

## **Attachment D**

Resolution of the Board of Supervisors to Adopt an Amendment to the 2003-2008  
Housing Element

RESOLUTION OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING AN AMENDMENT )  
TO THE 2003-3008 HOUSING ELEMENT, ) RESOLUTION NO.:  
AN ELEMENT OF THE SANTA BARBARA COUNTY )  
COMPREHENSIVE PLAN )

WITH REFERENCE TO THE FOLLOWING:

WHEREAS, California Government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq.; and,

WHEREAS, California Government Code Section 65583.2(c)(2) enables localities to amend the Housing Element land inventory and capacity analysis to adjust for changes in land use controls and the removal of constraints that occurred during the planning period for purposes of accommodating the jurisdiction's Regional Housing Needs Allocation; and,

WHEREAS, on December 20, 1980, by Resolution No. 80-566, the County of Santa Barbara Board of Supervisors adopted a General Plan, and on March 29, 2004 by Resolution No. 04-078 the County of Santa Barbara Board of Supervisors adopted an updated General Plan Housing Element; and,

WHEREAS, on March 29, 2004, the County of Santa Barbara Board of Supervisors adopted a Negative Declaration for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element; and

WHEREAS, on August 21, 2007, by Resolution No. 07-258, the County of Santa Barbara Board of Supervisors adopted the Isla Vista Master Plan and certified an Environmental Impact Report to revitalize the community of Isla Vista by changing land use controls and removing constraints to the development of housing; and,

WHEREAS, the changes accompanying the adoption of the Isla Vista Master Plan have provided the realistic capacity for an additional 865 residential units during the planning period above the density of 20 units per acre identified by California Government Code Section 65583.2(c)(3)(B)(iii) as appropriate for lower income households, effectively reducing the County's Regional Housing Needs Allocation shortfall from 1,235 lower income units to 370 lower income units; and,

WHEREAS, a proposed amendment to the Housing Element of the Santa Barbara County General Plan has been prepared pursuant to California Government Code Sections 65358 and 65580 et seq.; and,

WHEREAS, public hearing notices of the Draft Revised 2003-2008 Housing Element, regarding document availability and public hearing schedule, were published in local newspapers and provided on the County's Housing Element Update website; and,

WHEREAS, the Planning Commission has held a public hearing and received and considered all reports and comments on the proposed amendment; and,

WHEREAS, the Board of Supervisors has held a public hearing and received and considered all reports and comments on the proposed amendment; and,

WHEREAS, pursuant to California Government Code Section 65585(b), the State Department of Housing and Community Development (State HCD) was sent the proposed Draft Housing Element Amendment for review; and,

WHEREAS, since the March 2004 adoption of the Negative Declaration for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element, there have been no substantial changes proposed in the project, no substantial changes to the circumstances under which the project was undertaken, and no new information of substantial importance that would require subsequent environmental review under Public Resources Code section 21166 or CEQA Guidelines section 15162; and,

WHEREAS, the County has prepared an addendum to the Negative Declaration previously prepared, circulated for public review, and adopted in March 2004 for the 2003-2008 Update to the Santa Barbara County General Plan Housing Element, concluding that no potentially significant environmental impacts will occur as the result of the proposed amendment to the 2003-2008 Housing Element; and,

WHEREAS, it is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County, and in the interest of following the requirements of State law (GC 65583 et seq) that the Board of Supervisors adopt revisions amending the 2003-2008 Housing Element as shown in Exhibit 1 and Exhibit 2, hereby incorporated by reference; and,

WHEREAS, in Exhibit 1, the Isla Vista Master Plan Land Inventory and Housing Capacity represents the addition of a new section, Section VII, in the 2003-2008 Housing Element. This new section will be inserted following Section VI: Land Inventory and Quantified Objectives, and preceding the Appendices; and,

WHEREAS, in Exhibit 2, the Isla Vista Master Plan Land Inventory Tables and Figures represents the addition of a new subsection, Appendix E1, to the Appendix E: Land Inventory Tables in the 2003-2008 Housing Element. This new subsection will be inserted immediately following Table E-10, and preceding Appendix F: Service Provider Survey of the 2003-2008 Housing Element; and,

WHEREAS, these revisions amending the 2003-2008 Housing Element require incorporation into the Table of Contents, the following titles and respective page numbers will be included as they occur in the amended Housing Element:

Section VII – Isla Vista Master Plan Land Inventory and Housing Capacity  
Chronology  
Land Inventory Analysis: Isla Vista Master Plan  
Focused Rezone Program

Appendix E1 – Isla Vista Master Plan Land Inventory Tables and Figures

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Chair of this Board is hereby authorized and directed to sign this resolution documenting the above mentioned action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 9<sup>th</sup> day of September, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

\_\_\_\_\_  
SALUD CARBAJAL, Chair  
Board of Supervisors  
County of Santa Barbara


ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk of the Board

APPROVED AS TO FORM:

DENNIS MARSHALL  
County Counsel

By  \_\_\_\_\_  
Deputy County Counsel

## **Attachment D, Exhibit 1**

DRAFT 2003-2008 Housing Element Section VII: Isla Vista Master Plan Land Inventory and Housing Capacity

## Section VII: Isla Vista Master Plan Land Inventory and Housing Capacity

This purpose of this amendment is to revise the Santa Barbara County (County) Housing Element *Appendix E Land Inventory* to include the inventory of housing sites and an analysis of realistic housing capacity established in the Isla Vista Planning Area (Planning Area) by new zoning designations and incentive programs implemented with the Board of Supervisors' adoption of the Isla Vista Master Plan (IVMP). A complete inventory and analysis of the Planning Area was left out of the original *Appendix E Land Inventory*, pending adoption of the IVMP. The adoption of the IVMP on August 21, 2007 rezoned 256 acres of land in the unincorporated coastal community of Isla Vista, and implemented Housing Element Policy 1.10: Action 4. This policy posits that the IVMP will accommodate a portion of the County's fair share housing needs in the Isla Vista Planning Area.

Pursuant to GC § 65583(a)(3) and 65583.2, this amendment provides:

- A suitability analysis and identification of sites in the IVMP available to accommodate the development of housing units affordable to lower income households.
- Quantification of the ability to feasibly accommodate an additional 865 affordable units of housing capacity during the planning period with the rezoning of land in the IVMP.
- A recalculation of the remaining affordable housing need outlined in Housing Element Section VI, Table 55, to reflect a reduction from 1,235 units to 370 units, shown below in Table 57.

### Remaining Need for New Affordable Housing Unincorporated Santa Barbara County

	Very Low and Low-income Units
Remaining RHNA (from Table 55)	1,235
<i>Minus</i> Realistic Isla Vista Capacity	865
<i>Isla Vista – Downtown</i>	404
<i>Isla Vista – MRD</i>	461
Remaining Need: Focused Rezone Program	<b>370</b>

Table 57

As directed by the State of California Department of Housing and Community Development (SHCD), the technical amendment to *Appendix E Land Inventory* is to occur prior to September 15, 2008, and is the first of two actions the County must undertake to maintain certification of the 2003-2008 Housing Element through the end of the planning period. The second action is a revision to Housing Element Policy 1.10: Action 1 (Focused Rezone Program) to accommodate the remaining affordable housing need identified in Table 57.<sup>1</sup> On June 27, 2008, the County issued a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 2003-2008 Focused Rezone Program. The Focused Rezone Program is scheduled to be completed no later than January 2009.

<sup>1</sup> Currently, Policy 1.10 requires the County to rezone land to facilitate the development of 1,235 for-sale and rental multifamily housing units in conformity with the requirements of GC § 65583.2(h).

The *Section VII: Isla Vista Master Plan Land Inventory and Housing Capacity* amendment is arranged as follows:

**Chronology:**

- Summarizes staff’s ongoing dialogue with SHCD to accommodate affordable housing needs in the unincorporated area.

**Land Inventory Analysis: IVMP**

- Reviews the statutory requirements of State law for the *Appendix E Land Inventory*.
- Analyzes development potential in Isla Vista, including current development trends in the Planning Area and programs in the IVMP that bolster the analysis of realistic capacity of non-vacant sites.

**Focused Rezone Program:**

- Summarizes the revised Housing Element Policy 1.10: Action 1, Focused Rezone Program, which will accommodate the remaining affordable housing need.
- Summarizes opportunities for public participation throughout the Housing Element update process.

