

**Table 4-1: Plan Area Land Use Summary**

| Land Use Designation             |   | Applied Zoning Districts | Acres                              | % of Total Acres                 | Units                            | % of Total Units                 |
|----------------------------------|---|--------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <b>Residential Neighborhoods</b> |   |                          |                                    |                                  |                                  |                                  |
| LDR                              | Low Density Residential                                 | RS/DS                    | 648.57                             | 31.3%                            | 3,285                            | 36.2%                            |
| LDR                              | LDR – Age Restricted                                    | RS/DS                    | 97.52                              | 4.7%                             | 493                              | 5.7%                             |
| MDR                              | Medium Density Residential                              | RS/DS                    | <del>309.05</del><br><u>313.62</u> | <del>14.9%</del><br><u>15.1%</u> | <del>2,292</del><br><u>2,327</u> | <del>27.9%</del><br><u>26.8%</u> |
| HDR                              | High Density Residential                                | R3                       | 92.08                              | 4.4%                             | <del>2,320</del><br><u>2,325</u> | <del>26.6%</del><br><u>26.8%</u> |
| <b>Sub-totals</b>                |   |                          | <u>1,147.22</u><br><u>1,151.79</u> | <u>55.4%</u><br><u>55.6%</u>     | <u>8,390</u><br><u>8,430</u>     | <u>96.7%</u><br><u>97.1%</u>     |
| <b>Commercial and Employment</b> |   |                          |                                    |                                  |                                  |                                  |
| CC                               | Community Commercial (Commercial Mixed Use)             | CMU/SA                   | <del>35.33</del><br><u>29.68</u>   | <del>1.7%</del><br><u>1.3%</u>   | <del>289</del><br><u>249</u>     | <del>3.3%</del><br><u>2.9%</u>   |
| CC/BP                            | Community Commercial/ Business Professional (Mixed Use) | CC/SA                    | 25.41                              | 1.2%                             | --                               | --                               |
| CC                               | Community Commercial                                    | CC & GC                  | 177.89                             | 8.6%                             | --                               | --                               |
| <b>Sub-totals</b>                |   |                          | <u>238.63</u><br><u>232.98</u>     | <u>11.5%</u><br><u>11.1%</u>     | <u>289</u><br><u>249</u>         | <u>3.3%</u><br><u>2.9%</u>       |
| <b>Open Space/Public</b>         |   |                          |                                    |                                  |                                  |                                  |
| P/QP                             | Public/Quasi-Public                                     | P/QP                     | 64.73                              | 3.1%                             | --                               | --                               |
| PR                               | Parks & Recreation                                      | PR                       | 106.2                              | 5.1%                             | --                               | --                               |
| OS                               | Open Space  | OS                       | 303.29                             | 14.6%                            | --                               | --                               |
| OS                               | Paseo (60'-wide)  | OS                       | 13.29                              | 0.6%                             | --                               | --                               |
| UR                               | Urban Reserve   | UR                       | 38.72                              | 1.9%                             | --                               | --                               |
| <b>Sub-totals</b>                |   |                          | <b>526.23</b>                      | <b>25.4%</b>                     | --                               | --                               |
| Right of Way/ Landscape Corridor |   |                          | <del>160.08</del><br><u>161.16</u> | 7.7%                             | --                               | --                               |
| <b>TOTAL</b>                     |   |                          | <b>2072.16 ac</b>                  | <b>100%</b>                      | <b>8,679 du</b>                  | <b>100%</b>                      |

