

Zoning

Vacant Industrially Zoned SC Acreage Noted

There are only 90 vacant industrially zoned acres in the city of Santa Cruz, according to an initial report released by the county to the city Planning Commission last week.

The report draft was prepared by Isabel Simon of the planning department of the county Community Resources Agency.

The research was ordered by county supervisors after long

efforts by the Santa Cruz Area Chamber of Commerce to get precise information on what industrial land is available should some industry wish to locate here.

Actually, a total of 105 acres of vacant industrial land exists in the city, but 15 have been omitted from the list because they are located in parcels under one acre in size.

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Of the total remaining 90 acres, the availability of 35 percent of the land is not known at this time, 38 percent is not on the market for sale or lease, and only 27 percent is currently for sale or lease.

The breakdown: 32 acres — no information; 34 acres — not for sale or lease; 17 acres — for lease; 7 acres — for sale.

Researchers of the CoC community economics group have long contended the city urgently needs more land to be zoned industrial, pointing out that such vacant land that is now owned by industries for expansion purposes is not available and is therefore of no help in attracting other industries here.

The initial Simon report notes that the data presented cover vacant and existing land uses within zoned areas for industry and heavy commercial use.

"It is recognized that data on vacancy of land alone is not sufficient to serve all purposes of industrial development planning and policy making," Simon writes. "The suitability of vacant lands is dependent upon environmental constraints, market availability, as well as land use requirements of industrial establishments."

There are approximately 1,120 industrially zoned acres in the county, of which nearly 25 percent or about 280 acres are currently vacant. About 55

percent of the acreage is occupied with industrial activity, while the remaining 20 percent is in nonconforming usage, i.e., residential, commercial.

About 600 acres, consisting of 169 parcels, have been industrially developed. Of these 169 parcels, about 100 are two acres or less in size.

In Santa Cruz there are 313 acres zoned for industrial use and 35 acres for heavy commercial use. In the West Side Industrial Park are 185 industrially zoned acres, 45 percent of which are vacant (including underutilized parcels over two acres). But nearly half the vacant acres are being held by established industries for future expansion.

In Watsonville there are 455 industrially zoned acres, of which 143 are vacant and 257 used for industrial. Other uses of this acreage include commercial, 20 acres, residential, 31 acres.

Here there are also 76 acres zoned for heavy commercial and 41 are used for industrial, 10 are vacant, 19 are com-

mercial.

Live Oak has 77 industrial acres, with the property known as Granite Rock excluded because of the Live Oak General Plan residential development proposal for this property.

Of the 77 acres, 40 are used for industrial, 15 for commercial, 7 for residential, 7 for other purposes and 8 are vacant.

In Live Oak there are 208 acres zoned heavy commercial. Of these, 20 are used for industrial, 87 for commercial, 68 for residential, 9 for other purposes, 2 for agriculture, and 22 are vacant.

For Scotts Valley there are listed 125 industrial acres, of which 87 are used industrially, 3 for commercial, 4 for residential, and 30 are vacant.

Here also are 18 acres zoned heavy commercial, of which 7 are used industrially, 3 for commercial, 4 for residential and three are vacant.

Davenport has 148 industrial acres, of which 114 are used industrially, 28 for agriculture, with 6 vacant.

SSI Recipients

Social Security Changes Process

Citizens receiving Supplemental Security Income through the Social Security Administration will experience a different kind of redetermination program starting this year.

The local Social Security of-

personnel have completed the personal interviews by using group interviews at the Social Security Office," Joseph Lane, district manager, said.

"We have received numerous complaints about our use of this