## Chronology

Housing Element *Section I: Introduction* describes the regulatory requirements in State law that led to the unincorporated County being assigned a Regional Housing Needs Allocation (RHNA) of 6,064 units. *Section VI: Land Inventory and Quantified Objectives* provides a summary analysis that led to a determination by County staff, during preparation of the 2003-2008 Housing Element, that the County’s current zoning and development standards could not provide sufficient housing capacity to accommodate a 1,235 unit portion of the of the RHNA for very low and low-income (affordable) housing. On August 2, 2006, HCD conditioned certification of the 2003-2008 Housing Element upon the County’s implementation of Housing Element Policy 1.10: Action 1 by May 2007. This Action Program requires identification and rezoning of 62 acres of land in the unincorporated County to designations allowing at least 20 residential units per acre and 16 units per site pursuant to GC § 65583.2 (h) and (i) to accommodate the remaining 1,235 affordable units. In June 2007, SHCD extended the deadline to complete implementation of Housing Element Policy 1.10: Action 1 to December 2007, per a request from the County.

Following the adoption of the IVMP in August 2007, the County submitted information to SHCD that the rezones associated with the IVMP had implemented Housing Element Policy 1.10, Action 4, thereby fulfilling the requirements of State law regarding rezones needed to satisfy the County’s affordable housing shortfall. A series of conference calls and meetings between County staff and SHCD occurred from August 2007 through March 2008 to discuss the Isla Vista rezones. These discussions and follow-on technical memoranda focused on the feasibility of providing sufficient capacity for housing in the Planning Area. Eight months of dialogue culminated with staff preparation and submission of a highly refined land use economics-based analysis of the IVMP site capacity on March 27, 2008. The analysis concludes that a reasonable and feasible development potential for 865 additional affordable housing

units in Isla Vista had been established by the change in regulatory requirements accompanying the rezone action of 259 acres in the Planning Area.

In a letter dated June 16, 2008, in response to the County's staff analysis, SHCD directed the County to amend the *Appendix E Land Inventory* to include the sites rezoned with the new IVMP zoning designations, and prepare an analysis that demonstrates the realistic capacity, suitability, and availability of sites in the Planning Area to accommodate affordable housing. Of particular interest to SHCD were opportunities for more intense residential development and lot consolidation aimed at overcoming the preponderance of smaller sites in Isla Vista, as well as the extent to which existing uses (non-vacant sites) may impede development opportunities. HCD stated that development trends and regulatory incentives could be evaluated to facilitate this analysis.

To address the remaining affordable housing need not accommodated by the Planning Area, the County is required to implement a revised Housing Element Policy 1.10: Action 1, Focused Rezone Program, whereby land is rezoned to accommodate multifamily housing at densities no lower than 20 units per acre and 16 units per site (GC § 65583.2 (h) and (i)). Environmental review of rezone sites identified by the Planning Commission on November 20, 2005, and reaffirmed on May 24, 2006, commenced with circulation of the NOP of an EIR and will be completed in the fall 2008, so that the public will be given opportunity to review proposed rezones and Board of Supervisors can take timely action prior to January 2009.

## Land Inventory Analysis: IVMP

As discussed in the Housing Element *Section VI: Land Inventory and Quantified Objectives*, jurisdictions are required to inventory land suitable for residential development, including vacant residential or nonresidential land, and underutilized residential or nonresidential land. To formally comply with HCD's June 16, 2008 direction, this amendment inserts a complete inventory and analysis of sites available for residential development in the Planning Area, per GC § 65583.2(b), this inventory includes:

- A parcel specific listing of available sites.
- Zoning designations and sizes of each site.
- A map showing site locations.
- A description of existing uses on non-vacant sites
- A description of any site-specific environmental constraints
- A discussion of the County's track record in facilitating small lot development, and a description of programs for lot consolidation or parcel assemblage

The IVMP was under development during the County's adoption of the 2003-08 Housing Element, and since an analysis of housing capacity for the Planning Area would have been speculative prior to adoption, a complete inventory of land available in Isla Vista to accommodate a share of the County's RHNA was omitted from this original Housing Element Land Inventory. Prematurely including this capacity would have failed to recognize the thousands of volunteer-hours from dedicated residents and business leaders, aimed at breathing new life into the community through locally developed strategies to revitalize housing, commercial development, and infrastructure, while leveraging the community's proximity to the County's largest employer, the University of California, Santa Barbara. Now that the community planning process is complete, this amendment updates the Housing Element *Appendix E Land Inventory* to include the new zoning designations that the community has defined as appropriate for



parcels in the Planning Area, a quantification of the existing units, and the capacity for additional housing on each parcel zoned above 20 units per acre in the Isla Vista area.<sup>2</sup>

In total, new residential zoning designations in Isla Vista that accommodate densities of 25, 28, 30, 35, 40, and 45 units per acre have produced a build-out potential of 1,417 new units. The discussion and maps provided in this amendment address the requirements of GC § 65583.2(b) and respond to HCD’s direction to analyze the realistic and feasible capacity, suitability, and availability of sites in the Planning Area to accommodate affordable housing during the remainder of the Housing Element Planning Period.

### Development Potential in Isla Vista: The Realistic Capacity of Non-vacant Sites

Isla Vista is an officially designated redevelopment area that contains significant amounts of physical and economic blight. Residential uses in the IVMP plan area are aged, and in many cases, poorly designed and maintained. The quality of the existing building stock and infrastructure are inadequate to support the community into the future. In the past, these conditions, including the preponderance of small and irregularly shaped lots, have restricted the community’s ability to produce high-quality affordable housing.<sup>3</sup> Based on this reality, the IVMP is designed to address persistent problems and alter the landscape by changing the underlying development economics in Isla Vista. To do so, the IVMP and County Redevelopment Agency (RDA) have implemented several innovative programs:

- **Form-based Code:** Increases residential densities to 45 units per acre and allows “by-right” development of high-density housing in the IVMP planning area; relaxes development standards for multifamily housing (i.e., setback, height, and parking); and, visually represents and describes acceptable forms of development in the County’s Land Use and Development Code (LUDC).
- **Variable Density Program:** Allows up to twice as much residential density per site, based on the size and configuration of units proposed for the site (see Figure 1).
- **Built Right Program:** Encourages lot consolidation and a more environmentally friendly urban environment by providing additional residential density bonuses to program participants.
- **Other Redevelopment Incentives:** \$18 million in available financing for projects that develop affordable housing, parking, and infrastructure improvements; RDA serves as project agent to fast-track permit processing and has contributed funds to prepare a Program EIR and other technical studies related to IVMP projects.

Each of these four programs has increased the predictability and viability of new residential development in Isla Vista by helping to ensure that redevelopment is a profitable activity. As detailed below, several projects currently underway demonstrate that non-vacant sites are indeed suitable for additional residential development by demolishing existing buildings and consolidating parcels to make way for

**Figure 1: Variable Density Program**  
(From the IVMP and Form-based Code)

Unit Size	Density Equivalent
Studio	0.50
One bedroom	0.66
Two bedroom	1.0
Three bedroom	1.5
Four bedroom	2.0
Five or more bedrooms	2.5

Example: 1.0 Acre Site - A developer could build	
a) 30 studios, or	(30 x 0.5 = 15)
b) 10 3-bedroom units	(10 x 1.5 = 15)

<b>10</b> 3-bdrm units	= 15 density units/acre =	<b>30</b> studios
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<sup>2</sup> GC § 65583.2(c)(3)(B)(iii) states that sites allowing at least 20 units per acre are appropriate to accommodate housing for lower income households in suburban jurisdictions.

<sup>3</sup> Preliminary Report for the Isla Vista Redevelopment Project. May 1990. IVMP, Page 1-5. August 2007.

Isla Vista Redevelopment Project: Five-Year Implementation Plan for the Period 2007-2011. Page 7-8, April 2006.

new, more efficient, residential development. New affordable units have already been permitted in Isla Vista, and a host of projects are already in the permit pipeline and in the conceptual phases of review by the Planning Department. All project proposals submitted to date are utilizing IVMP incentives to gain densities well above the 20 units per acre minimum zoning identified in State law as being appropriate to accommodate very low and low-income housing. Because of the development community's positive reaction to these incentives and programs, two analytical approaches have been used for determining the realistic development capacity in Isla Vista, based on whether sites are in the Downtown area, which is zoned Community Mixed Use (CM 40 and 45) or the Mixed Residential Design Area (MRD 25, 28, 30, and 35). Both are described below.