**Note:** See Table 7-4 for net Paseo total acres

Last Updated May 2020

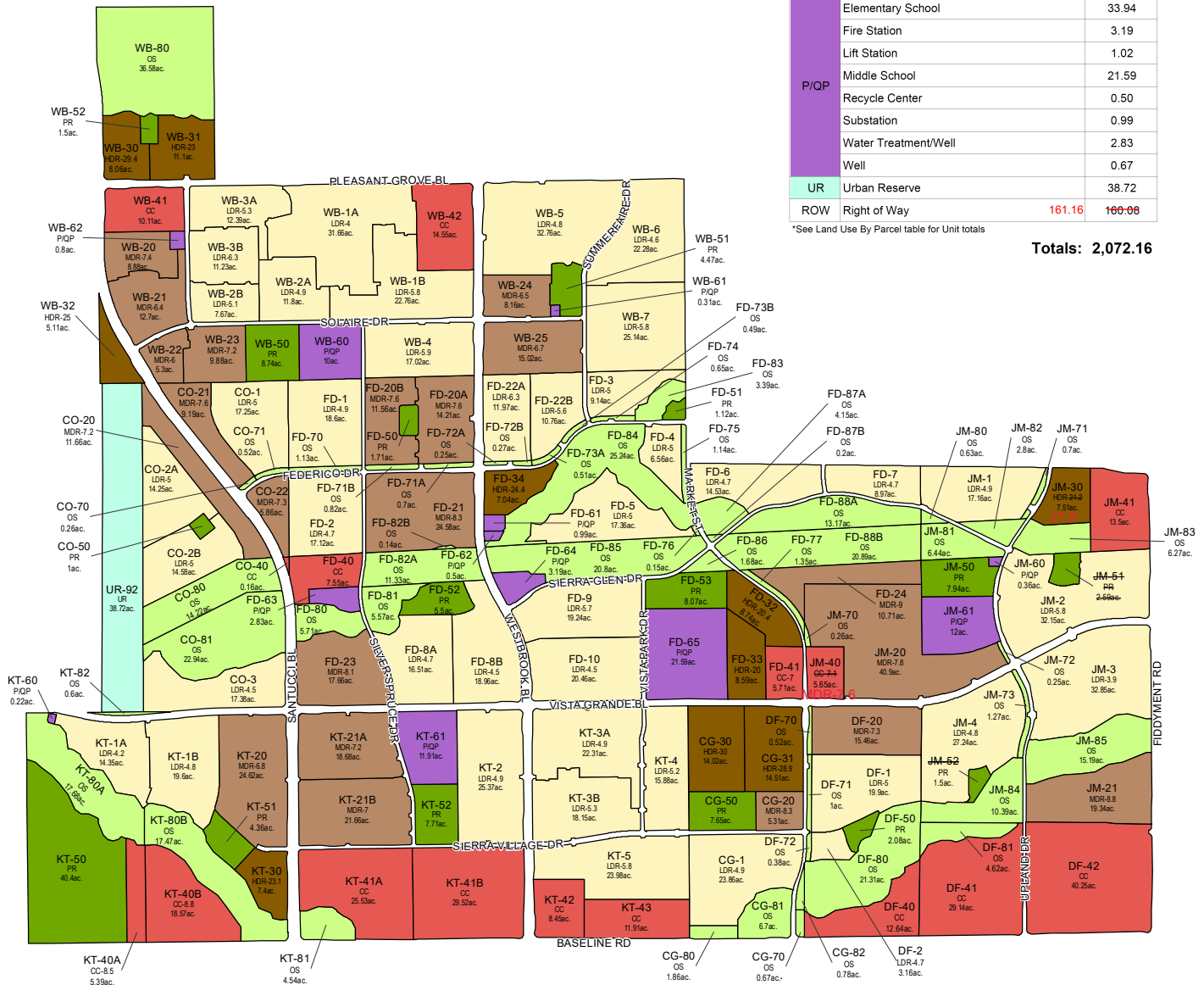
# SIERRA VISTA LAND USE PLAN

## Figure 4-1

| Land Use Designation |                                      | Acres  |
|----------------------|--------------------------------------|--------|
| LDR                  | Residential                          | 646.39 |
|                      | Residential - Age Restricted         | 97.52  |
| MDR                  | Residential                          | 313.62 |
|                      | <del>311.29</del>                    |        |
| HDR                  | Residential                          | 92.08  |
|                      | Business Professional and Commercial | 25.41  |
| CC                   | Commercial                           | 177.89 |
|                      | Commercial Mixed Use                 | 29.68  |
|                      | <del>35.99</del>                     |        |
| OS                   | Open Space                           | 303.29 |
|                      | Open Space/Paseo                     | 13.29  |
| PR                   | Park                                 | 106.20 |
|                      | Elementary School                    | 33.94  |
|                      | Fire Station                         | 3.19   |
|                      | Lift Station                         | 1.02   |
|                      | Middle School                        | 21.59  |
|                      | Recycle Center                       | 0.50   |
|                      | Substation                           | 0.99   |
|                      | Water Treatment/Well                 | 2.83   |
|                      | Well                                 | 0.67   |
| UR                   | Urban Reserve                        | 38.72  |
| ROW                  | Right of Way                         | 161.16 |
|                      | <del>160.08</del>                    |        |

