	1.33	2.75	139	80%	12	9	38	59
TOTAL	13.97	Varies		100%	196	109	483	788

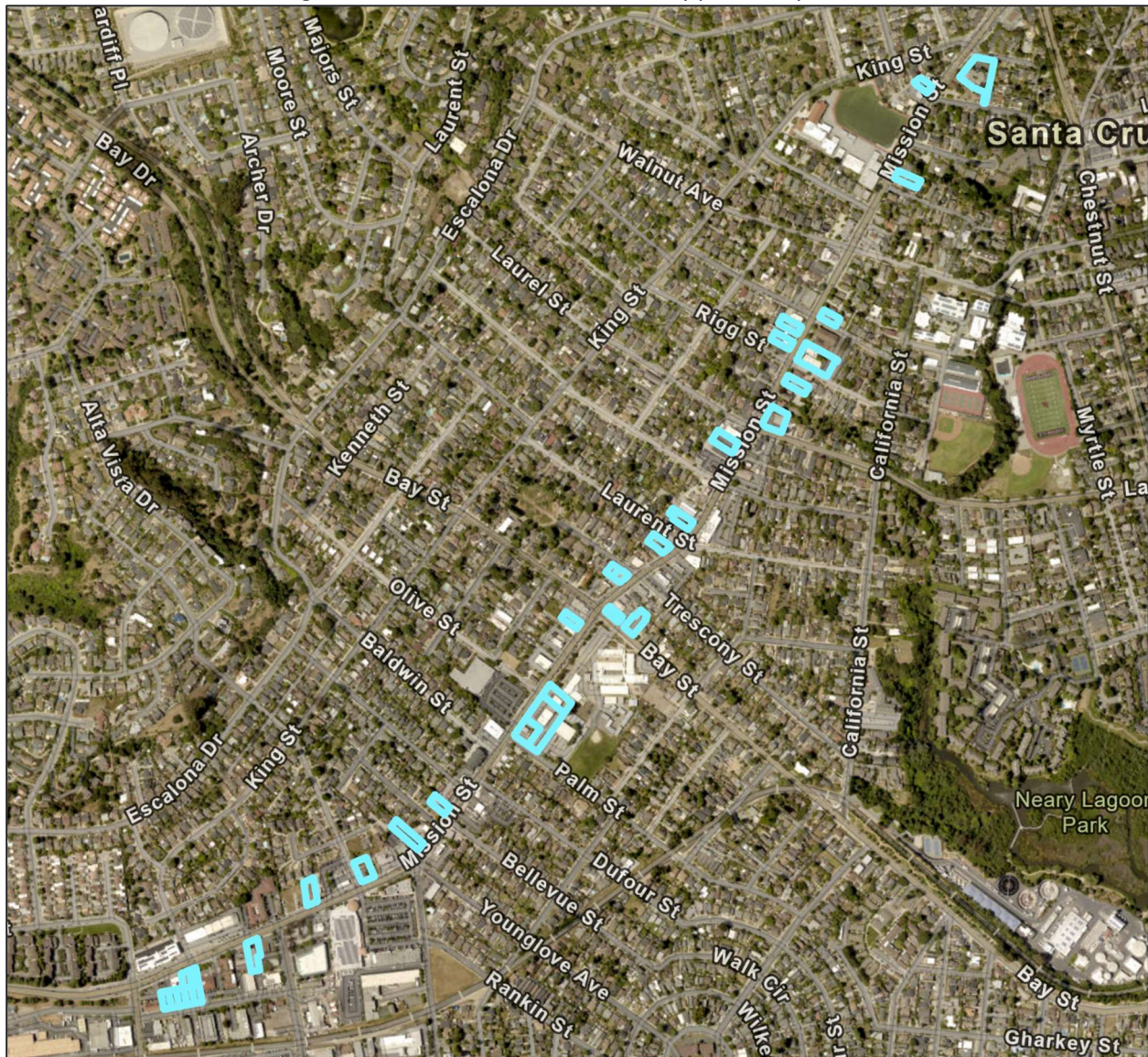
Mission Street Corridor

The Mission Street Corridor is the primary arterial corridor on the “West Side.” This corridor supports a high level of traffic as the primary access north up the Pacific Coast (Highway 1), the UCSC campus, and a number of residential neighborhoods. A number of high density residential and mixed-use developments have been proposed along and near Mission Street over the past several years. These include:

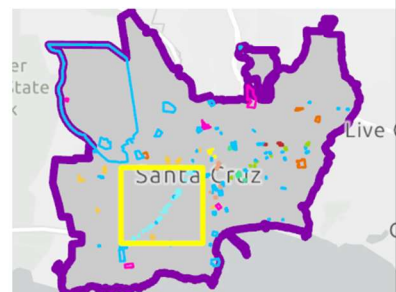
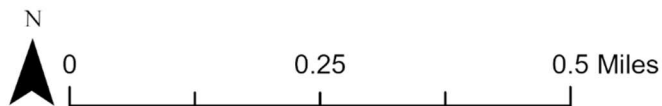
- 1130 Mission Street:** This SB 330 pre-application review consists of the demolition of two existing commercial buildings on two parcels zoned C-C for the construction of 2,627 square feet of commercial space with 59 SROs above. The project would include a request for density bonus waivers to exceed building height, setbacks, and FAR, increasing from a base density of 40 units to a total of 59 units.
- 1811 and 1815 Mission Street:** The project includes the demolition of two single-family units for the construction of a three-story, 27 SRO development with ground floor commercial on two parcels in the C-C zoning district.

The City has identified 6.32 acres along the Mission Street Corridor with the potential to accommodate 303 new residential units.

Figure G-4: Mission Street In-Fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Mission Street Infill Opportunities



Ocean Street Corridor

Ocean Street is a primary north-south arterial and is the primary access route for visitors arriving from Highway 17, particularly in the summer months. This corridor is characterized by a mix of commercial uses that includes hotels and motels, restaurants, convenience services, and gas stations. The Santa Cruz County Government Center which includes government services and the County courthouse, is located on Ocean Street.

In 2014, the City adopted the Ocean Street Area Plan. The Plan seeks to revitalize the Ocean Street corridor as a vibrant gateway to Santa Cruz and includes policy guidance, development standards and design guidelines to realize this goal.

The Ocean Street Plan has helped stimulate economic and real estate development over the past ten years which is expected to continue into the future. Significant planned projects include:

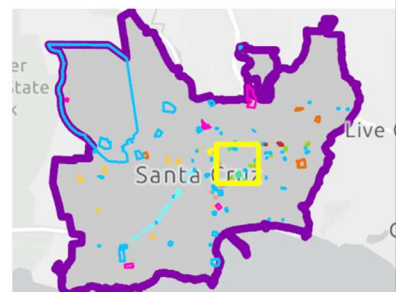
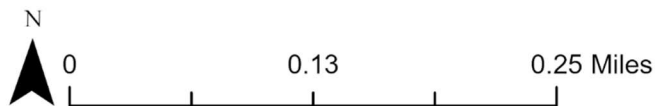
- **350 Ocean Street:** This project was recently completed and included the demolition of existing commercial uses and construction of a mixed-use development comprised of ground floor commercial space and 63 affordable housing units. The project received a density bonus to increase the base density from 30 dwelling units per acre to 43.75 dwelling units per acre.
- **908 Ocean Street:** This pending project proposes the demolition of commercial and residential buildings (12 units), the combination of 20 parcels, and the construction of a mixed-use development with 378 units and 7,430 square feet of commercial space. The project would include a request for a density bonus from a base density of 273 units.
- **701 Ocean Street:** This site is located on a portion of the County of Santa Cruz Government Center. This is based on the County's Long Range Facilities Plan (2020) which recommends excising 4.5 acres for private development along the Ocean Street frontage as part of a large site redevelopment plan.

The City has identified 2.73 acres along the Ocean Street Corridor with the potential to accommodate 234 new residential units.

Figure G-5: Ocean Street In-Fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Ocean Street Infill Opportunities