### ***Downtown Sites***

Downtown Isla Vista (Downtown) is located on the eastern edge of the community, adjacent to the UCSB Main Campus. Downtown is characterized by a proliferation of small commercial lots generally developed with aging one-story structures. Most activity in the area focuses around a "loop" formed by three roads surrounding a park. One of these roads, Pardall Road, serves as the main street for the community, as well as the primary gateway to UCSB for pedestrians and bicyclists from Isla Vista. The level of day-to-day activity in the vicinity of the "loop" is prime for redevelopment. It is well documented that the community experiences significant retail "leakage," indicating opportunities for increased synergy between new commercial and residential development.<sup>4</sup> To capitalize on these opportunities, the IVMP couples new land use zoning with redevelopment incentives to revitalize existing underutilized properties with mixed-use buildings that efficiently combine residential and retail uses. During the first year following the adoption of the IMVP, development trends demonstrate the County's rezone strategy is working. Projects have already been permitted and a number of others are in the pipeline that indicate the level of freedom enabled by the IVMP to develop unique products and optimize the use of land.

The Paradise Ivy-Mixed Use Project was the first project approved by the County under the guidance of the IVMP (see Appendix E1, Figure 2, Site 1). Its key characteristics include:

- Demolition of 2,100 square feet of existing commercial use on a 0.21 acre lot.
- 24 new residential units and a restaurant enabled through the uses of the Variable Density and Built Right programs, as well as State Density Bonus Law.
- 25% deed-restricted rental units for low-income households.
- Use of RDA Tax Increment Financing as a financial incentive to develop the project.
- Use of form-based code incentives such as zero-lot lines, increased height, and the allowance of offsite parking to maximize the use of the land.

Another project, the Trigo Loop Mixed-Use Project, is currently undergoing County review and shares many of the characteristics of Paradise Ivy (see Appendix E1, Figure 2, Site 10). Here, developers are proposing to:

- Demolish an existing 893 square foot service station on a 0.38 acre lot.
- Use the Built Right program to gain additional residential density
- Consolidate two adjoining parcels.

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<sup>4</sup> See IVMP Chapter 4: Downtown Isla Vista and Housing Focus Areas

- Build 46 residential units, including studios and two bedroom condos, using Variable Density, Built Right, and State Density Bonus Law programs.
- Provide 4,600 square feet of commercial uses.
- Obtain LEED certification for energy efficient building design.

Given what is happening on the ground, the capacity for new residential development in Downtown Isla Vista is best demonstrated by replicating these projects onto other sites that exhibit similar land use conditions. Four common characteristics have been used to identify feasible infill redevelopment sites. These include lot location, existing building coverage ratios (structure square footage as a % of total lot square footage), underlying commercial and land values, and existing uses. Using these five characteristics, thirteen sites have been identified that demonstrate a strong incentive to redevelop. Development patterns, unit densities, and overall site characteristics are derived from the Paradise Ivy and the Trigo Loop projects, as well as from discussions with landowners who have indicated their desire to pursue redevelopment projects using the programs describe in the IVMP.<sup>5</sup>

Figure 2: Paradise Ivy - before



Several adjoining parcels in the Downtown area are under common ownership, and for purposes of this capacity analysis, those are the only parcels that are anticipated to consolidate. There are four of these “common ownership” sites in the Downtown area.<sup>6</sup> In addition, seven other individual Downtown parcels are either vacant or share common characteristics with the Paradise Ivy and Trigo Loop sites. When these seven sites are combined with the common ownership sites, and the Paradise Ivy and the Trigo Loop sites, there is capacity for **404 new units** in Downtown Isla Vista. A detailed map and sites description is included in Appendix E1, Figure 2 and Table 2.

It is likely that other parcels in the Downtown area have significant build-out potential; however, the County has taken a conservative approach by only counting the capacity made possible from the vacant parcels and sites that exhibit the highest reasonable feasibility of redeveloping during the planning period.

Figure 3: Paradise Ivy - after



### **Mixed Residential Design Sites**

The rest of Isla Vista, or the Mixed Residential Design (MRD) Area, is characterized primarily by existing residential uses that cater to working households and students. One of the primary goals of the IVMP is to increase affordable housing opportunities for long-term working households,<sup>7</sup> and ten sites have been identified in the MRD area that are capable of being developed or redeveloped to accomplish this goal (see Appendix E1, Figure 3). The characteristics of each of these ten sites are consistent with the requirements described in GC § 65583.2(b).

<sup>5</sup> From multiple personal communications with the RDA

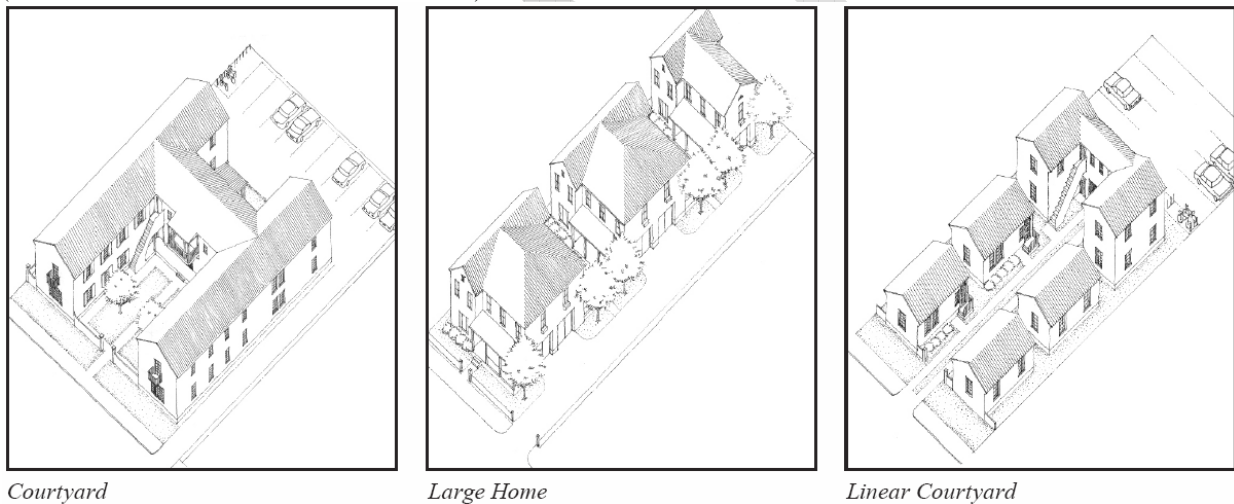
<sup>6</sup> See Appendix E1, Figure 2, Sites 2, 5, 8, and 10

<sup>7</sup> See IVMP Housing Goal and Housing Policy 4, pages 4-38 and 4-39 of the IVMP.

Totalling 13.78 acres of land, each site ranges in size from just under one acre to over two acres. Five of the ten sites are individual parcels, and five involve the consolidation of two parcels. Large vacant parcels and a parking lot together account for about 25% (3.2 acres) of the ten identified sites. Existing uses on the remaining MRD sites include underutilized buildings that exhibit blighted conditions and non-secular uses (churches). Consistent with the County’s 2003-08 Housing Element Policy 1.9 (Development Standard 1.9.3), non-secular uses are appropriate for accommodating infill residential development. In fact, developers have already obtained an option for the development of Site 19 (See Appendix E1, Figure 3), which is a large parcel that includes an existing church on the southwest corner of the lot.

Incentives have been provided through the adoption of the IVMP to support additional residential development on all of these sites. Pro forma analysis indicates that the residential density of at least 30-35 units per acre now allowed on these sites results in economies-of-scale and return-on-investment thresholds that are sufficient to incentivize redevelopment. Additionally, the relaxed development standards adopted in the IVMP form-based code make possible the most efficient use of land by allowing for off-site parking; minimal front, side, and rear setbacks; as well as increased height limits. The form-based code’s visual representations clarify the type of affordable housing development that the County encourages in the Isla Vista area, and provides certainty for developers regarding design and development standards.

