

Appendix B
Development Assumptions by Subarea

Table A I: Development Assumptions for Half Moon Bay Subarea

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
Non-Residential Districts			
C-R	Minimum lot size of 5,000 sq. ft. and minimum width of 50'; minimum 20' front yard, 5' rear and side setbacks; maximum height of 28'; maximum 50 percent site coverage for single-story and 35 percent coverage for multi-story	FAR of 0.6 based on average FAR allowed by zoning; 50 percent residential at 8.71 du/ac (30 percent of R-3 maximum density, ratio based on existing development)	1 job per 800 sq. ft.
C-G	Minimum lot size of 10,000 sq. ft. with minimum width of 100'; minimum 25' front yard, 10' rear and side setbacks; maximum 3 stories	FAR of 0.3 based on existing development; 50 percent residential at 8.71 du/ac (30 percent of R-3 maximum density, ratio based on existing development)	1 job per 600 sq. ft.
C-VS	Minimum lot size of 10,000 sq. ft. with minimum width of 100'; minimum 20' front yard, 10' rear and side setbacks; maximum 2 stories; maximum FAR of 0.5	FAR of 0.3 based on existing development; 10 percent residential at 5.66 du/ac (65 percent of R-1 maximum density, ratio based on existing development)	1 job per 1,000 sq. ft.
C-D	Minimum lot size of 5,000 sq. ft. with minimum width of 50'; setbacks (minimum 5') required only when abutting a residential R-district parcel; maximum 3 stories	FAR of 0.8 based on existing development; 50 percent residential at 8.71 du/ac (30 percent of R-3 maximum density, ratio based on existing development)	1 job per 600 sq. ft.
IND	Maximum height 40'; minimum building site of 10,000 sq. ft.; minimum 0' front yard, 5' side yard (20' when bordering R district), 0' rear yard (20' when bordering R district) setbacks	FAR of 0.2 based on existing development, multiplied by .75 to account for infrastructure and easements.	1 job per 1,200 sq. ft.
P-S	Maximum 4 stories (maximum height 50'); minimum lot size of 5,000 sq. ft.; minimum 20' front yard, 0' side yard (5' when bordering R district), 0' side yard (5' when bordering R district) setbacks	FAR of 0.2 based on existing development	1 job per 1,000 sq. ft.
Residential Districts			
R-1	Maximum 8.71 du/ac	6.53 du/ac (75 percent of maximum density, ratio based on existing development)	NA
R-1-B-1	Maximum 7.26 du/ac	6.53 du/ac (90 percent of maximum density, ratio based on existing development)	NA
R-1-B-2	Maximum 5.81 du/ac	5.52 du/ac (95 percent of maximum density, ratio based on existing development)	NA

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
		density, ratio based on existing development)	
R-1-B-3	Maximum 4.36 du/ac	1.74 du/ac (40 percent of maximum density, ratio based on existing development)	NA
R-2	Maximum 16.13 du/ac	8.07 du/ac (50 percent of maximum density, ratio based on existing development)	NA
R-3	Maximum 29.04 du/ac	23.23 du/ac (80 percent of maximum density, ratio based on existing development)	NA
MHP	Maximum 21.78 du/ac; site area minimum of 5 acres, maximum of 20 acres.	No potential development sites designated MHP	NA
Agriculture and Resource Management Districts			
A-1	Maximum height of 2.5 stories not exceeding 35'; minimum building site of 0.5 acres and average width of 100' for single-family dwellings (two dwellings allowed on minimum 5 acres and 1 additional dwelling for every 3 additional acres); maximum 4 dwellings per parcel; minimum 50' front yard, 20' side yard, 25' rear yard setbacks; minimum 25' distance between dwellings on the same parcel	0.02 du/ac based on existing development	1 job per 2 acres
OS-A	No new or additional dwellings; maximum structure height of 16'; setbacks required by use and proximity to sensitive features	FAR of 0; 0 du/ac	NA
OS-P	No new or additional dwellings; maximum structure height of 16'; setbacks required by use and proximity to sensitive features	FAR of 0; 0 du/ac	NA
OS-C	No new or additional dwellings; maximum structure height of 16'; setbacks required by use and proximity to sensitive features	FAR of 0; 0 du/ac	NA
OS-R	Maximum 0.02 du/ac with use permit; minimum new subdivision lot area of 50 acres; minimum lot area of 50 acres per dwelling; minimum 25' front, side, rear setbacks (50' from residential district); maximum height of 2 stories (28').	FAR of 0; 0.01 du/ac (50 percent of maximum density, ratio based on existing development)	NA