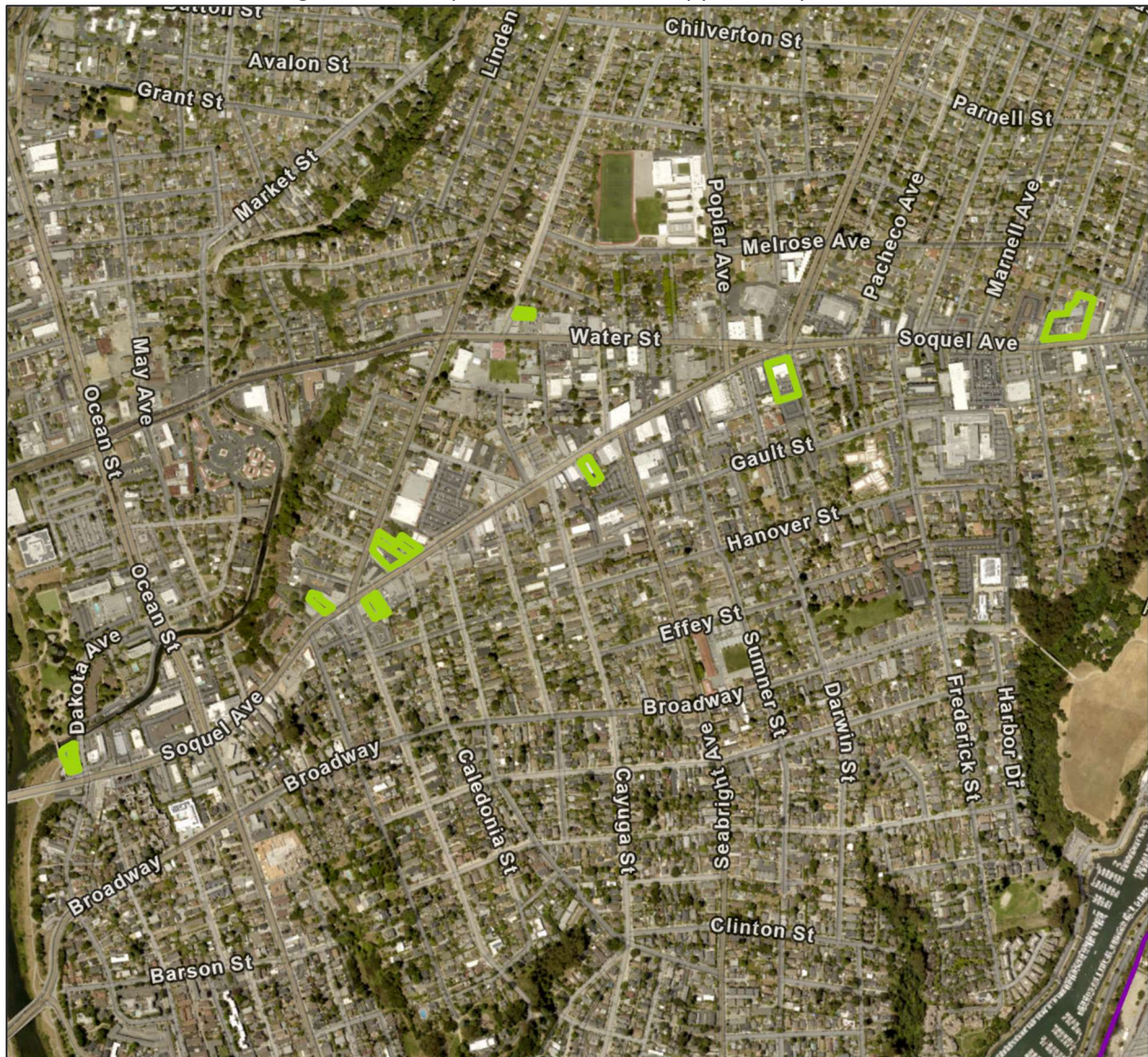
Soquel Avenue Corridor

The Soquel Avenue Corridor is an important east-west arterial corridor that is predominantly made of up single-story commercial buildings and some multi-story mixed- uses. This corridor has experienced significant redevelopment interest over the past few years. Recent significant project applications include:

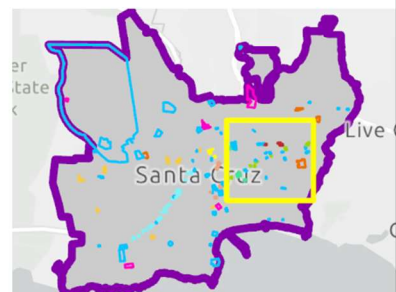
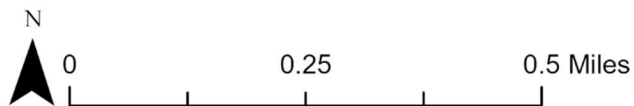
- **515 Soquel Avenue:** This project proposes to demolish the existing structures and construct three new buildings, including a five-story, mixed-use building; a five-story residential building; and a three-story residential building consisting of 43 residential units and 1,166 square feet of commercial space.
- **1129 Soquel Avenue:** This approved project proposes to construct a 5,420 square feet mixed-use building with two apartment units.
- **1800 Soquel Avenue:** This project proposes to construct a four-story mixed-use project consisting of 1,497 square feet of ground level commercial space, and 84 residential units.

The City has identified 3.59 acres along the Soquel Avenue Corridor with the potential to accommodate 192 new residential units.

Figure G-6: Soquel Avenue In-Fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Soquel Ave Infill Opportunities



Water Street Corridor

Water Street is another east-west corridor that extends from Ocean Street to Soquel Avenue. Predominant land uses include one-story commercial. There are a number of used car lots and some vacant parcels. Recent significant project applications include:

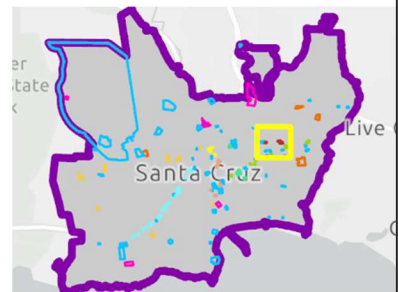
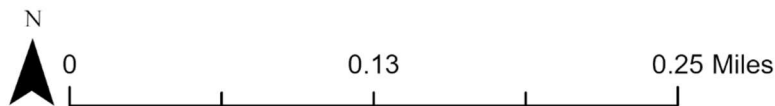
- **915 Water Street:** This recently approved project proposes the demolition of existing commercial and residential buildings and the construction of a four-story, 74,290 square feet, mixed-use building with 1,079 square feet of commercial space and 105 SROs. The project includes a request for a 50 percent Density Bonus to allow for 50 density bonus units (105 total) and incentives/concessions and waivers to FAR, Height, and Setbacks, in exchange for providing 14 very low-income units.
- **831 Water Street:** This recently approved SB 35 project consists of a mixed-use building with 140 residential units and 4,336 square feet of ground floor commercial space. Two units will be set aside as Manager Units. Of the remaining 138 units, 50 percent (69 units) will be deed-restricted affordable units with rents formulated to qualify for those earning 80 percent or less of Area Median Income (AMI).

The City has identified 1.33 acres along the Water Street Corridor with the potential to accommodate 59 new residential units.

Figure G-7: Water Street In-Fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Water Street Infill Opportunities



Downtown and River Street Opportunity Sites

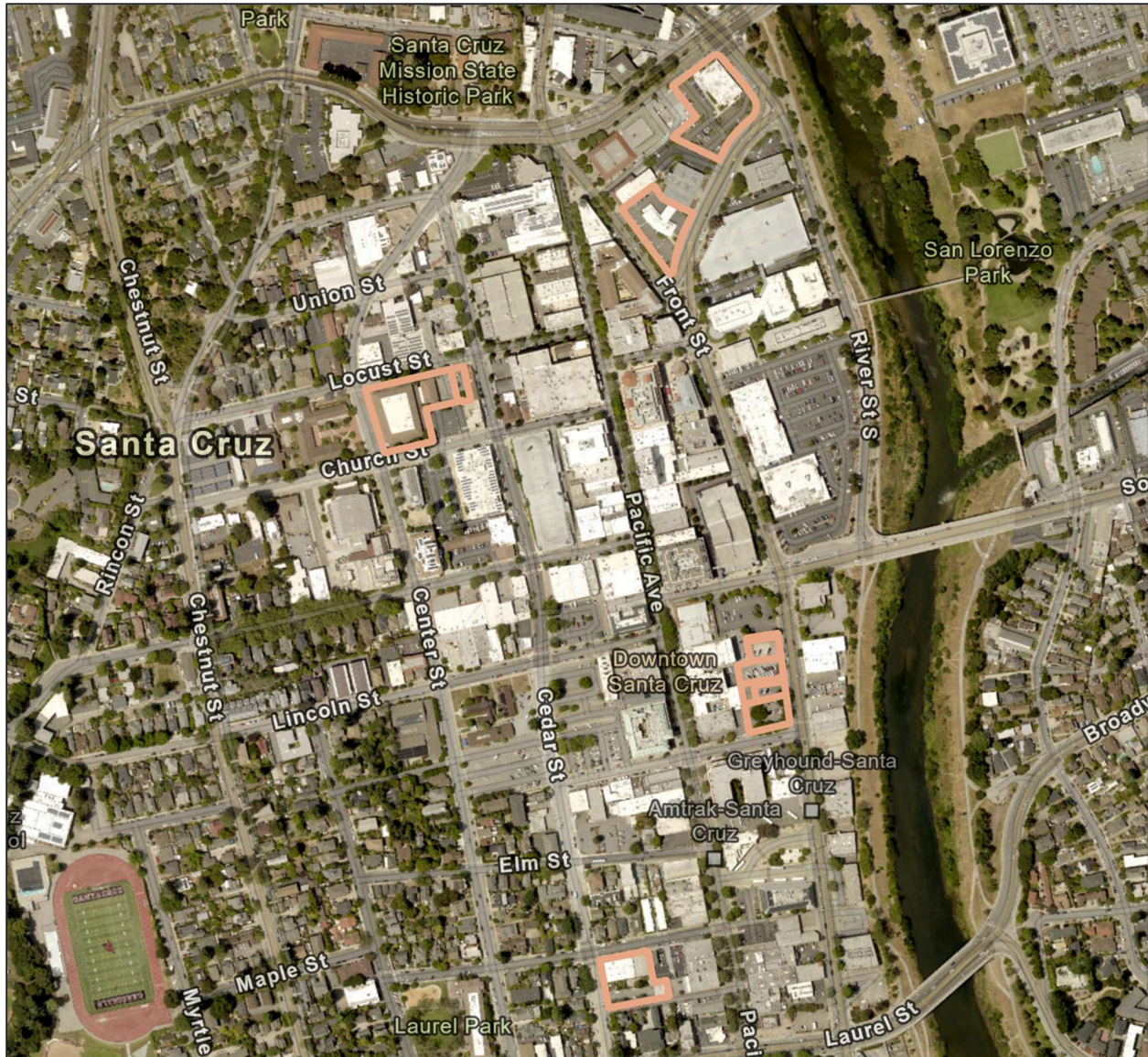
Additional underutilized sites have been identified in the downtown area and on River Street to the north. These sites can be characterized as aging commercial uses where the land value is greater than the improvements and therefore have a greater likelihood of being developed in the near future. Some of these sites are also included due to past development activity, ownership patterns, and expressed owner/developer interest. A number of these parcels could be consolidated to allow for more economically viable residential and mixed-use development projects.