**Figure 4: Encouraged Future Isla Vista Housing Types**  
(From the Isla Vista Master Plan and Form-based Code)

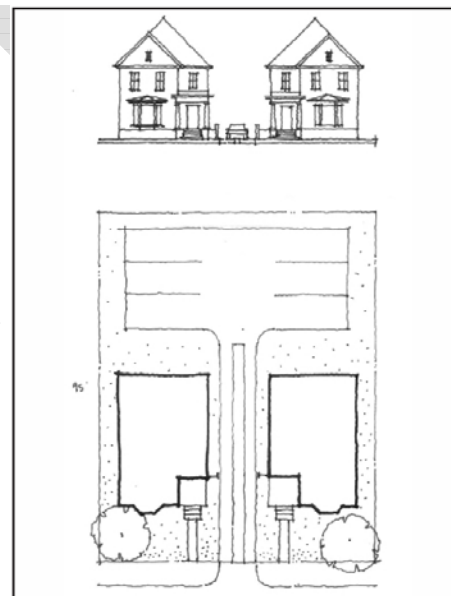


These incentives, along with programs such as the Variable Density program, and the County’s growing track record of facilitating State Density Bonus units in Isla Vista, provide a high degree of certainty that substantial build-out of identified vacant and underutilized sites will be achieved and even surpassed.<sup>8</sup> To take a conservative approach, the determination of capacity for these ten MRD sites equals the base zoning build-out for each site. For example, a 1-acre lot zoned MRD-30 that includes 4 existing residential units is calculated to yield capacity for 26 additional units. Of note, a developer could use the Variable Density program, State Density Bonus Law, the Built Right program, or a combination of these incentives to build 52 or more additional units on this 1-acre lot. In total, the ten sites identified in the MRD area produce a capacity for **406 new units**. A detailed map and description of these sites is included as Appendix E1, Figure 3 and Table 3.

<sup>8</sup> The permitted Paradise Ivy Project (24 units), the proposed Trigo Loop Project (45 units), and all projects in the pre-application phase have used the provisions provided by State Density Bonus Law to maximize the number of housing units on each site.

Beyond these ten MRD sites, the IVMP and RDA programs discussed previously have enabled additional residential capacity in the southern portion of the MRD area. Seven small vacant lots in the southern MRD area have remained undeveloped, as previous zoning and development standards proved restrictive in terms of the underlying development standards, costs, and potential returns (See vacant sites in Appendix E1, Figure 1). The County no longer believes these vacant sites will remain undeveloped, since the higher residential densities and programs implemented in the IVMP have changed underlying development economics by enabling easier achievement of the economies of scale needed to produce new residential units. For example, the IVMP provides small-lot housing design advice as to how a landowner could orient their development program to meet development standards and achieve reasonable build-out of small lots (see Figure 4). Additionally, small parcels adjacent to, but outside of the Downtown area are allowed to take the higher Downtown residential zoning designation when landowners agree to consolidate parcels located in the Downtown area. Already, one project that proposes to take advantage of this incentive is undergoing conceptual review with the RDA (Appendix E1, Figure 2, Site 5). Finally, with an average age of greater than 35 years, many residential structures in Isla Vista are nearing the end of their useful life, particularly the large number built with poor materials, as well as those that have not been adequately maintained. It is assumed that upon the redevelopment of these aging structures, property owners will seek the highest return-on-investment and will design projects to include additional density where permitted.

**Figure 5: Sample Small-lot Housing Design**  
(From the IVMP and Form-based Code)



*A sample of design advice provided in the IVMP. This design uses the Large Home housing type on a 0.15 acre lot to yield 4 two-bedroom units, or 8 studios.*

Given the proven viability of the incentives in IVMP, the expressed interest from developers, and the growing track record of projects in Isla Vista, the additional capacity in the MRD area has been quantified by assuming that 10% of the build-out capacity of the MRD 25 and MRD 28 areas could feasibly develop during the planning period (See Appendix E1, Figure 1 and Table 1). This yields a conservative capacity of **55 new units** for the entire southern MRD area. In total, the capacity from the southern MRD Area, plus the **406 units** identified for the ten specific MRD sites yields a total of **461 new units**.

## Focused Rezone Program

To summarize, the adoption of the IVMP has produced a theoretical build-out capacity for 1,417 new units in Isla Vista, all of which have been zoned above the statutory minimum of 20 units per acre identified by state law as capable of accommodating lower income housing. Of this, 865 new units, or 61% of the theoretical build-out, form the realistic capacity for housing that has been made available in Isla Vista. When added to the County's Housing Element Land Inventory, the remaining need for very low and low-income housing units is reduced from 1,235 units to 370 units (See Table 57).

As required by State law and discussed above, this remaining need will be accommodated through a revised Housing Element Policy 1.10: Action 1, Focused Rezone Program, consistent with the provisions set forth in GC § Section 65583.2(h). The County's Planning Commission has identified sites capable of accommodating this remaining shortfall, as well as potential alternatives, as required by CEQA. The environmental review process to determine which sites are most suitable is already underway and is scheduled for completion prior to January 2009. All the potential rezone sites that will

be analyzed through the environmental review process are located in the unincorporated areas inside the Orcutt Community Plan Planning Area and near the City of Lompoc. The selection of these sites is consistent with Housing Element Policy 1.10, which directs the distribution of rezones throughout the unincorporated County.

Continued public participation will be encouraged throughout the Focused Rezone Program process. Opportunities for public comment and participation include the County’s revised Environmental Impact Report (EIR) project description, the Scoping hearing, the EIR hearing, the development of a Draft EIR, and adoption proceedings before the County’s Planning Commission and Board of Supervisors. Table 58 provides an overview of major milestones, public hearings, and other opportunities for public comment and involvement.

Over the course of the 2003-2008 Housing Element update process, public participation has been encouraged via Housing Element update workshops, Housing Element adoption hearings, the Planning Commission’s hearings to select rezone sites, as well as thorough the development of the IVMP, its environmental review, and its adoption proceedings. Moreover the County’s community-based planning process is effectively designed to balance long expressed local preferences with state mandates, legal requirements, and the established need to put affordable housing on the ground in Santa Barbara County. Through this process, particular attention is paid to distributing housing so as to best meet the needs of the County’s diverse workforce and ensure the public health and safety of all members to the community.

**Anticipated Focused Rezone Program Implementation Timetable  
Unincorporated Santa Barbara County**

Release of NOP	June 27, 2008
End of Public Comment on NOP	July 28, 2008
Release of Draft EIR and 45-day Public Review	August 4 to September 18, 2008
Draft EIR Public Hearing	September 2, 2008
Release of Final EIR	October 3, 2008
Planning Commission Hearing: Focused Rezone Program	October 17, 2008
Board of Supervisors Hearing: Focused Rezone Program	November 4, 2008

Table 58

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DRAFT

## **Attachment D, Exhibit 2**

DRAFT 2003-2008 Housing Element Appendix E1: Isla Vista Master Plan Land Inventory Tables and Figures



S/c

Isla Vista School

Camino Corto

Camino Del Sur

Camino Pescadero

Embarcadero De Mar

Embarcadero Del Norte

Ocean Rd

Camino Mayorca

Camino Lindo

El Embarcadero

Fortuna Rd

Fortuna Ln

Estero Rd

Sueno Rd

MRD South

MRD North

Downtown

Pasado Rd

Trigo Rd

Sabado Tarde Rd

Seville Rd

Trigo Rd

El Nido Ln

Del Playa Dr

Berkshire Terr

Picasso Rd

Abrego Rd

Segovia Rd

Cordoba Rd

Pardall Rd






Madrid Rd

Madrid Rd

Seville Rd

2



-  Appendix E1, Figure 2: Downtown Area
-  Appendix E1, Figure 3: MRD North Area
-  MRD South Area
-  Vacant Parcels
-  REC