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
U-R	Dwelling units allowed for single-family or employee housing by use permit; minimum new subdivision lot area of 50 acres; minimum lot area of 15 acres per dwelling; minimum 25' front, side, rear setbacks (50' from residential district); maximum height of 2 stories (28').	FAR of 0; 0 du/ac	1 job per 2 acres
PAD		FAR of 0; 0 du/ac	1 job per 10 acres
Planned Development Districts (PUDs)			
Miramar Beach	LCP allows for maximum 15 dwelling units	FAR of 0; 0 du/ac (PUD is built out)	NA
Guerrero Avenue	LCP allows for maximum 46 dwelling units	FAR of 0; 0 du/ac (PUD is mostly built out, remaining vacant area may face constraints and lack of access)	NA
Surf Beach/Dunes Beach	LCP allows for maximum 150 dwelling units; at least 20 acres for commercial recreation or visitor serving uses	92 du (92 vacant lots remaining north of Young Ave.); 8,713 sq. ft. for C-VS development (75 percent of 8.89-acre site south of Young Ave. using typical 0.3 FAR)	See C-VS
Venice Beach	LCP allows for maximum 75 dwelling units	71 du (maximum minus 4 existing single-family dwellings)	NA
Nurserymen's Exchange	LCP allows for maximum 80 dwelling units at 1 du/7,500 sq. ft.	FAR of 0; 0 du/ac (PUD is built out)0	NA
Dykstra Ranch (Pacific Ridge)	LCP allows for maximum 228 dwelling units	FAR of 0; 0 du/ac (63 planned units included as part of expected development)	NA
Carter Hill	LCP allows for maximum 50 dwelling units	25 du (assuming environmental constraints)	NA
Pilarcitos West Urban Reserve	LCP limits future development to agriculture and agriculture-related uses	FAR of 0; 0 du/ac	NA
Matteucci	LCP allows for maximum 42 dwelling units	2 du (PUD is mostly built out)	NA
Podesta	LCP allows for maximum 125 dwelling units on 40 percent of the site area; industrial development on 60 percent of site area; 25 percent of project area must be open space	125 du (maximum allowed by LCP); 102,688 sq. ft. for IND development on 60 percent of the site (minus 60 percent of the 25-percent open space requirement) with 0.2 FAR and 75 percent flex factor to account for infrastructure and easements	See IND
Andreotti (Cypress)	LCP allows for maximum 130 dwelling units on 40 percent of the site area;	FAR of 0.3 for potential commercial development on parcels fronting SR	NA

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
Cove)	commercial development on 60 percent of site area; 25 percent of project area must be open space	92	
West of Railroad	LCP allows for maximum 65 dwelling units	FAR of 0; 0 du/ac (LCP-preferred alternative is public acquisition)	NA
Amesport Landing	NA	FAR of 0; 0 du/ac (PUD is built out)	NA
Cassinelli & South Main Street	LCP allows for maximum 35 dwelling units or light industrial or commercial development	FAR of 0; 0 du/ac (PUD is built out)	NA
North Wavecrest	LCP allows for maximum 1,000 dwelling units; 15 acres may be reserved for community recreation; at least 30% of the site reserved for open space; at least 10 acres reserved for RV park	153 single-family du; 38 multi-family du; 460,920 sq. ft. for low-density visitor-serving commercial development at 0.15 FAR (19 percent of original Wavecrest PUD remains vacant and privately owned, the same proportion of original 1,000 units allowed is 191 units, 38 must be affordable and are assumed to be multi-family; 88 acres remain for commercial development, multiplied by 80 percent for infrastructure and easements	See C-VS
LC Smith	LCP allows for development at density of surrounding land uses (14.8-18.3 du/ac, 2-3 stories); 5,000 sq. ft. reserved for public facility; 20 percent reserved as open space	FAR of 0; 0 du/ac (8 potential du and 37,480 sq. ft. of non-residential space included as part of expected development)	NA
Carnoustie	NA	FAR of 0; 0 du/ac (32 planned units included as part of existing and expected development)	NA
Ocean Colony	NA	FAR of 0; 0 du/ac (PUD is built out)	NA
South Wavecrest	NA	FAR of 0; 0 du/ac (PUD is built out)	NA

Note:

Projections for residential development are consistent with the Measure D Growth Allocation program (residential growth corresponds to no more than 1.5 % population growth annually).

For PUD areas, actual density and intensities are defined at the time of development, and may be affected by complex factors such as environmental constraints and the presence of sensitive features. Therefore, actual densities and intensities may be higher or lower than those assumed here.