[Table G-8](#) identifies a future capacity on these about 4.46 acres of underutilized parcels as detailed below:

- **Downtown Sites:** Assumed density of 121, 141 or 202 dwelling units per acre, depending on the site, with a development capacity of 80 percent. The 2020 amended Downtown Plan allows for upper floor residential developments with up to 60 units as principally permitted uses. Development history and interest in the downtown area shows a strong interest in residential development over other uses such as commercial. As such, the development capacity of 80 percent was deemed appropriate.
- **River Street Sites:** Assumed density of 111 dwelling units per acre with a density capacity of 80 percent.

The locations of these sites are shown in [Figure G-8](#) and [Figure G-9](#).

Figure G-8: Downtown In-Fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Downtown Infill Opportunities

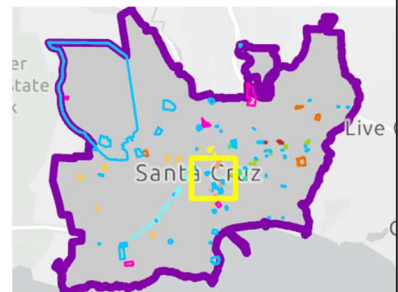
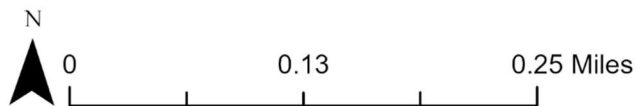
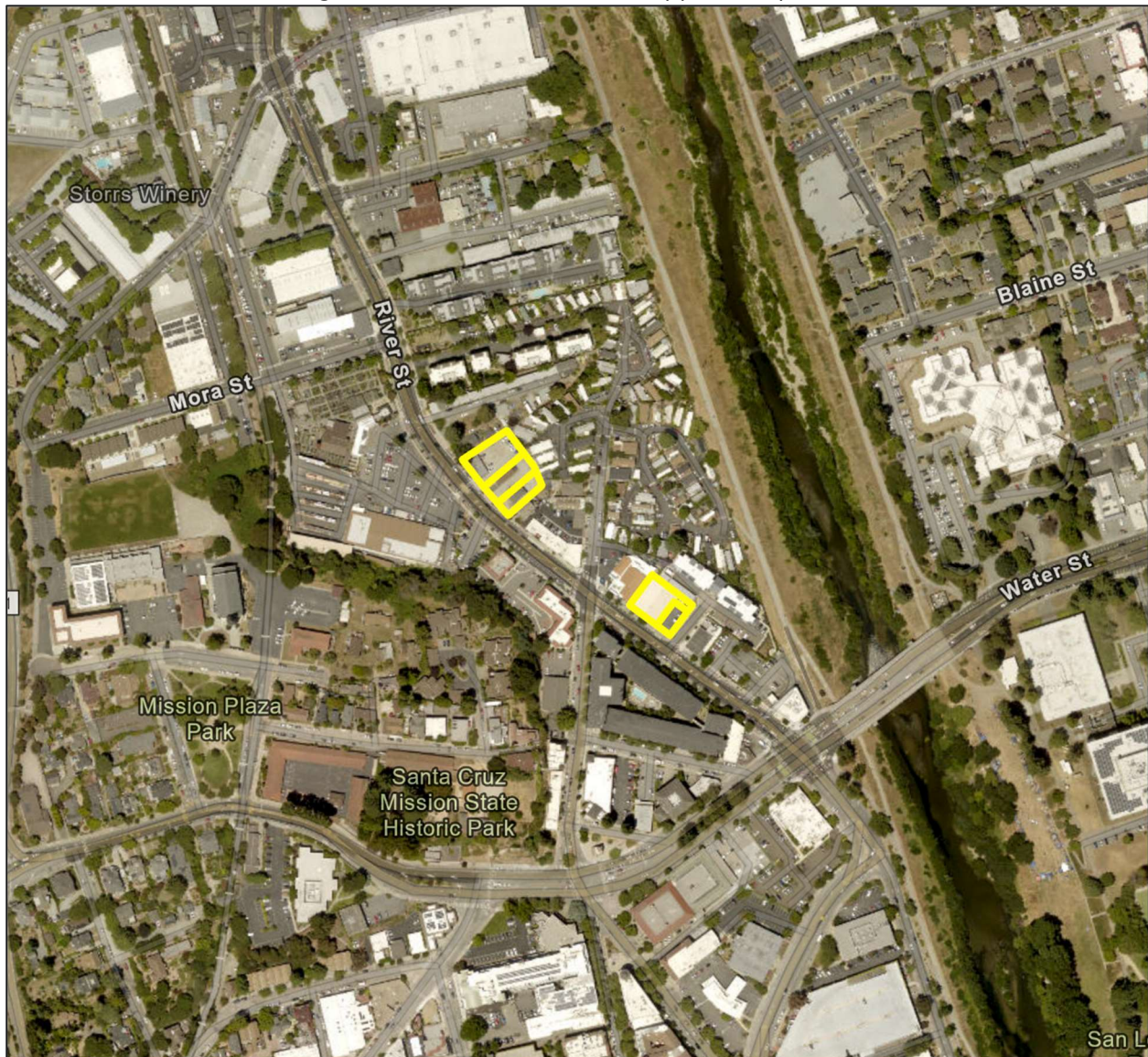
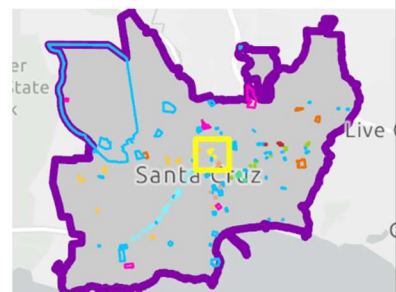
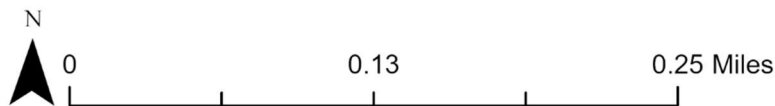


Figure G-9: River Street In-fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element River Street Infill Opportunities



Church Properties Opportunity Sites

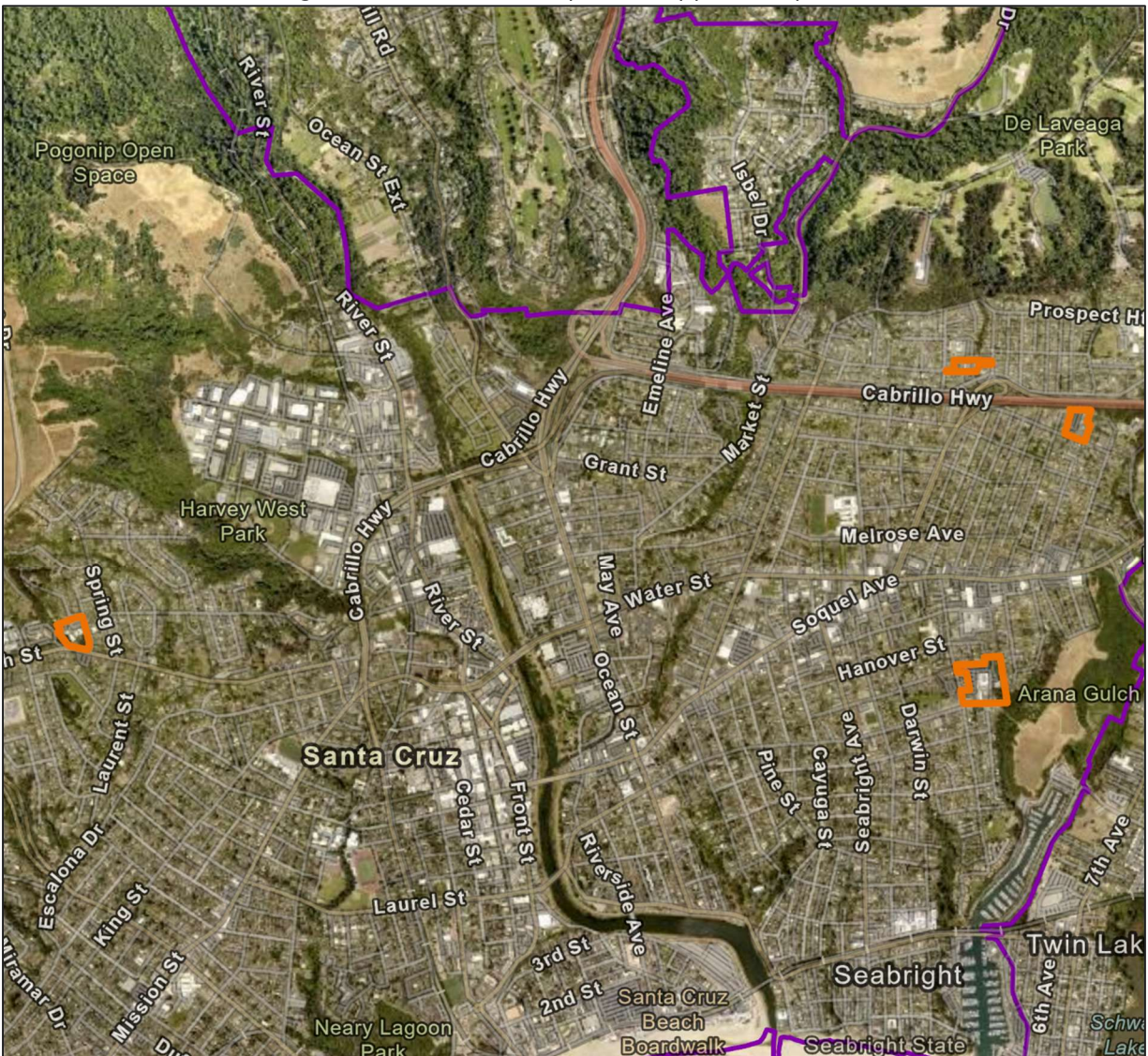
Throughout the State, there has been increased interest in the redevelopment of religious institutions to include affordable housing units, primarily on underutilized open space and uncovered parking lots. Religious institutions in close proximity to single-family neighborhoods have zoning that allows residential uses at lower densities. Recent examples in the City where residential development has occurred on church properties include:

- **Calvary Episcopal Church (530 Center Street):** Currently under construction (March 2023), the Calvary Episcopal Church is transforming of the surface parking lot adjacent to the Church into a mixed-use development with 65 dwelling units and 3,400 square feet ground-floor retail and leasing space. The project includes 16 very low-income units, 48 low-income units, with one manager's unit considered to be above moderate.
- **111 Errett Circle:** Identified as a Pipeline project, the project was approved with two alternative designs to subdivide a 1.62 acre property zoned R-1 into either 1) 12 single-family lots or 2) ten single-family parcels and six condominium units. The application includes demolition of the existing church. The applicant has submitted a Final Map application that reflects the 12 single-family lot option.
- **900 High Street:** Identified as a Pipeline project, the project proposes to divide the church parcel, currently zoned R-1-10, into two separate lots to construct a 40-unit (4 low- and 5 very low-income units), four-story apartment building. The application includes a Density Bonus request with requested concessions related to building height and number of stories.

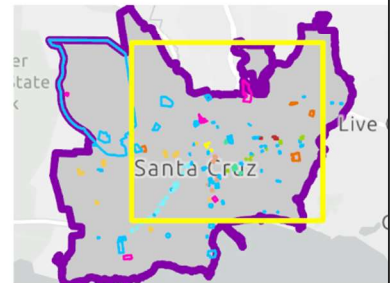
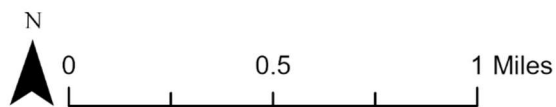
As shown in [Figure G-10](#), the City has conservatively identified four church properties with the potential to accommodate 134 units through existing zoning. The income category breakdown of these units is shown in [Table G-8](#). The development capacity is limited to 50 percent of the total property area to account for the existing primary religious and parking uses.

The City recognizes that the exact parcels identified may or may not be developed, but has made a reasonable assumption that, consistent with past trends, over the next 8-year 6th Cycle, some additional church properties will be developed with affordable housing units.

Figure G-10: Church Properties Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Churches

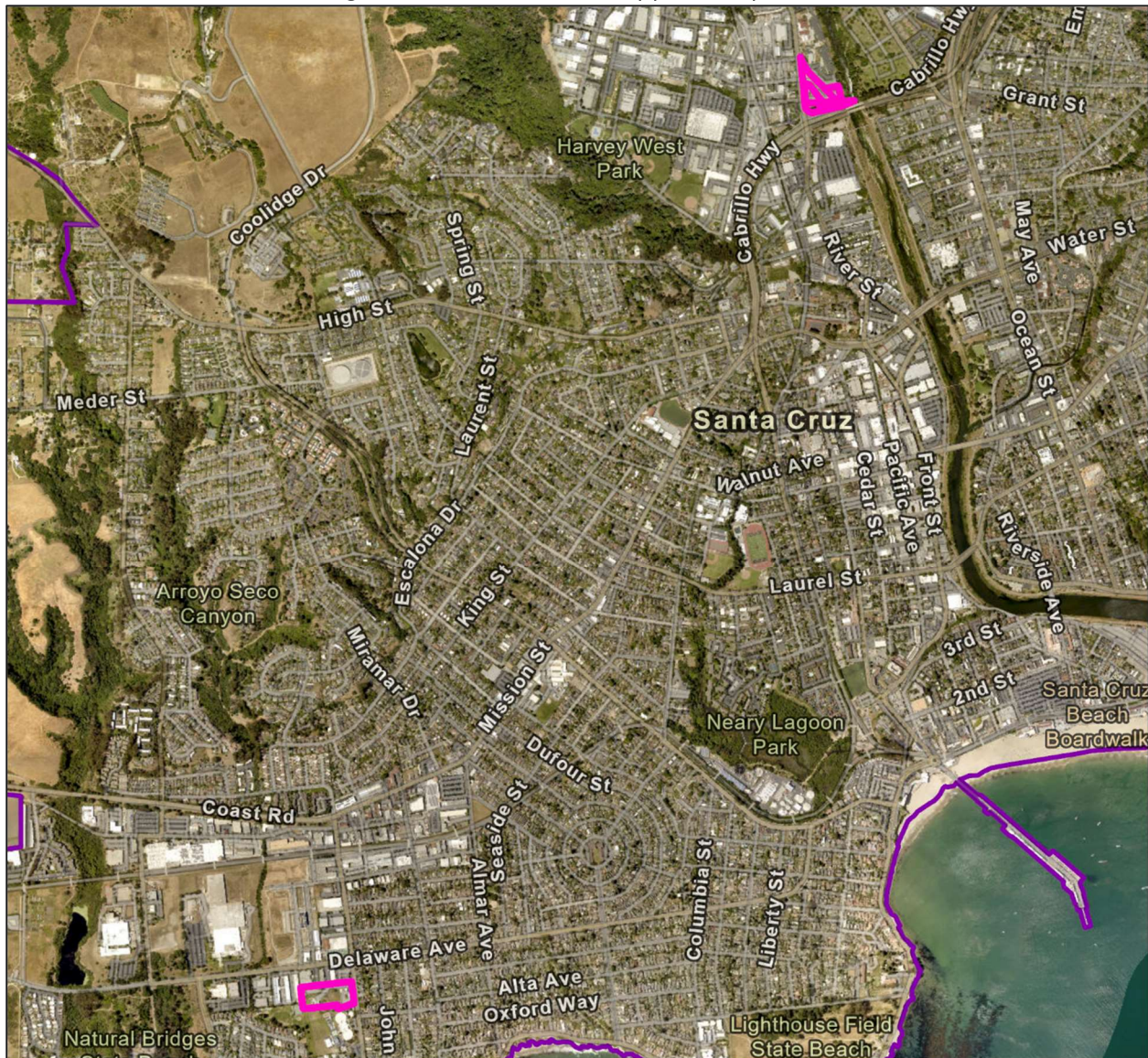


Other In-fill Opportunity Sites

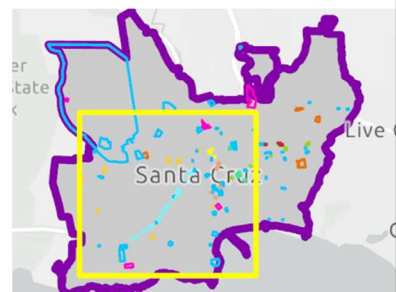
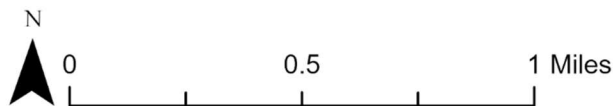
In addition to the seven opportunity areas listed above, the City has identified a number of other sites throughout the City with property owner and/or developer interest for residential development. As shown in [Table G-10](#), these sites include 890 River Street and 313 Swift Street. The locations of these Other In-fill Opportunity Sites are shown on [Figure G-11](#).

Table G-10: Other In-fill Opportunity Sites							
Areas	Buildable Acreage	Assumed Density	Realistic Capacity	Net Units			
				Lower	Moderate	Above Moderate	Total
890 River St.	3.87	30	100%	270	30	0	300
313 Swift St.	4.08	5	30%	0	2	8	10
TOTAL	7.95	30/ 5	100%/ 30%	270	32	8	310

Figure G-11: Other In-fill Opportunity Sites



City of Santa Cruz 6th Cycle Housing Element Other Infill Opportunities



4. South of Laurel Area

As shown in [Figure G-12](#), the South of Laurel Area (SOLA) includes several sites south of Laurel Street adjacent to Downtown Santa Cruz. For the purposes of the Housing Element, sites have been selected based on existing capacity and development potential.

In addition, a Downtown Plan Expansion Project is currently underway to expand the existing Downtown Plan into this area and that project will include:

- Additional affordable and market-rate housing in the downtown
- Public amenities including parks, public plazas, and pedestrian improvements
- Improved connection to the San Lorenzo River and Beach area
- New economic opportunities for local businesses and employees
- Coordination with the Santa Cruz Warriors to construct a new permanent arena

The SOLA District currently contains a mix of commercial and residential land uses and is generally underdeveloped. Existing uses include: the temporary Kaiser Permanente Arena, various commercial retail uses including restaurants and bars, multi-family housing, and visitor-serving motels and hotels. The City is partnering with the Santa Cruz Warriors, property owners, and the community in the development of the Plan, which is scheduled for adoption by June of 2024.