# DRAFT Appendix E1, Table 1

## Isla Vista Master Plan Land Inventory

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-061-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.09	2	0	NA
075-061-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.11	5	0	NA
075-061-016	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.11	4	0	NA
075-061-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.11	2	1	NA
075-061-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.12	2	1	NA
075-043-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.12	7	0	NA
075-111-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.13	4	0	NA
075-042-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-042-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-042-009	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-042-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-061-013	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-061-014	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-061-015	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.14	4	0	NA
075-063-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	8	0	NA
075-063-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	6	0	NA
075-063-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	4	0	NA
075-063-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	4	0	NA
075-063-009	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	4	0	NA
075-113-017	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	0	4	NA
075-052-017	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.15	1	3	NA
075-032-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	0	4	NA
075-032-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	6	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-111-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	1	3	NA
075-052-021	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	2	2	NA
075-113-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	6	0	NA
075-113-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	4	0	NA
075-041-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	6	0	NA
075-041-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	1	3	NA
075-043-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.16	4	0	NA
075-113-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.17	12	0	NA
075-101-024	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.18	1	4	NA
075-101-023	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.18	1	4	NA
075-101-025	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.18	2	3	NA
075-111-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.18	5	0	NA
075-052-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.20	6	0	NA
075-034-013	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.20	8	0	NA
075-111-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.20	4	1	NA
075-111-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.21	7	0	NA
075-061-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.21	14	0	NA
075-061-011	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.21	9	0	NA
075-052-023	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.22	2	4	NA
075-064-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.22	17	0	NA
075-043-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.23	8	0	NA
075-032-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.23	10	0	NA
075-042-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.23	4	2	NA
075-064-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.24	6	1	NA
075-063-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.25	12	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-052-022	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.26	2	5	NA
075-062-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.26	8	0	NA
075-020-014	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-020-015	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-020-016	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-020-017	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-020-018	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-020-019	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.27	10	0	NA
075-062-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.28	12	0	NA
075-062-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.28	12	0	NA
075-062-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.28	6	2	NA
075-063-011	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.28	8	0	NA
075-043-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.29	10	0	NA
075-043-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.29	9	0	NA
075-063-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.29	10	0	NA
075-042-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.29	12	0	NA
075-062-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.29	6	2	NA
075-034-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.30	8	1	NA
075-052-018	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.31	14	0	NA
075-020-020	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.31	10	0	NA
075-113-018	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.31	18	0	NA
075-062-009	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.31	10	0	NA
075-062-011	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.31	1	8	NA
075-052-024	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.33	2	7	NA
075-020-013	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.33	10	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-020-037	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.35	0	10	NA
075-051-021	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.35	15	0	NA
075-052-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.36	18	0	NA
075-020-031	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.36	19	0	NA
075-051-029	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.39	18	0	NA
075-063-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.41	20	0	NA
075-051-033	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.43	22	0	NA
075-051-034	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.43	21	0	NA
075-051-036	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.43	20	0	NA
075-051-035	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.43	20	0	NA
075-034-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.45	15	0	NA
075-034-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.46	15	0	NA
075-032-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.46	20	0	NA
075-020-036	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.47	1	13	NA
075-051-012	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.48	23	0	NA
075-043-009	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	22	0	NA
075-035-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	14	0	NA
075-035-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	14	0	NA
075-035-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	0	0	NA
075-035-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	0	0	NA
075-020-029	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	22	0	NA
075-036-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	25	0	NA
075-036-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	19	0	NA
075-064-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	40	0	NA
075-064-004	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.49	2	12	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-072-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.50	20	0	NA
075-121-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.50	36	0	NA
075-051-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.51	0	0	NA
075-071-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.51	54	0	NA
075-020-039	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.52	0	15	NA
075-072-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.52	32	0	NA
075-020-027	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.53	22	0	NA
075-041-011	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.54	31	0	NA
075-071-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.55	18	0	NA
075-071-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.55	21	0	NA
075-061-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.55	33	0	NA
075-121-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.56	16	0	NA
075-043-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.60	27	0	NA
075-033-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.72	0	21	NA
075-020-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.82	16	8	NA
075-020-005	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.82	7	17	NA
075-034-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.83	40	0	NA
075-020-032	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.84	44	0	NA
075-041-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.86	61	0	NA
075-051-037	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.86	36	0	NA
075-036-001	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.93	0	27	NA
075-052-008	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.93	61	0	NA
075-052-007	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.97	2	26	NA
075-052-006	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	0.98	36	0	NA
075-072-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.03	0	30	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-020-025	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.23	50	0	NA
075-033-003	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.28	0	38	NA
075-020-023	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.29	50	0	NA
075-051-032	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.31	44	0	NA
075-020-021	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.32	55	0	NA
075-010-025	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.34	62	0	NA
075-010-024	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.42	55	0	NA
075-052-020	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.63	84	0	NA
075-010-011	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.90	98	0	NA
075-051-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.92	98	0	NA
075-010-026	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	1.95	100	0	NA
075-020-034	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	2.42	224	0	NA
075-020-038	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	2.47	156	0	NA
075-031-002	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	2.71	110	0	NA
075-010-009	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	2.97	89	0	NA
075-010-010	SR-H 20	MRD 30	Mixed Residential Design 30 Units/Acre	3.32	166	0	NA
<b>Total</b>	<b>SR-H 20</b>	<b>MRD 30</b>	<b>Mixed Residential Design - 30 Units/Acre</b>	<b>74.34</b>	<b>2,926</b>	<b>282</b>	
075-091-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	3	2	NA
075-091-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	1	5	NA
075-091-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	2	4	NA
075-091-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.51	6	6	NA
075-091-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	3	3	NA
075-091-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	1	2	NA
075-091-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.15	2	1	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-091-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.15	2	1	NA
075-091-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.16	2	1	NA
075-091-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-091-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-091-034	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	1	4	NA
075-091-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	0	5	NA
075-091-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	2	1	NA
075-091-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	2	1	NA
075-091-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	2	1	NA
075-092-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	1	3	NA
075-092-002	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	2	3	NA
075-092-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-092-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.44	2	8	NA
075-092-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.58	1	13	NA
075-092-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	1	4	NA
075-092-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	4	1	NA
075-092-014	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	1	2	NA
075-092-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.15	2	1	NA
075-092-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-092-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-092-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	1	4	NA
075-092-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	1	4	NA
075-092-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	2	3	NA
075-092-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	2	3	NA
075-092-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	1	4	NA



APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-092-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	1	4	NA
075-092-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-034	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	2	3	NA
075-092-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	1	4	NA
075-092-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	1	5	NA
075-092-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	1	3	NA
075-092-042	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-092-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-092-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-092-046	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	1	4	NA
075-101-005	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.28	1	5	NA
075-101-006	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	2	3	NA
075-101-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	4	1	NA
075-101-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.24	4	1	NA
075-101-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	1	4	NA
075-101-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.34	2	7	NA
075-101-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.39	7	2	NA
075-101-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.19	4	0	NA
075-101-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.19	3	1	NA
075-101-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.19	2	2	NA
075-101-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.34	1	7	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-101-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	2	3	NA
075-102-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-102-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.26	2	4	NA
075-102-004	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	4	1	NA
075-102-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-102-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-102-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-102-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	3	1	NA
075-102-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-102-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-102-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-102-014	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	2	3	NA
075-102-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	2	3	NA
075-102-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-102-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	2	3	NA
075-102-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-102-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-102-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-102-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-037	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-102-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-041	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-042	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-046	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-102-047	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-102-048	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	1	4	NA
075-102-050	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	3	2	NA
075-102-051	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	2	3	NA
075-102-052	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.26	2	4	NA
075-102-053	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-102-054	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-102-055	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	2	3	NA
075-141-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-005	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-141-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	0	4	NA
075-141-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	1	3	NA
075-141-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-030	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-141-034	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-141-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-037	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-141-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-142-005	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-006	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-142-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	2	3	NA
075-142-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-142-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-142-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	0	2	NA
075-142-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-142-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	0	2	NA
075-142-037	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-142-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-142-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-046	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-047	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-142-048	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-050	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-051	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-052	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-054	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-142-055	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-056	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	3	0	NA
075-142-057	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	3	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-142-058	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-059	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-060	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-061	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-142-062	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-142-063	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-064	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-065	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-142-066	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-151-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-151-002	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-151-004	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-151-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-151-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-014	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	0	2	NA
075-151-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.08	2	0	NA
075-151-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	3	0	NA
075-151-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	0	2	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-151-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	1	1	NA
075-151-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	0	2	NA
075-151-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	1	1	NA
075-151-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.08	1	1	NA
075-151-030	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	1	NA
075-151-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	0	3	NA
075-151-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	0	2	NA
075-151-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-151-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	0	2	NA
075-151-037	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.08	4	0	NA
075-151-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-151-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	4	0	NA
075-151-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	2	2	NA
075-151-041	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	1	3	NA
075-151-042	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-152-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-004	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-005	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.46	1	10	NA
075-152-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.16	2	1	NA
075-152-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.16	2	1	NA
075-152-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-152-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-152-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-152-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-152-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-152-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	4	1	NA
075-152-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	2	0	NA
075-152-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-152-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-042	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-044	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-152-046	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-047	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-048	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-152-049	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-152-051	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-052	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA



APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-152-053	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	4	1	NA
075-152-054	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-152-055	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.09	2	0	NA
075-152-056	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-152-057	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-002	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	0	2	NA
075-191-004	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	1	4	NA
075-191-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	3	0	NA
075-191-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	2	3	NA
075-191-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	3	0	NA
075-191-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-191-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-191-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-191-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	4	1	NA
075-191-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-191-030	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	2	0	NA
075-191-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-191-034	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	0	2	NA
075-191-038	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.22	4	1	NA
075-191-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	4	1	NA
075-191-044	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	0	2	NA
075-191-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-046	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-047	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-048	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-049	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-050	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-191-051	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-191-052	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-053	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-054	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-191-055	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-005	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	4	1	NA
075-201-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	4	1	NA
075-201-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-201-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-201-014	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	1	4	NA
075-201-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-201-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-201-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-201-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-033	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-039	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-040	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-041	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-042	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-044	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-045	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	3	0	NA
075-201-048	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-049	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-050	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-051	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	3	0	NA
075-201-053	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-201-054	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-055	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	2	0	NA
075-201-056	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	2	0	NA
075-201-057	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-058	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-201-059	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-060	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-061	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	3	0	NA
075-201-062	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-063	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-201-064	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-212-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	5	0	NA
075-212-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	0	5	NA
075-212-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.19	3	1	NA
075-212-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.16	2	2	NA
075-212-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-212-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.15	2	1	NA
075-212-024	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	2	1	NA
075-212-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	1	NA
075-212-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	7	0	NA
075-212-027	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-212-028	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	3	1	NA
075-212-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-212-030	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.29	5	2	NA
075-221-010	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-221-011	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
075-221-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	5	0	NA
075-221-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
075-221-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
075-221-025	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
075-221-026	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
075-222-002	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	1	1	NA
075-222-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	1	2	NA
075-222-004	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.14	1	2	NA
075-222-006	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.17	1	3	NA
075-222-007	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	2	2	NA
075-222-008	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.19	2	2	NA
075-222-009	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-222-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	1	1	NA
075-222-013	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.08	1	1	NA
075-222-014	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	1	1	NA
075-222-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.13	2	1	NA
075-222-016	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	0	3	NA
075-222-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-222-018	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-222-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.10	1	1	NA
075-222-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	2	0	NA
075-222-021	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	2	0	NA
075-222-022	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.15	2	1	NA
075-222-023	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.16	2	2	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-091-003	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	3	2	NA
075-091-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	2	3	NA
075-091-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	2	3	NA
075-091-037	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.18	1	3	NA
075-091-043	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	1	4	NA
075-091-044	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	1	4	NA
075-010-012	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	1.43	73	0	NA
075-010-015	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.81	38	0	NA
075-010-017	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.21	7	0	NA
075-010-029	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.30	15	0	NA
075-010-030	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.31	15	0	NA
075-010-035	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.42	19	0	NA
075-010-036	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.42	19	0	NA
075-010-031	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	1	3	NA
075-010-032	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.20	1	3	NA
075-211-001	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.23	10	0	NA
075-211-019	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.11	4	0	NA
075-211-020	SR-M 18	MRD 25	Mixed Residential Design 25 Units/Acre	0.12	4	0	NA
<b>Total</b>	<b>SR-M 18</b>	<b>MRD 25</b>	<b>Mixed Residential Design - 25 Units/Acre</b>	<b>59.57</b>	<b>938</b>	<b>467</b>	
075-212-003	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	0	3	NA
075-212-004	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-212-005	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	7	0	NA
075-212-006	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	7	0	NA
075-212-007	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	7	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-212-008	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	9	0	NA
075-212-009	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.30	19	0	NA
075-212-011	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-212-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	5	0	NA
075-212-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	2	1	NA
075-212-031	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-212-033	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	6	0	NA
075-212-034	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	6	0	NA
075-212-035	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.27	1	6	NA
075-221-001	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-221-003	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.46	24	0	NA
075-221-006	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-221-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-221-016	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	18	0	NA
075-221-019	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	16	0	NA
075-221-020	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-221-023	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-221-024	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-221-027	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	1	5	NA
075-221-028	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-221-029	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-221-030	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-222-001	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.11	1	2	NA
075-122-006	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-122-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-122-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-171-002	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.22	1	5	NA
075-171-006	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.20	9	0	NA
075-171-007	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	12	0	NA
075-171-010	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	11	0	NA
075-171-015	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	6	0	NA
075-171-016	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	5	0	NA
075-172-003	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-172-004	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-172-005	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-172-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.22	0	6	NA
075-173-008	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-173-009	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-173-011	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.08	3	0	NA
075-173-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.08	3	0	NA
075-173-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-173-016	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-173-021	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-173-022	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-173-023	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	0	3	NA
075-173-027	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-173-028	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-173-029	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.11	4	0	NA
075-173-030	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.11	4	0	NA
075-173-031	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA



APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-173-033	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	0	3	NA
075-173-034	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	2	1	NA
075-173-036	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-111-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.50	20	0	NA
075-112-006	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-112-007	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	1	2	NA
075-112-011	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.46	42	0	NA
075-112-017	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.14	3	0	NA
075-112-018	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	3	0	NA
075-161-004	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.56	25	0	NA
075-161-007	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	4	0	NA
075-161-011	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	4	0	NA
075-161-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.15	4	0	NA
075-162-001	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.57	20	0	NA
075-162-007	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.11	2	1	NA
075-162-008	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	10	0	NA
075-162-009	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.21	10	0	NA
075-211-002	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-211-003	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	5	0	NA
075-211-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	4	0	NA
075-211-013	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.11	6	0	NA
075-211-014	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-211-015	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.23	8	0	NA
075-211-016	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.12	6	0	NA
075-172-012	SR-H 20	MRD 28	Mixed Residential Design 28 Units/Acre	0.22	0	6	NA

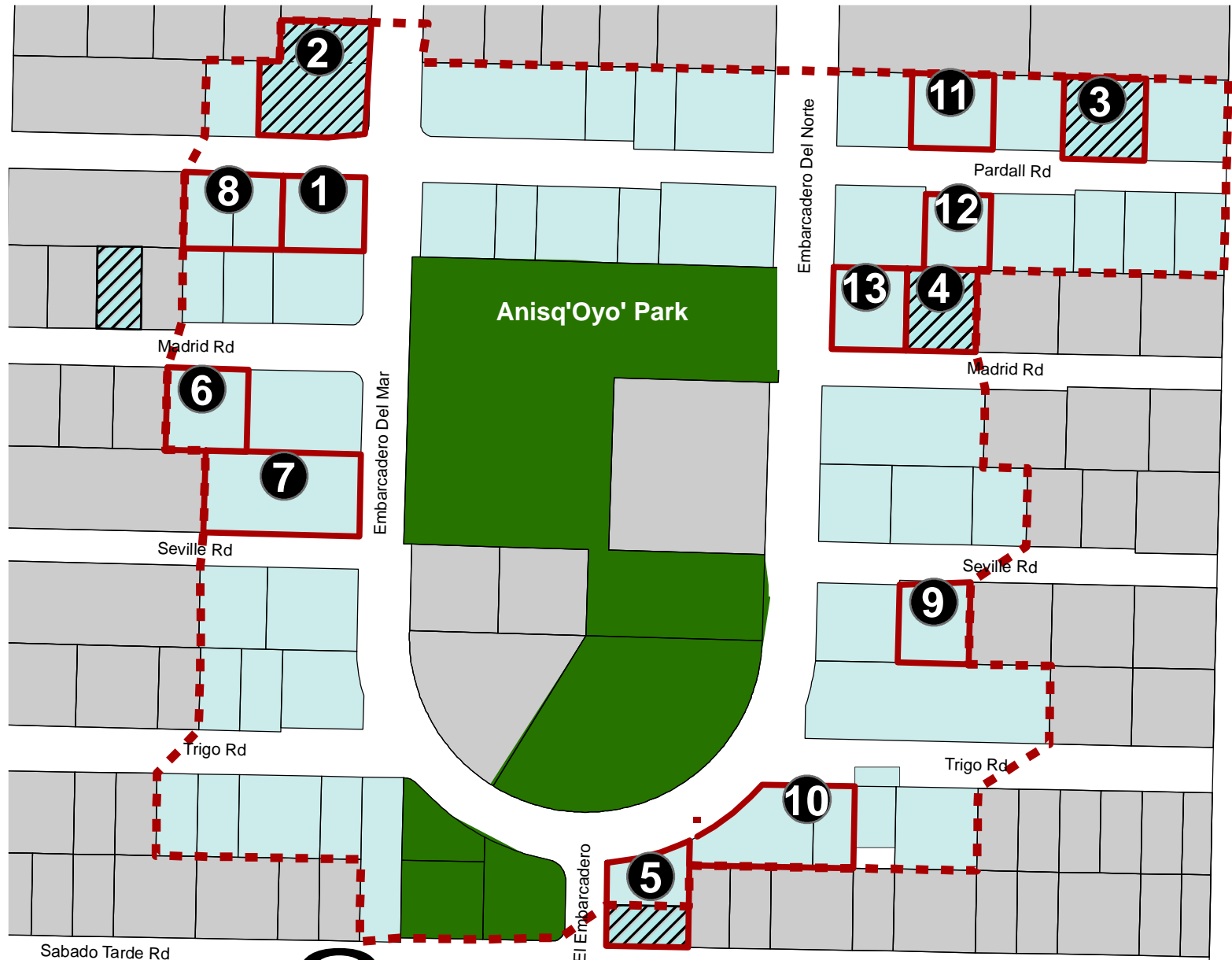
APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
<b>Total</b>	<b>SR-H 20</b>	<b>MRD 28</b>	<b>Mixed Residential Design - 28 Units/Acre</b>	<b>14.52</b>	<b>540</b>	<b>56</b>	
075-111-012	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.14	0	5	NA
075-111-014	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.28	0	11	NA
075-112-009	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.10	4	0	NA
075-112-013	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-112-014	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-112-015	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-112-016	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.21	0	8	NA
075-112-019	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	0	9	NA
075-113-007	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-113-012	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-113-016	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.28	0	11	NA
075-113-019	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.41	0	16	NA
075-121-003	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	10	0	NA
075-121-004	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	0	9	NA
075-121-006	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.19	0	7	NA
075-121-007	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.21	0	8	NA
075-122-003	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.14	4	1	NA
075-122-004	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.14	4	1	NA
075-122-005	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.14	7	0	NA
075-122-009	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.25	0	10	NA
075-122-010	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.21	0	8	NA
075-122-011	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.20	0	7	NA
075-122-014	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.17	0	6	NA

APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-122-015	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.22	8	0	NA
075-161-003	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.44	0	17	NA
075-161-013	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.32	0	12	NA
075-161-014	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	0	9	NA
075-162-002	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.19	0	7	NA
075-162-003	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.25	0	10	NA
075-162-005	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-162-006	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-162-011	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.21	0	8	NA
075-171-009	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.19	0	7	NA
075-171-011	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.43	0	17	NA
075-171-013	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.22	0	8	NA
075-171-014	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.15	0	5	NA
075-172-001	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.22	0	8	NA
075-172-002	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.20	0	7	NA
075-172-015	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.64	0	25	NA
075-173-003	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-173-024	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.14	0	5	NA
075-173-026	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.27	0	10	NA
075-173-032	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	8	1	NA
075-173-035	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-211-004	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.11	7	0	NA
075-211-005	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	0	4	NA
075-211-006	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	0	9	NA
075-211-007	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.12	4	0	NA

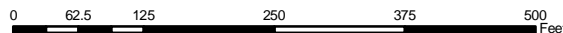
APN	Prior IV Land Use Zoning-Density	New IVMP Zoning (Units Per Acre)	New IVMP Zoning Designation	Acres	Existing Units	Capacity for Additional Units without IVMP Incentives	Constraints
075-211-008	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.23	0	9	NA
075-121-008	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.18	0	7	NA
075-111-006	C-2	CM-40	Community Mixed Use - 40 Units/Acre	0.13	0	5	NA
<b>Total CM-40</b>	<b>C-2</b>	<b>CM-40</b>	<b>Community Mixed Use - 40 Units/Acre</b>	<b>10.46</b>	<b>56</b>	<b>343</b>	
075-114-001	C-2	CM-45	Community Mixed Use - 45 Units/Acre	0.19	0	8	NA
075-114-002	C-2	CM-45	Community Mixed Use - 45 Units/Acre	0.10	0	5	NA
075-114-009	C-2	CM-45	Community Mixed Use - 45 Units/Acre	0.32	0	14	NA
075-114-011	C-2	CM-45	Community Mixed Use - 45 Units/Acre	0.21	0	9	NA
075-114-012	C-2	CM-45	Community Mixed Use - 45 Units/Acre	0.10	0	4	NA
<b>Total CM-45</b>	<b>C-2</b>	<b>CM-45</b>	<b>Community Mixed Use - 45 Units/Acre</b>	<b>0.92</b>	<b>0</b>	<b>40</b>	
075-101-022	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	2.33	0	81	NA
075-020-007	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	0.82	0	28	NA
075-020-035	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	1.32	0	46	NA
075-034-012	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	0.33	0	11	NA
075-041-012	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	1.11	0	38	NA
075-042-001	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	1.09	30	8	NA
075-064-001	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	0.49	10	7	NA
075-032-008	SR-H-20	MRD 35	Mixed Residential Design 35 Units/Acre	0.30	0	10	NA
<b>Total MRD 35</b>	<b>SR-H-20</b>	<b>MRD 35</b>	<b>Mixed Residential Design - 35 Units/Acre</b>	<b>7.78</b>	<b>40</b>	<b>229</b>	
<b>Isla Vista Master Plan Totals: 25-45 Units/Acre</b>				<b>168</b>	<b>4,500</b>	<b>1,417</b>	

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Appendix E1, Figure 2: Isla Vista Downtown  
(Sites 1-13 from Table 2)



2



- Downtown Area
- Sites 1-13
- Vacant Parcels
- Underutilized Parcels
- Uncertain Additional Capacity
- REC

# DRAFT Appendix E1, Table 2

## Analysis of Realistic Development Capacity IVMP Downtown Sites

Site and APN	Prior Zoning	New IVMP Zoning (Units per Acre)	Acres	Existing Coverage Ratio (1)	Existing Units	Realistic Development Capacity with IVMP Incentives	Existing Use
<b>Site 1 (Paradise Ivy)</b>							
075-112-016	C-2	CM-40	0.207	0.23	0	25	Retail
<b>Total</b>			<b>0.207</b>	<b>0.23</b>	<b>0</b>	<b>25</b>	
<b>Site 2</b>							
075-111-006	C-2	CM-40	0.126	0.00	0	15	Vacant
075-111-014	C-2	CM-40	0.278	0.00	0	33	Vacant
<b>Total</b>			<b>0.404</b>	<b>0.00</b>	<b>0</b>	<b>48</b>	
<b>Site 3</b>							
075-121-004	C-2	CM-40	0.23	0.00	0	28	Vacant
<b>Total</b>			<b>0.23</b>	<b>0.00</b>	<b>0</b>	<b>28</b>	
<b>Site 4</b>							
075-122-011	C-2	CM-40	0.196	0.00	0	24	Vacant
<b>Total</b>			<b>0.196</b>	<b>0.00</b>	<b>0</b>	<b>24</b>	
<b>Site 5</b>							
075-173-023	SR-H 20	MRD 28	0.12	0.00	0	14	Vacant
075-173-024	C-2	CM-40	0.14	0.30	0	17	Restaurant
<b>Total</b>			<b>0.258</b>	<b>0.15</b>	<b>0</b>	<b>31</b>	
<b>Site 6</b>							
075-161-014	C-2	CM-40	0.227	0.00	0	27	Parking Lot
<b>Total</b>			<b>0.227</b>	<b>0.00</b>	<b>0</b>	<b>27</b>	
<b>Site 7</b>							
075-161-003	C-2	CM-40	0.436	0.28	0	52	Misc. Businesses
<b>Total</b>			<b>0.436</b>	<b>0.28</b>	<b>0</b>	<b>52</b>	
<b>Site 8</b>							
075-112-014	C-2	CM-40	0.124	0.52	0	15	Restaurant
075-112-015	C-2	CM-40	0.124	0.00	0	15	Parking Lot
<b>Total</b>			<b>0.248</b>	<b>0.26</b>	<b>0</b>	<b>30</b>	
<b>Site 9</b>							
075-172-002	C-2	CM-40	0.199	0.20	0	24	Warehouse
<b>Total</b>			<b>0.199</b>	<b>0.20</b>	<b>0</b>	<b>24</b>	
<b>Site 10</b>							
075-173-026	C-2	CM-40	0.265	0.07	0	32	Auto
075-173-003	C-2	CM-40	0.115	0.01	0	14	Auto
<b>Total</b>			<b>0.38</b>	<b>0.04</b>	<b>0</b>	<b>46</b>	
<b>Site 11</b>							
075-121-007	C-2	CM-40	0.209	0.29	0	25	Retail
<b>Total</b>			<b>0.209</b>	<b>0.29</b>	<b>0</b>	<b>25</b>	
<b>Site 12</b>							
075-122-014	C-2	CM-40	0.167	0.17	0	20	Restaurant
<b>Total</b>			<b>0.167</b>	<b>0.17</b>	<b>0</b>	<b>20</b>	
<b>Site 13</b>							
075-122-010	C-2	CM-40	0.207	0.16	0	25	Auto
<b>Total</b>			<b>0.207</b>	<b>0.16</b>	<b>0</b>	<b>25</b>	
<b>Total</b>			<b>3.37</b>		<b>0</b>	<b>404</b>	