Table A 2: Development Assumptions for Princeton Subarea

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
Non-Residential Districts			
CCR	Maximum 50% lot coverage; a combined 15' setback required; maximum building height of 36'.	FAR of 0.5 based on existing development 0.5 du/ac.	1 job per 1,000 sq. ft. building area 75% service, 25% retail jobs
M-1	Maximum building height of 75'; side and rear yards (3' and 6' respectively) required when abutting an "R" District.	FAR of 0.4 based on existing development	1 job per 1,200 sq. ft. building area. 50% mfg, 25% wholesale, 25% service jobs
M-1/AO	Same as above	FAR of 0.2 (because of AO restrictions on persons per acre).	Same as above
W	Maximum 60% lot coverage; maximum building height of 36'. Caretaker units allowed as accessory use on up to 25% of developed parcels	FAR of 0.7 based on existing development	1 job per 1,200 sq. ft. building area. 50% mfg, 25% wholesale, 25% service jobs
W/AO		FAR of 0.2 (because of AO restrictions on persons per acre)	Same as above
Residential Districts			
R-1/S-17	1 du/5,000 sf	1 du/parcel	NA
R-1/S-17/AO	Same as above	Same as above	NA
R-1/S-13	1 du/5 acres	1 du/parcel	NA
H-1	5' side yard and 20' rear yard required.	Build-out of Pillar Ridge Manufactured Home Community	NA
Agriculture and Resource Management Districts			
PAD		FAR of 0; 0 du/ac	1 job per 10 acres
RM-CZ	Maximum height of 3 stories or 36'. Minimum 50' front yard, 20' side and rear setbacks.	FAR of 0; 0 du/ac	0
RM-CZ/AO	Same as above	FAR of 0; 0 du/ac	0

Table A 3: Development Assumptions for Midcoast Subarea

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
Non-Residential Districts			
C-1/S-3	2 stories, 20' front and rear yards, 5' side yards 50% lot coverage and 3 stories for buildings that include residential, with 20' front and rear yard, 5' side yards	0.54 FAR, based on average of existing development in the zone. 8.7 du/ac	1 job per 600 sf building area 50% service, 50% retail jobs
CCR	3 stories, 50% lot coverage, 15' side yards (combined),	0.68 FAR, based on average of existing development in the zone. 8.7 du/ac	1 job per 1,000 sf building area 75% service, 25% retail jobs
EG	1 story, 10% lot coverage, 50' front, 20' side, 20' rear setbacks	0.10 FAR	1 job per 1,000 sf building area 75% service, 25% retail jobs
PUD-120	Determined individually	0.54 FAR, 8.7 du/ac, based on adjacent C-1/S-3	1 job per 600 sf building area 50% service, 50% retail jobs
PUD-121	Determined individually	0.54 FAR, 8.7 du/ac, based on adjacent C-1/S-3	1 job per 600 sf building area 50% service, 50% retail jobs
PUD-124	Determined individually	17.4 du/ac, based on LCP policy for affordable housing sites	1 job per 600 sf building area 50% service, 50% retail jobs
Residential Districts			
R-3/S-3	1 du/1,250 sf	1 du/1,250 sf (34.8 du/ac)	NA
R-3-A/S-5	1 du/2,500 sf	1 du/2,500 sf (17.4 du/ac)	NA
R-1/S-17	1 du/5,000 sf. Second unit allowed on standard lots	1 unit per lot for lots smaller than 0.5 ac 1 du/5,000 sf (8.7 du/ac) for larger lots Second unit assumed on standard lots Contiguously owned substandard lots assumed to be merged	NA
R-1/S-94	1 du/10,000 sf Second unit allowed on standard lots	1 unit per lot for lots smaller than 0.5 ac 1 du/10,000 sf (4.4 du/ac) for	NA

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
		larger lots Second unit assumed on standard lots Contiguously owned substandard lots assumed to be merged	
R-1/S-105	1 du/20,000 sf Second unit allowed on standard lots	1 unit per lot for lots smaller than 0.5 ac 1 du/20,000 sf (2.2 du/ac) for larger lots Second unit assumed on standard lots Contiguously owned substandard lots assumed to be merged	NA
Agriculture and Resource Management Districts			
PAD	1 du/160 ac for prime ag 1 du/160 ac for landslide susc. 1 du/160 ac for slope 50% + 1 du/160 ac for remote lands 1 du/80 ac for slope 30-50% 1 du/80 ac for rift zone or active fault 1 du/60 ac for flood hazard areas 1 du/60 ac for slope 15-30% 1 du/60 ac for ag preserves or exclusive ag districts	1 du/110 ac	1 job per 10 acres
RM-CZ	Same as above	Same as above	NA

Note: The Midcoast LCP uses a parcel-based analysis for single-family development, and assumes merging of contiguously owned substandard lots. This approach requires property ownership data which was not available in time for this analysis. This approach would likely result in slightly lower development projections.

Table A 4: Development Assumptions for Rural Lands Subarea

Zoning District	Permitted Density or Intensity	Projected Density or Intensity	Job Intensity and Job Mix
Residential Districts			
R-1/S-17	1 du/5,000 sf	1 du/5,000 sf	NA
R-E/S-11	1 du per 1 to 5 acres depending on slope	1 du/3 ac	NA
Agriculture and Resource Management Districts			
PAD	1 du/160 ac for prime ag 1 du/160 ac for landslide susc. 1 du/160 ac for slope 50% + 1 du/160 ac for remote lands 1 du/80 ac for slope 30-50% 1 du/80 ac for rift zone or active fault 1 du/60 ac for flood hazard areas 1 du/60 ac for slope 15-30% 1 du/60 ac for ag preserves or exclusive ag districts	1 du/110 ac	1 job per 150 acres 100% agricultural and natural resource jobs
RM	Same as above	Same as above	NA
RM-CZ	Same as above	Same as above	NA