As currently envisioned, the Downtown Plan Expansion Project would rezone the SOLA District to allow for the creation of 1,200 new affordable and market-rate units. Additional affordable and market-rate units will be added through density bonuses and the City's Inclusionary Ordinance, providing a potential of approximately 1,600 total units. City Council direction is to provide 20 percent of the total 1,600 units as affordable.

For the purpose of the Housing Element, only the existing capacities of sites in the South of Laurel Area are accounted for. This existing capacity includes 582 total units with units affordable at all income levels. Once the Downtown Plan Expansion project is finalized and adopted, capacity for residential units will increase. Past performance shows that the City has already had great success in facilitating high density and affordable housing developments in the area; the Downtown Expansion Plan project will continue to further this effort in combination with new commercial resources, employment opportunities, and placemaking for community building.

Figure G-12: South of Laurel Area

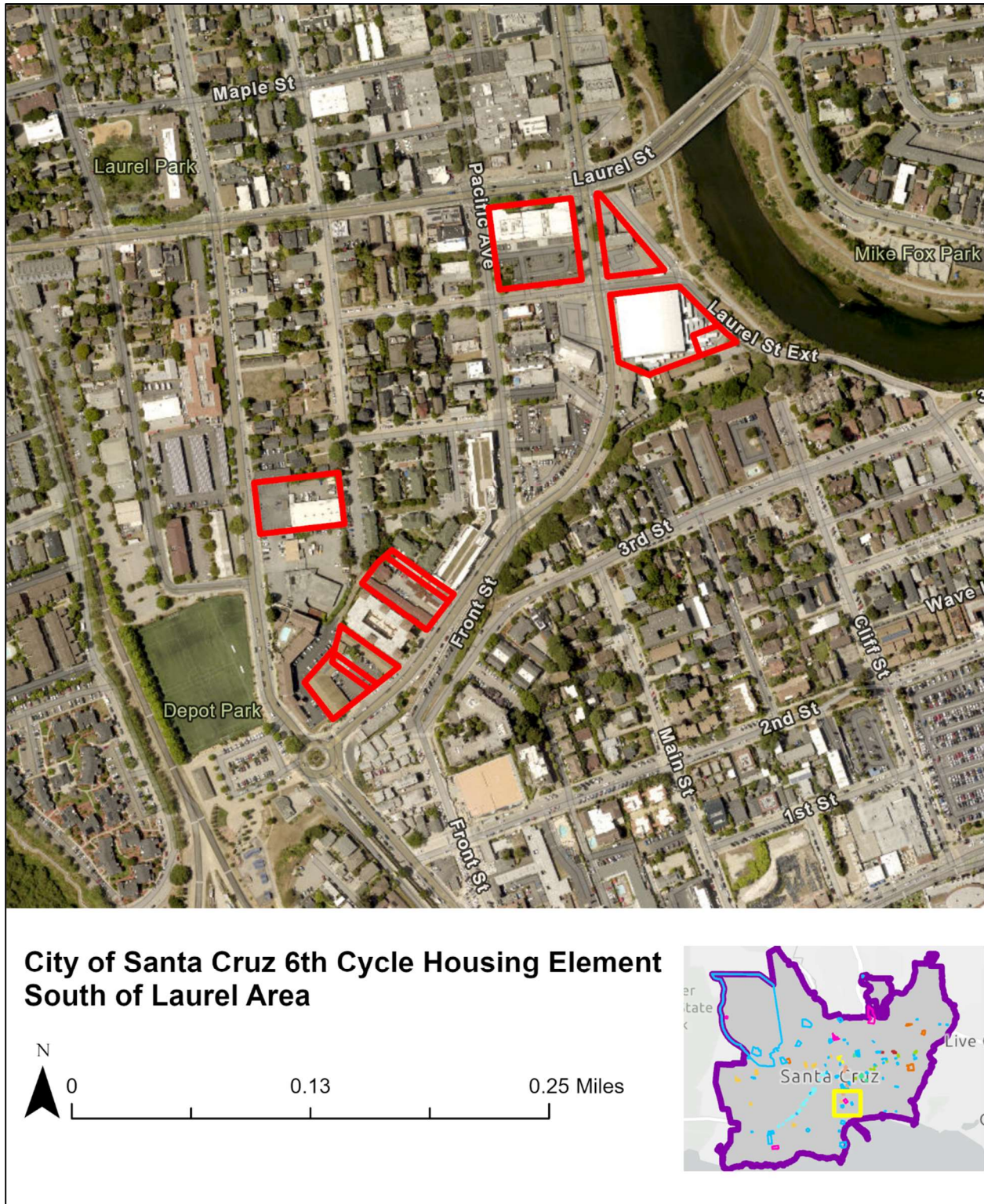


Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
001-133-34	574 High St	Mapstead Lars & Marin A Trustees	0	YES	1.74	5 TH	R15	L	10	13	13	0	2	11	Moderate	Vacant Res. Land	Vacant parcel.	-
001-141-03		Alexander Walter F Jr & Janet K Trustees Etal	0	YES	0.68	5 TH	R15	L	10	5	5	0	0	5	Above Moderate	Vacant Res. Land	Vacant parcel.	-
002-312-22	625 Meder St		0	YES	1.46	-	RS1A	VL	1	1	1	0	0	1	Above Moderate	Vacant Res. Land	Vacant parcel.	-
002-591-28	175 Westview Ct	Westview Terrace Llc Etal	1	YES	0.16	-	RL	LM	27	3	2	0	0	2	Above Moderate	Vacant Res. Land	Vacant parcel.	-
002-593-07	190 Westview Ct	Jacobs William H/W Etal Jt	0	YES	0.31	5 TH	RL	LM	27	6	6	0	0	6	Above Moderate	Vacant Res. Land	Vacant parcel.	-
003-052-08	850 Almar Ave	Rittenhouse Louis Emmet Etal	0	YES	0.16	5 TH	RL	MXMD	27	3	3	0	0	3	Above Moderate	Vacant Res. Land	Vacant parcel.	-
003-052-09		Rittenhouse Louis Emmet Etal	0	YES	0.15	5 TH	RL	MXMD	27	3	3	0	0	3	Above Moderate	Vacant Res. Land	Vacant parcel.	-
003-052-10	840 Almar Ave Meter	Rittenhouse Louis Emmet Etal	0	YES	0.71	5 TH	RL	MXMD	27	15	15	3	3	9	Lower	Vacant Res. Land	Vacant parcel.	-
007-023-31		Ocean Pacific Lodge Inc	0	YES	0.23	5 TH	RL	LM	27	4	4	0	0	4	Above Moderate	Vacant Res. Land	Vacant parcel.	-
001-121-07	206 Mora St	Saffarian Shadi Rosemary	0	YES	0.19	5 TH	RM	M	10	1	1	0	0	1	Above Moderate	Vacant Res. Land	Vacant parcel.	-
002-012-39	422 Meder St	Barbic Hildegard G	1	NO	1.99	-	R110	L	10	15	14	0	2	12	Moderate	Vacant Res. Land	Vacant parcel.	-
001-141-07	434 High St	Alexander Walter F Jr & Janet K Trustees Etal	0	YES	0.92	5 TH	R15	L	10	7	7	0	1	6	Moderate	Vacant Res. Land	Vacant parcel.	-
001-022-38	850 High St	High Street Community Church Of Santa Cruz	0	NO	3.13	-	R110	L	10	15	15	3	3	9	Lower	Infill - Churches	High Street Community Church on High St. Parcel was selected due to its available parking lot, development trends, and space to develop.	D
009-051-65	637 Pacheco Ave	Church Of Christ Of Santa Cruz The	0	NO	1.49	-	R15	L	10	7	7	1	1	5	Lower	Infill - Churches	Church of Christ of Santa Cruz. Parcel was selected due to its available parking lot, development trends, and space to develop.	D
011-081-62	440 Frederick St	Santa Cruz Bible Church	0	NO	7.42	-	RL	LM	27	100	100	25	20	55	Lower	Infill - Churches	Santa Cruz Bible Church along Arana Gulch Open Space Park, church is interested in redeveloping a portion of the parcel for low/very low income housing.	D
009-282-42	411 Roxas St	First Baptist Church Of Santa Cruz	0	NO	2.55	-	R15	L	10	12	12	3	2	7	Lower	Infill - Churches	Santa Cruz Community Church south of Cabrillo Hwy. Parcel was selected due to its available parking lot, development trends, and space to develop.	D
005-052-26	25 River St	Comerica Bank Calif	1	NO	0.65	-	CBD	RVC	152	79	78	19	15	44	Lower	Infill - Downtown	Older Comerica Bank site, large parking lot and redevelopment potential for residential. Site is 32% improved – the existing use could remain or the whole site redeveloped. Parking lost through redevelopment	A and B

