

SC Building Shows Shift In Emphasis

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Building in Santa Cruz County during the first quarter of 1980 has shifted its emphasis, with more permits being issued for major projects and fewer for single family dwellings.

And, although permits in unincorporated areas have been issued at a rate not too different from a year ago, building in some incorporated areas — with the exception of the City of Capitola — has decreased substantially.

Within Santa Cruz County, according to an unofficial tally by The Sentinel, the first quarter has seen about \$25.5 million permit valuation, drawn from about 370 housing units.

Considering the double digit inflationary factor, the first three months of 1980 — with its total valuation of \$26,617,551 — is about 10 percent behind in real money from 1979's \$25,588,739 for the months of January, February and March.

This year's total housing unit permits are for 373 units compared to 1979's 369 units. Of the 1980 permits, 192 were single family homes compared to last year's 322. Plus, this year's totals at county included 60 "single family dwelling" permits that were listed singly, but were the permits for two major projects.

The first quarter of 1979 made up 19 percent of its year total of \$134,004,151 valuation and 23 percent of its 1,573 housing permits.

It was the first year of government growth management in the unincorporated areas, those lands outside the city boundaries of Santa Cruz, Watsonville, Capitola and Scotts Valley.

Owing to the combination of growth control and the high money market, permits fell off in 1979 by 756 units, down from 1978's total of 2,329 housing units.

This year, the city of Santa Cruz is fully into its growth management program and is restricting total units to 295 dwellings. So far this year it has issued permits for 31 units and is involved in a conflict with UCSC as the university is planning to build 50 apartment units, a development the city feels will throw its growth controls out of kilter.

The 50 apartment units were not compiled in The Sentinel's statistics for the first quarter.

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The first quarter figures for 1980 with last year's first quarter in parentheses are:

Total county of Santa Cruz — total valuation, \$25.6 million (\$25.6 million); total housing units, 373 at \$18.6 million (369 at \$18.4 million); singles, 192 at \$12.1 million (322 at \$17 million); multiples, 181 at \$6.5 million (47 at \$1.4 million); commercial permit valuation, \$3.4 million (\$3.8 million).

Unincorporated area, under county government — total valuation \$18 million (\$18.4 million); total housing units, 309 at \$15.1 million (298 at \$15.1 million); singles, 158 at \$9.4 million (276 at \$14.4 million); multiples, 151 at \$5.7 million (22 at \$711,730); commercial permit valuation, \$278,900 (\$1.2 million).

Santa Cruz City total valuation, \$4.1 million (\$4.3 million); total housing units, 31 at \$2.5 million (47 at \$2.2 million); singles, 28 at \$2.3 million (30 at \$1.7 million); multiples, 3 at \$133,416 (17 at \$485,000), commercial permit valuation, \$1.1 million (\$1.6 million).

Watsonville — total valuation, \$1.7 million (\$1.6 million); total housing units, 6 at \$209,000 (13 at \$502,000); singles, 2 at \$85,000 (9 at \$408,000); multiples, 4 at \$124,000 (4 at \$94,000); commercial permit valuation, \$1.3 million (\$592,411).

Capitola — total valuation, \$929,807 (\$649,643); total housing units, 26 at \$727,567 (1 at \$38,245); singles, 3 at \$233,949 (1 at \$38,245); multiples, 23 at \$593,618 (none); commercial permit valuation, \$55,000 (\$406,361).

Scotts Valley — total valuation, \$934,193 (\$637,165); total housing units, 1 at \$125,665 (6 at \$421,566). All housing for both years was in singles. Commercial permit valuation was \$731,780 (\$3,000).

The breakdown of permits for general area in the unincorporated portion of the county shows: six singles in Live Oak (34 multiples); Soquel 44 singles (40 multiples); Aptos, 22 (38); La Selva Beach, 1 (21); summit area, 6; Corralitos, 2; Bonny Doon, 8; Watsonville (36); Scotts Valley, 5.

Seaside, no singles (12 multiples); adjacent to Santa Cruz, 1 (6); Happy Valley, 2; Branciforte area, 1; Felton, 6; Ben Lomond, 3; Boulder Creek, 7; Mount Hermon, 2, and Zayante, 1. Five permits could not be identified by area.