### Notes on Downtown Capacity Analysis

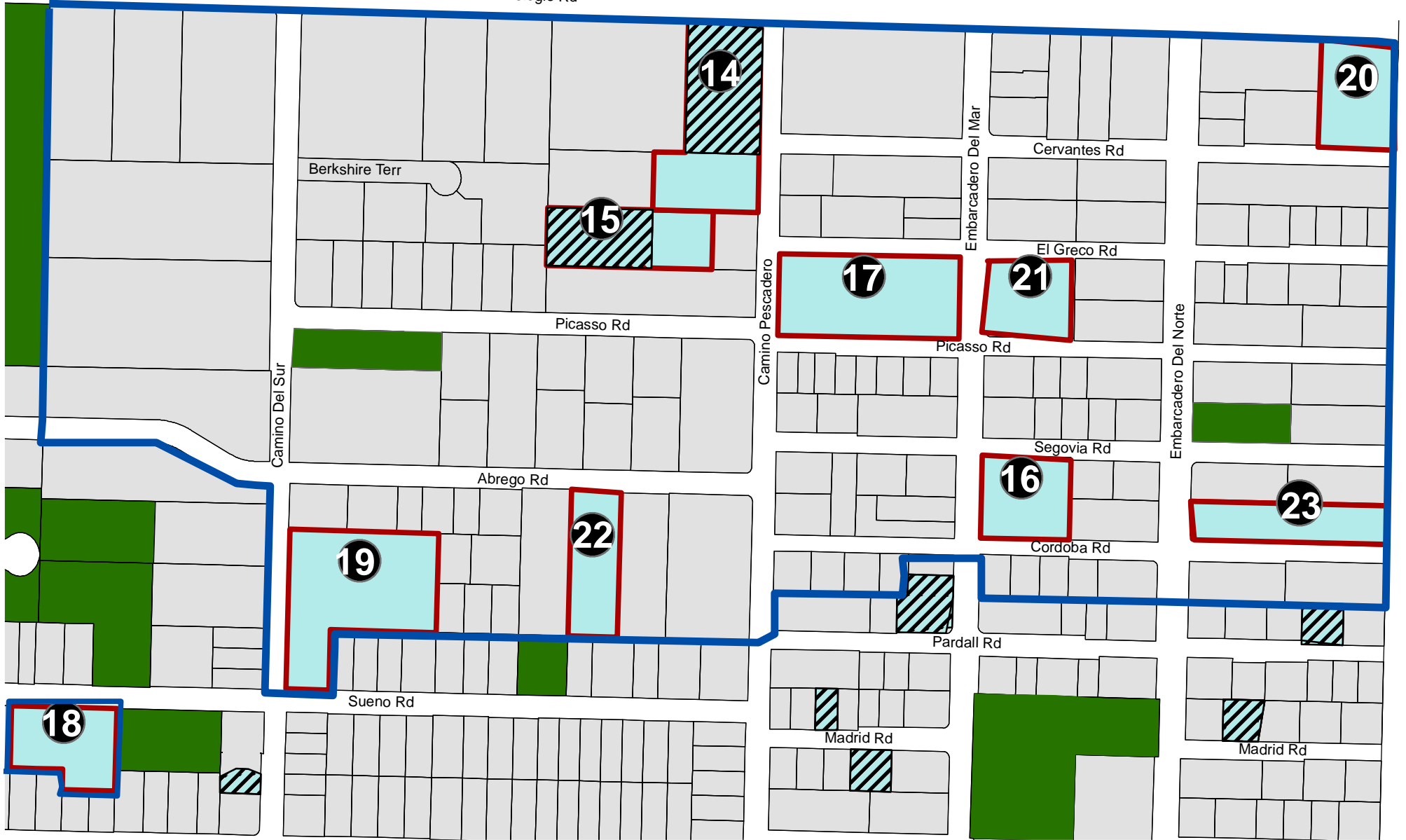
1. Coverage ratios are the existing commercial square footage as a percentage of square footage of the entire lot
2. Lower coverage ratios generally indicate higher incentive to redevelop
3. All consolidated parcels are under common ownership (i.e., Sites 2, 5, 8, and 10)
4. Projects are being considered that consolidate more than two lots with higher coverage ratios than the ones reported here

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### Appendix E1, Figure 3: Isla Vista Mixed-Residential Design

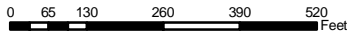
(Sites 14-23 from Table 3)

El Colegio Rd



2

	MRD North Area
	MRD Sites 14-23
	Vacant Parcels
	Uncertain Additional Capacity
	REC



# DRAFT Appendix E1, Table 3

## Analysis of Realistic Development Capacity IVMP Mixed Residential Design Sites

Site and APN	Prior Zoning (Units per Acre)	New IVMP Zoning (Units Per Acre)	Acres	Existing Units	New Additional Capacity	Existing Use
<b>Consolidation: Vacant and Underutilized Parcels</b>						
<b>Site 14</b>						
075-020-005	SR-H 20	MRD 30	0.821	7	17	Hotel/Fraternity
075-020-035	SR-H-20	MRD 35	1.318	0	46	Vacant (IVMP Affordable Housing Site)
<b>Total</b>			<b>2.139</b>	<b>7</b>	<b>63</b>	
<b>Site 15</b>						
075-020-036	SR-H 20	MRD 30	0.471	1	13	Single Family Residence
075-020-007	SR-H-20	MRD 35	0.818	0	28	Vacant (IVMP Affordable Housing Site)
<b>Total</b>			<b>1.289</b>	<b>1</b>	<b>41</b>	
<b>Consolidation: Underutilized Parcels Only</b>						
<b>Site 16</b>						
075-064-001	SR-H-20	MRD 35	0.493	10	7	Apartments
075-064-004	SR-H 20	MRD 30	0.494	2	12	Apartments
<b>Total</b>			<b>0.987</b>	<b>12</b>	<b>19</b>	
<b>Site 17</b>						
075-033-002	SR-H 20	MRD 30	0.716	0	21	Church
075-033-003	SR-H 20	MRD 30	1.276	0	38	Church
<b>Total</b>			<b>1.992</b>		<b>60</b>	
<b>Site 18</b>						
075-092-008	SR-M 18	MRD 25	0.437	2	8	Apartments
075-092-009	SR-M 18	MRD 25	0.584	1	13	Single Family Residence
<b>Total</b>			<b>1.021</b>	<b>3</b>	<b>21</b>	
<b>Underutilized Single Parcels</b>						
<b>Site 19</b>						
075-101-022	SR-H-20	MRD 35	2.33	0	81	Church
<b>Total</b>			<b>2.33</b>	<b>0</b>	<b>81</b>	
<b>Site 20</b>						
075-041-012	SR-H-20	MRD 35	1.105	0	38	Parking Lot
<b>Total</b>			<b>1.105</b>	<b>0</b>	<b>38</b>	
<b>Site 21</b>						
075-036-001	SR-H 20	MRD 30	0.925	0	27	Church
<b>Total</b>			<b>0.925</b>	<b>0</b>	<b>27</b>	
<b>Site 22</b>						
075-052-007	SR-H 20	MRD 30	0.965	2	26	Apartments
<b>Total</b>			<b>0.965</b>	<b>2</b>	<b>26</b>	
<b>Site 23</b>						
075-072-003	SR-H 20	MRD 30	1.025	0	30	Church
<b>Total</b>			<b>1.025</b>	<b>0</b>	<b>30</b>	
<b>Total Isla Vista MRD Area Rezone Capacity</b>			<b>13.78</b>	<b>25</b>	<b>406</b>	