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	will not need to be replaced given AB 2097.	
005-052-32	75 River St	Associates 1	1	NO	1.12	-	CBD	RVC	152	136	135	33	27	75	Lower	Infill - Downtown	Santa Cruz County bank site, large parking lot and redevelopment potential for residential. A developer has purchased the parcel and is inquiring about developing a residential project with ground-floor commercial.	A and B
005-144-13	121 Maple St	Lissner Properties Inc	3	NO	0.56	-	CBD	RVC	152	68	65	16	13	36	Lower	Infill - Downtown	Parcel is considered underutilized. Adjacent to other underutilized parcels. The parcel is 49% improved; the whole site could be redeveloped. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
005-153-02	523 FRONT ST	SANTA CRUZ CITY OF	0	YES	0.02	-	CBD	RVC	152	2	2	0	0	2	Above Moderate	Infill - Downtown	City lot 7	B
005-153-03	521 FRONT ST	CITY OF SANTA CRUZ	0	YES	0.02	-	CBD	RVC	152	2	2	0	0	2	Above Moderate	Infill - Downtown	City Lot 7	B
005-153-28	515 FRONT ST	SANTA CRUZ CITY OF	0	YES	0.14	-	CBD	RVC	152	17	17	0	0	17	Above Moderate	Infill - Downtown	City Lot 7	B
005-153-29		SANTA CRUZ CITY OF	0	YES	0.20	-	CBD	RVC	152	24	24	0	0	24	Above Moderate	Infill - Downtown	City Lot 7	B
005-153-05	511 FRONT ST	SANTA CRUZ CITY OF	0	YES	0.08	-	CBD	RVC	152	9	9	0	0	9	Above Moderate	Infill - Downtown	City Lot 7	B
005-153-17	505 FRONT ST	SANTA CRUZ CITY OF	0	YES	0.10	-	CBD	RVC	152	11	11	0	0	11	Above Moderate	Infill - Downtown	City Lot 7	B
005-048-13, 005-048-11, 005-048-12	224 Church St	SANTA CRUZ CITY OF	0	NO	1.36	-	PF	CF	55	75	75	75	0	0	Lower	Infill – Downtown	Existing Library Site Includes APNs 005-048-11 and 005-048-12. City owned site to be redeveloped with housing after the new library is completed. Community outreach has already taken place and it is conservatively estimated by the City that 75 LI units will be in the new project.	E
002-218-14	2222 Mission St	Magan Bhupen & Saroj B	1	NO	0.19	-	CC	CM	71	13	13	0	0	13	Above Moderate	Infill – Mission St	Parcel is considered underutilized; land value exceeds value of residential structure on parcel. Shared ownership with adjacent parcel (APN 002-218-22), enabling consolidation. Adjacent to other vacant and underutilized parcels. The parcel is 9% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
002-222-10	1912 Mission St	Williams Larry & Christine H/W Cp Rs	0	NO	0.13	-	CC	CM	40	5	5	0	0	5	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value exceeds value of commercial structure on site. The parcel is 45% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
003-041-08	2403 Mission St	221 Raymond Street Llc	0	NO	0.10	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared ownership with adjacent parcels (APNs 003-041-09, 003-041-14 and 003-041-17), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
003-041-09	2403 Mission St	221 Raymond Street Llc	0	NO	0.10	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared ownership with adjacent parcels (APNs 003-041-08, 003-041-14 and 003-041-17), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
003-041-10	-	CAROLLO JOSEPH & SHARON	0	YES	0.10	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared ownership with adjacent parcels (APNs 003-041-11, 003-041-12 and 003-041-15), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
003-041-11	-	CAROLLO JOSEPH & SHARON	0	YES	0.10	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared ownership with adjacent parcels (APNs 003-041-10, 003-041-12 and 003-041-15), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
003-041-12	-	CAROLLO JOSEPH & SHARON	0	YES	0.10	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared ownership with adjacent parcels (APNs 003-041-10, 003-041-11 and 003-041-15), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
003-041-14	2403 Mission St	221 Raymond Street Llc	0	NO	0.09	-	CC	CM	40	3	3	0	0	3	Above Moderate	Infill - Mission St.	Parking lot. Adjacent to other parking lots and older retail on block. Shared	B

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	ownership with adjacent parcels (APNs 003-041-08, 003-041-09 and 003-041-17), enabling consolidation. Parking lost through redevelopment will not need to be replaced given AB 2097.	
003-041-17	2403 Mission St	221 Raymond Street Llc	2	NO	0.10	-	CC	CM	40	4	2	0	0	2	Above Moderate	Infill - Mission St.	Older retail building. Adjacent to parking lots and other older retail on block. Shared ownership with adjacent parcels (APNs 003-041-08, 003-041-09 and 003-041-14), enabling consolidation. The parcel is 32% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
003-042-28	2311 Mission St	Wolfsen Lawrence J & Diane M Trustees	1	NO	0.19	-	CC	CM	40	7	6	0	0	6	Above Moderate	Infill - Mission St.	Older commercial building on block with parking lots and other older retail buildings. Shared ownership with adjacent parcel (APN 003-042-29), enabling consolidation. The parcel is 89% improved. Redevelopment would replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
004-043-28	1521 Mission St	Markasky Evelyn & Albert Edward	2	NO	0.09	4TH	CC	MXMD	89	6	4	0	0	4	Above Moderate	Infill - Mission St.	Older commercial building. Rezoned to a new mixed-use zone in 2022 and adjacent to other parcels that were recently rezoned mixed-use to allow for residential use. The parcel is 50% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
004-441-22	1612 Mission St	Dong Ventures Llc Etal	8	NO	0.76	4TH	CC	MXMD	89	53	45	11	9	25	Lower	Infill - Mission St.	Older Palm Center with existing commercial uses. Adjacent to other parcels that were recently rezoned to a new mixed-use in 2022. Shared ownership with adjacent parcels (APNs 004-441-23 and 004-441-25), enabling consolidation. The parcel is 61% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-181-88	311 Laurent St	Sawaya Joyce Trustee	0	NO	0.15	-	CC	CM	40	6	6	0	0	6	Above Moderate	Infill - Mission St.	Older commercial building. Adjacent to other underutilized parcels and recently rezoned parcels that allow for	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	residential uses. The parcel is 54% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	
006-193-54	1324 Mission St	Yurich Richard C & Melinda V Trustees	2	NO	0.16	-	CC	CM	40	6	4	0	0	4	Above Moderate	Infill - Mission St.	Adjacent to parking lots and other underutilized parcels on block. Adjacent to parcels that were recently rezoned mixed-use to allow for residential uses. The parcel is 51% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-202-08	1008 Mission St	De Jonge Marten Jr Trustee	1	NO	0.14	-	PA	OF	40	5	4	0	0	4	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value exceeds value of structure on parcel. Near other parcels with potential for infill development. The parcel is 43% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-202-10	1016 Mission St	Price Adam Christopher	1	NO	0.14	-	PA	OF	40	5	4	0	0	4	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value exceeds value of structure on parcel. Near other parcels with potential for infill development. The parcel is 13% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-221-13	526 Mission St	Cleary Mark D S/M	1	NO	0.10	-	PA	OF	40	4	3	0	0	3	Above Moderate	Infill - Mission St.	Underutilized parcel. Near other parcels with potential for infill development. The parcel is 53% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-401-02	501 Mission St	Marietti Trust Etal	0	NO	0.60	-	PA	OF	40	24	24	6	4	14	Lower	Infill - Mission St.	Older commercial building with large parking lot on parcel. Owner interested in redeveloping parcel for residential uses. The parcel is 59% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	redevelopment will not need to be replaced given AB 2097.	
006-412-14	715 Mission St	Stanek Craig J	1	NO	0.16	-	PA	OF	40	6	5	0	0	5	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value exceeds value of existing structure on parcel. The parcel is 21% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-481-18	931 Mission St	Neuwald George Peter	0	NO	0.12	-	PA	OF	40	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parcel is considered underutilized. Near other parcels with potential for infill development. The parcel is 22% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-491-18	1015 Mission St	Santa Cruz Dental Building	1	NO	0.52	-	PA	OF	40	20	19	4	3	12	Lower	Infill - Mission St.	Older commercial building with large parking lot on parcel. Near other parcels with potential for infill development. The parcel is 77% improved. Redevelopment would replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-493-04	1107 Mission St	Anderson Rozanne U/W	1	NO	0.16	-	PA	OF	40	6	5	0	0	5	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value exceeds value of existing structure on parcel. Near other parcels with potential for infill development. The parcel is 47% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
002-223-31	2012 Mission St	Todd Todd & Daintry Marie Trustees	0	NO	0.23	4TH	MU-M	MXMD	89	16	16	4	3	9	Lower	Infill - Mission St.	Parking lot for adjacent office building. Recently rezoned to a new mixed-use zone in 2022. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
002-223-35	2120 Mission St	Orlando Giovanna Trustee Etal	1	NO	0.22	4TH	MU-M	MXMD	89	15	14	3	2	9	Lower	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel. Shared ownership with vacant adjacent lots, enabling consolidation. Recently rezoned to a new mixed-use zone in 2022. The parcel is 32% improved. Redevelopment could occur with the existing use or parcel-wide. Parking	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	lost through redevelopment will not need to be replaced given AB 2097.	
002-235-21	1610 Mission St	Dong Larry Shung & Catherine Lau Co-Trustees	1	NO	0.11	4TH	MU-M	MXMD	89	7	6	0	0	6	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel. Recently rezoned to a new mixed-use zone in 2022. The parcel is 42% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
004-043-30	1242 Bay St	Markasky Albert & Evelyn	0	NO	0.21	-	MU-M	MXMD	89	14	14	3	2	9	Lower	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. The parcel is 0% improved and includes a portion of a parking lot for a commercial use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
004-441-23	1701 Mission St	Dong Ventures Llc Etal	0	NO	0.28	4TH	MU-M	MXMD	89	19	19	4	3	12	Lower	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. Redevelopment would require replacement of the existing commercial uses. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
004-441-25	1725 Mission St	Westside Gas Inc	1	NO	0.27	4TH	MU-M	MXMD	89	19	18	4	3	11	Lower	Infill - Mission St.	Parking lot adjacent to underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
006-181-33	309 Trescony St	Goodwill Central Coast	0	YES	0.07	4TH	MU-M	MXMD	89	4	4	0	0	4	Above Moderate	Infill - Mission St.	Parcel is considered underutilized. Office building has multiple APNs. Recently rezoned to a new mixed-use zone in 2022. The parcel is 0% improved and includes a portion of a parking lot for a commercial use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
006-181-89	1500 Mission St	Goodwill Central Coast	1	NO	0.09	4TH	MU-M	MXMD	89	6	5	0	0	5	Above Moderate	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	office building on parcel. Office building has multiple APNs. Recently rezoned to a new mixed-use zone in 2022. The parcel is 25% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	
006-192-26	1212 Mission St	Chang Jun Sheng & King C H/W Etal All Jt	0	NO	0.23	4TH	MU-M	MXMD	89	16	16	4	3	9	Lower	Infill - Mission St.	Parking lot for adjacent underutilized commercial structures. Shared ownership with adjacent parcels (APNs 006-192-14 and 006-192-24), enabling consolidation. Recently rezoned to a new mixed-use zone in 2022. The parcel is 5% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
006-493-27	1129 Mission St	Marietti Gary	0	NO	0.31	4TH	MU-M	MXMD	89	22	22	5	4	13	Lower	Infill - Mission St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Shared ownership with adjacent parcels (APNs 006-192-12 and 006-192-14), enabling consolidation. Recently rezoned to a new mixed-use zone in 2022. The parcel is 27% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
005-282-48	333 Soquel Ave	Mcphail Ian	11	NO	1.56	4TH	CC	MXVC	89	110	99	24	19	56	Lower	Infill - Ocean St.	Owner interested in redeveloping parcel for residential uses. Large parking lot on site. Adjacent to Ocean Inn pipeline project, potential for spillover development. Site increased in maximum intensity allowed under SB 330.	A and B
008-322-43	919 Ocean St	Panattoni Cheryl E	0	NO	0.72	4TH	MU-OH	MXMD	89	51	51	12	10	29	Lower	Infill - Ocean St.	Parking lot. Shared ownership with adjacent parking lot (APN 008-253-19). Land use is vacant in parcel dataset. Recently rezoned to a new mixed-use zone in 2022. The parcel is 23% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	B

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
010-051-31	404 Ocean St A	Rkms Investments Llc	0	NO	0.11	4TH	MU-OH	MXMD	89	7	7	1	1	5	Lower	Infill - Ocean St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Recently rezoned to a new mixed-use zone in 2022. The parcel is 35% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
010-051-32	410 Ocean St	Batthey Barry C A & Jennifer J Trustee	0	NO	0.09	4TH	MU-OH	MXMD	89	6	6	0	0	6	Above Moderate	Infill - Ocean St.	Owner interest in redeveloping parcel for residential purposes. Parcel is currently vacant. Recently rezoned to a new mixed-use zone in 2022.	B
010-051-37	509 Broadway	Mclaughlin Quinn M	1	NO	0.12	4TH	MU-OH	MXMD	89	8	7	1	1	5	Lower	Infill - Ocean St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Shared ownership with adjacent underutilized parcels (APNs 010-022-22, 010-022-21 and 010-022-28), enabling consolidation. Recently rezoned to a new mixed-use zone in 2022. The parcel is 30% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
010-051-38	515 Broadway	Lutter Michael	1	NO	0.13	4TH	MU-OH	MXMD	89	9	8	2	1	5	Lower	Infill - Ocean St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. The parcel is 30% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
005-282-42	525 Ocean St		0	NO	0.85	-	CC	MCVC	65	56	56	56	0	0	Lower	Infill - Ocean St.	Existing motel with interest in redeveloping.	A
010-022-22	807 Soquel Ave	Zuckswert Allan Peter & Ivette Survivors Trust A	0	NO	0.15	-	CC	CM	40	6	6	0	0	6	Above Moderate	Infill - Soquel Ave.	This parcel is in East Santa Cruz and located along Soquel Avenue. The parcel is zoned for Community Commercial (C-C). Surrounding zones include Multiple Residence - Low Density and Public Facilities. The parcel is currently used as a parking lot for a car dealership. This parcel is adjacent to another candidate site and can be consolidated into one. The	B

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	owner of this and adjacent parcels are the same. The parcel is 6% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	
010-022-21	809 Soquel Ave	Zuckswert Ivette F	0	NO	0.15	-	CC	CM	40	6	6	0	0	6	Above Moderate	Infill - Soquel Ave.	This parcel is in East Santa Cruz and located along Soquel Avenue. The parcel is zoned for Community Commercial (C-C). Surrounding zones include Multiple Residence - Low Density and Public Facilities. The parcel is currently used as a parking lot for a car dealership. This parcel is adjacent to another candidate site and can be consolidated into one. The owner of this and adjacent parcels are the same. The parcel is 6% improved. Redevelopment could occur with the existing use or parcel-wide. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
010-022-28	738 N Branciforte Ave	Zuckswert Ivette F	1	NO	0.14	-	CC	CM	40	5	4	0	0	4	Above Moderate	Infill - Soquel Ave.	This parcel is in East Santa Cruz and located along N Branciforte Avenue. The parcel is zoned for Community Commercial (C-C). Surrounding zones include Multiple Residence - Low Density and Public Facilities. The parcel is currently used as an auto body shop. This parcel is adjacent to another candidate site and can be consolidated into one. The owner of this and adjacent parcels are the same. The parcel is 78% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	B
011-025-01	147 S Morrissey Ave	Oka Betsy Haruye Trustee Etal	0	NO	0.71	4TH	CC	MXHD	139	78	78	19	15	44	Lower	Infill - Soquel Ave.	This parcel is in East Santa Cruz and located along Soquel Avenue. The parcel is zoned Mixed Used High Density. Surrounding zones include Community Commercial and Multiple Residence - Medium Density. The current parcel is used for a variety of commercial stores and a parking lot. Site increased in maximum intensity allowed under SB 330. The owner expressed interest to include this parcel as a candidate site.	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
009-233-17	114 Stanford Ave	Green Valley Corp	0	YES	0.11	-	CC	CM	40	4	4	0	0	4	Above Moderate	Infill - Soquel Ave.	This parcel is currently used as a parking lot for an auto repair shop. The parcel is zoned for community commercial. Surrounding zones include Public Facilities and Mixed Use High Density. The owner expressed interest to include this parcel as a candidate site. Shared ownership with adjacent parcels (APNs 009-233-14, 009-233-15, 009-233-16, and 009-233-17), enabling consolidation.	B
009-381-73	1815 Soquel Ave	Santa Cruz Barrios Unidos Inc	0	NO	1.07	-	R15	L	0	0	0	0	0	0	Lower	Infill - Soquel Ave.	This parcel was included because the owner expressed interest. The parcel is currently used for commercial purposes.	A
005-541-05	111 Dakota Ave Cmn	Owners Of Ca Of Pm 38-7	0	NO	0.25	4TH	MU-VH	MXVC	139	27	27	6	5	16	Lower	Infill - Soquel Ave.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Recently rezoned to a new mixed-use zone in 2022. Redevelopment would likely replace the existing commercial use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
010-012-07	613 Soquel Ave	Rittenhouse Building And Investment Ass	0	YES	0.17	4TH / 5TH	MU-H	MXHD	71	12	12	3	2	7	Lower	Infill - Soquel Ave.	Parking lot. Shared ownership with adjacent parking lot (APN 008-253-17). Land use is vacant in parcel dataset. Recently rezoned to a new mixed-use zone in 2022.	B
010-022-23	725 Soquel Ave	Zuckswert Ivette F	0	NO	0.36	4TH	MU-H	MXHD	71	25	25	6	5	14	Lower	Infill - Soquel Ave.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Recently rezoned to a new mixed-use zone in 2022. The parcel is 35% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
010-062-10	712 Soquel Ave	Ghielmetti Franca M Trustee	2	NO	0.12	4TH	MU-H	MXHD	71	8	6	1	1	4	Lower	Infill - Soquel Ave.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. The parcel is 35% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
010-062-17	710 Soquel Ave	Boumis Spilios & Vicki	0	YES	0.15	4TH / 5TH	MU-H	MXHD	71	10	10	2	2	6	Lower	Infill - Soquel Ave.	Parcel is considered underutilized; land value of parcel exceeds value of	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	
010-081-31	1130 Soquel Ave	Dunton Dan	0	NO	0.21	4TH	MU-H	MXHD	71	14	14	3	2	9	Lower	Infill - Soquel Ave.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. The parcel is 38% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
009-233-15	1009 Water St	Green Valley Corp	0	YES	0.17	-	CC	CM	40	6	6	0	0	6	Above Moderate	Infill - Water St.	This parcel is currently used as a parking lot for an auto repair shop. The parcel is zoned for community commercial. Surrounding zones include Public Facilities and Mixed Use High Density. Shared ownership with adjacent parcels (APNs 009-233-14, 009-233-15, 009-233-16, and 009-233-17), enabling consolidation.	B
009-233-16	110 Stanford Ave	Green Valley Corp	1	NO	0.10	-	CC	CM	40	4	3	0	0	3	Above Moderate	Infill - Water St.	There is existing retail building on this parcel. Shared ownership with adjacent parcels (APNs 009-233-14, 009-233-15, 009-233-16, and 009-233-17), enabling consolidation. Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel. The parcel is 36% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
009-242-26	1215 Water St	Canepa Bruce S/M	0	NO	0.74	-	CC	CM	40	29	29	7	5	17	Lower	Infill - Water St.	The parcel is currently used for automotive uses. The owner expressed interest to include this parcel to be part of the candidate sites. The parcel is considered underutilized, land value of parcel exceeds value of commercial structure on parcel.	A
009-253-10	1305 Water St	Gibson Jeannine Marie Trustee	1	NO	0.32	4TH	MU-H	MXHD	71	22	21	5	4	12	Lower	Infill - Water St.	Parcel is considered underutilized; land value of parcel exceeds value of commercial structure on parcel.	A

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	Adjacent to other underutilized parcels. Recently rezoned to a new mixed-use zone in 2022. The parcel is 47% improved. Redevelopment would likely replace the existing use. Parking lost through redevelopment will not need to be replaced given AB 2097.	
008-311-14	218 River St	Qi Mike Yun & Jenny Mazhenlu	1	NO	0.10	-	CT	CM	40	3	2	0	0	2	Above Moderate	Infill - River St.	This parcel has an existing multiple family residential unit. The parcel is zoned Thoroughfare Commercial. Surrounding zones include Community Commercial, Multiple Residence - Medium Density, Public Facility, Single Family Residence, and Central Business District. The residential unit was built in 1910 and is in need of major rehabilitation. Shared ownership with adjacent parcels (APNs 008-311-14, 008-311-15, and 008-311-29), enabling consolidation. The parcel is considered underutilized, land value of parcel exceeds value of residential structure on parcel. Improvement value is 13% and redevelopment would likely replace the existing structure.	C
008-311-15	222 River St	Qi Mike Yun & Jenny Mazhenlu	1	NO	0.14	-	CT	CM	40	4	3	0	0	3	Above Moderate	Infill - River St.	This parcel has an existing residential unit. The parcel is zoned Thoroughfare Commercial. Surrounding zones include Community Commercial, Multiple Residence - Medium Density, Public Facility, Single Family Residence, and Central Business District. The residential unit was built in 1900 and is in need of major rehabilitation. Shared ownership with adjacent parcels (APNs 008-311-14, 008-311-15, and 008-311-29), enabling consolidation. The parcel is considered underutilized, land value of parcel exceeds value of residential structure on parcel. Improvement value is 24% and redevelopment would likely replace the existing structure.	C
008-311-29	228 River St	Qi Mike Yun & Jenny Mazhenlu	0	NO	0.21	-	CT	CM	40	6	6	0	0	6	Above Moderate	Infill - River St.	This parcel has an existing multiple family residential unit. The parcel is zoned Thoroughfare Commercial. Surrounding zones include Community Commercial, Multiple Residence -	C

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
																	Medium Density, Public Facility, Single Family Residence, and Central Business District. The residential unit was built in 1900 and is in need of major rehabilitation. Shared ownership with adjacent parcels (APNs 008-311-14, 008-311-15, and 008-311-29), enabling consolidation. The parcel is considered underutilized, land value of parcel exceeds value of residential structure on parcel. Improvement value is 4% and redevelopment would likely replace the existing structure.	
008-311-07	136 River St	Thomas Bobby James & Elizabeth June Trustees	0	NO	0.18	-	CC	CM	40	5	5	0	0	5	Above Moderate	Infill - River St.	Outdoor World Site. The interested developer owns adjacent affordable housing project. The City has loaned money to the developer to facilitate land purchase for future housing development. They have submitted plans but have not yet paid for the Design Permit.	A
008-311-06		Thomas Bobby James & Elizabeth June Trustees	0	NO	0.06	-	CC	CM	40	1	1	0	0	1	Lower	Infill - River St.	Outdoor World Site. The interested developer owns adjacent affordable housing project. The City has loaned money to the developer to facilitate land purchase for future housing development. They have submitted plans but have not yet paid for the Design Permit.	A
008-661-11	890 River St	Santa Cruz City Of Etal	0	NO	3.87	-	IG	IND	30	300	300	270	30	0	Lower	Infill - Other Sites	Other associated parcels: 008-172-18, 008-163-07, 008-163-06, 008-172-08, 008-172-16, 008-172-19, 007-422-09. Existing industrially-zoned parcel with development interest. Zoned for industrial but allows for residential development at 30 dwelling units per acre. City owns part of the property and the Economic Development has had discussions with Caltrans on developing the site, all affordable. A conservative estimate for the number of units on the site is 300 with an overall average of 60% AMI so we can use a breakdown of 90% Lower (270) and 10% Mod (30) for the 300 units.	A
003-161-32	313 Swift St	Santa Cruz City School District	0	YES	4.08	-	PF	CF	5	10	10	0	2	8	Moderate	Infill - Other Sites	Parcel owned by the Santa Cruz City School District. School district is interested in redeveloping the existing building on-site to support housing.	E

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
007-031-04	201 Front St	421 E 18 Street Property Partnership	0	NO	1.20	-	CBD	RVC	141	169	169	42	33	94	Lower	South of Laurel Area	This parcel is listed as Opportunity Site A in the draft Downtown Plan Expansion. There is developer interest in the site and the City has been in coordination with the property owner. Existing capacity shown.	A
007-032-01	220 Front St	Santa Cruz Seaside Company	0	NO	0.45	-	RH	H	55	24	24	6	4	14	Lower	South of Laurel Area	This parcel is listed as Opportunity Site B in the draft Downtown Plan Expansion. There is developer interest in the site and the City has been in coordination with the property owner. Existing capacity shown.	A
007-032-27	140 Center St	Prolo Stanley E & Muriel M Trustee et al.	0	NO	0.78	-	RM	M	30	23	23	5	4	14	Lower	South of Laurel Area	Included as Opportunity Site H in the draft Downtown Plan Expansion. Property owner interest in inclusion of site in plan as a development opportunity.	A
007-033-01	140 Front St	Santa Cruz Seaside Company	0	NO	1.15	-	RH	H	141	162	162	40	32	90	Lower	South of Laurel Area	Shared ownership with APN 007-033-01. This parcel is listed as Opportunity Site D in the draft Downtown Plan Expansion. Site of existing Santa Cruz Warriors Arena which will be moved to make this site a development opportunity. City has been in coordination with property owner through the expansion process. Existing capacity shown.	E
007-033-02	203 Laurel St	Santa Cruz Seaside Company	0	NO	0.13	-	RH	H	141	17	17	4	3	10	Lower	South of Laurel Area	Shared ownership with APN 007-033-02. This parcel is listed as Opportunity Site D in the draft Downtown Plan Expansion. Site of existing Santa Cruz Warriors Arena which will be moved to make this site a development opportunity. City has been in coordination with property owner through the expansion process. Existing capacity shown.	E
007-023-18	415 Pacific Ave	Victorino Ronald J & Patricia M Co-Trustees et al.	0	NO	0.11	-	RTC	RVC	141	16	16	4	3	9	Lower	South of Laurel Area	Shared ownership with APN 007-023-19. This parcel is listed as Opportunity Site I in the draft Downtown Plan Expansion. Site is developed with a single story, 10-unit residential building. Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel and improvement value is 34%. Parking lost through redevelopment will not need to be replaced given AB 2097.	C

Table B-11: Santa Cruz 6 th Cycle Sites Inventory																		
APN	Street Address	Property Owner	Existing Units	Vacancy	Acreage	5 th / 4 th Cycles	Zoning	GPLU	Expected Density	Gross Potential Units	Net Potential Units	Net Units by Income Category			Assumed Income Category	Category	Existing Use and Additional Information	Development Class
												Low	Mod.	Above Mod.				
007-023-19	407 Pacific Ave	Victorino Ronald J & Patricia M Co-Trustees et al.	10	NO	0.50	-	RTC	RVC	141	70	60	15	12	33	Lower	South of Laurel Area	Shared ownership with APN 007-023-18. This parcel is listed as Opportunity Site I in the draft Downtown Plan Expansion. Site is developed with a single story, 10-unit residential building. Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel and improvement value is 54%. Parking lost through redevelopment will not need to be replaced given AB 2097.	C
007-023-21	325 Pacific Ave	Rupesh Enterprises Inc	0	NO	0.29	-	RTC	RVC	141	40	40	10	8	22	Lower	South of Laurel Area	Shared ownership with APNs 007-023-22 and 007-023-23. This parcel is listed as Opportunity Site J in the draft Downtown Plan Expansion. Site is developed with a single story motel. Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel and improvement value is 61%. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
007-023-22	311 Pacific Ave	Rupesh Enterprises Inc	0	NO	0.08	-	RTC	RVC	141	10	10	2	2	6	Lower	South of Laurel Area	Shared ownership with APNs 007-023-21 and 007-023-23. This parcel is listed as Opportunity Site J in the draft Downtown Plan Expansion. Site is developed with a single story motel. Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel and improvement value is 51%. Parking lost through redevelopment will not need to be replaced given AB 2097.	A
007-023-23	311 Pacific Ave	Rupesh Enterprises Inc	0	NO	0.36	-	RTC	RVC	141	51	51	13	10	28	Lower	South of Laurel Area	Shared ownership with APNs 007-023-21 and 007-023-22. This parcel is listed as Opportunity Site J in the draft Downtown Plan Expansion. Site is developed with a single story motel. Parcel is considered underutilized; land value of parcel exceeds value of residential structure on parcel and improvement value is 57%. Parking lost through redevelopment will not need to be replaced given AB 2097.	A