\*See Land Use By Parcel table for Unit totals

**Totals: 2,072.16**



Last Updated: December 17, 2019

**Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)**

| PARCEL                                      | GENERAL PLAN LAND USE<br>(Specific Plan Land Use)      | ZONING          | ACRES                              | ALLOCATED<br>UNITS | DENSITY              |
|---|--|-----------------|------------------------------------|--------------------|----------------------|
| JM-1  | MDR (Residential)                                      | RS/DS           | 17.16                              | 135                | 7.9                  |
| JM-2  | LDR (Residential)                                      | RS/DS           | 32.15                              | 187                | 5.8                  |
| JM-3  | LDR (Residential)                                      | RS/DS           | 32.49                              | 127                | 3.9                  |
| JM-4  | LDR (Residential)                                      | RS/DS           | 27.24                              | 132                | 5.1                  |
| JM-20                                       | MDR (Residential)                                      | RS/DS           | 40.90                              | 322                | 7.8                  |
| JM-21                                       | LDR (Residential)                                      | RS/DS           | 19.34                              | 95                 | 4.9                  |
| JM-30                                       | HDR (Residential)                                      | R3              | 7.51                               | <del>159</del> 164 | <del>21.22</del> 1.8 |
| JM-40                                       | <del>CC (Commercial Mixed Use)</del> MDR (Residential) | CMU/SA<br>RS/DS | <del>5.65</del> 4.57               | 4035               | <del>7.17</del> 6    |
| JM-41                                       | CC (Commercial/Business Professional)                  | CC/SA           | 13.50                              |                    |                      |
| JM-50                                       | PR (Park)  | PR              | 7.94                               |                    |                      |
| JM-51                                       | PR (Park)  | PR              | 2.59                               |                    |                      |
| JM-52                                       | PR (Park)  | PR              | 1.50                               |                    |                      |
| JM-60                                       | Public/Quasi-Public (Well)                             | P/QP            | 0.36                               |                    |                      |
| JM-61                                       | Public/Quasi-Public (Elementary School)                | P/QP            | 12.00                              |                    |                      |
| JM-70                                       | OS (Open Space/Paseo)                                  | OS              | 0.26                               |                    |                      |
| JM-71                                       | OS (Open Space/Paseo)                                  | OS              | 0.7                                |                    |                      |
| JM-72                                       | OS (Open Space/Paseo)                                  | OS              | 0.25                               |                    |                      |
| JM-73                                       | OS (Open Space/Paseo)                                  | OS              | 1.27                               |                    |                      |
| JM-80                                       | OS (Open Space)  | OS              | 0.63                               |                    |                      |
| JM-81                                       | OS (Open Space)  | OS              | 6.44                               |                    |                      |
| JM-82                                       | OS (Open Space)  | OS              | 2.80                               |                    |                      |
| JM-83                                       | OS (Open Space)  | OS              | 6.27                               |                    |                      |
| JM-84                                       | OS (Open Space)  | OS              | 10.40                              |                    |                      |
| JM-85                                       | OS (Open Space)  | OS              | 15.19                              |                    |                      |
| <b>Sub-totals (Mourier Investments LLC)</b> |  |                 | <del>264.54</del><br><b>263.46</b> | <b>1,197</b>       |                      |

|                                    |  |        |               |              |      |
|------------------------------------|--|--------|---------------|--------------|------|
| KT-1A                              | LDR (Residential)                        | RS/DS  | 14.35         | 60           | 4.2  |
| KT-1B                              | LDR (Residential)                        | RS/DS  | 19.60         | 95           | 4.8  |
| KT-2                               | LDR (Residential)                        | RS/DS  | 25.37         | 125          | 4.9  |
| KT-3A                              | LDR (Residential)                        | RS/DS  | 22.30         | 110          | 5.0  |
| KT-3B                              | LDR (Residential)                        | RS/DS  | 18.15         | 97           | 5.2  |
| KT-4                               | LDR (Residential)                        | RS/DS  | 15.89         | 82           | 5.2  |
| KT-5                               | LDR (Residential)                        | RS/DS  | 23.93         | 140          | 5.8  |
| KT-20                              | MDR (Residential)                        | RS/DS  | 24.62         | 167          | 6.8  |
| KT-21A                             | MDR (Residential)                        | RS/DS  | 18.68         | 135          | 7.2  |
| KT-21B                             | MDR (Residential)                        | RS/DS  | 21.66         | 152          | 7.0  |
| KT-30                              | HDR (Residential)                        | R3     | 7.40          | 171          | 23.1 |
| KT-40A                             | CC (Commercial Mixed Use)                | CMU/SA | 5.39          | 46           | 20.0 |
| KT-40B                             | CC (Commercial Mixed Use)                | CMU/SA | 1858          | 163          | 20.0 |
| KT-41A                             | CC (Commercial)                          | GC     | 25.52         |              |      |
| KT-41B                             | CC (Commercial)                          | GC     | 29.52         |              |      |
| KT-42                              | CC (Commercial)                          | GC     | 8.45          |              |      |
| KT-43                              | Commercial/Business Professional         | CC/SA  | 11.91         |              |      |
| KT-50                              | PR (Park)                                | PR     | 40.40         |              |      |
| KT-51                              | PR (Park)                                | PR     | 4.36          |              |      |
| KT-52                              | PR (Park)                                | PR     | 7.61          |              |      |
| KT-60                              | Public/Quasi-Public (Sewer Lift Station) | P/QP   | 0.22          |              |      |
| KT-61                              | Public/Quasi-Public (Elementary School)  | P/QP   | 11.94         |              |      |
| KT-80A                             | OS (Open Space)                          | OS     | 17.68         |              |      |
| KT-80B                             | OS (Open Space)                          | OS     | 17.47         |              |      |
| KT-81                              | OS (Open Space)                          | OS     | 4.54          |              |      |
| KT-82                              | OS (Open Space)                          | OS     | 0.61          |              |      |
| <b>Sub-totals (KT Development)</b> |  |        | <b>416.13</b> | <b>1,543</b> |      |

**Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)**

| PARCEL                            | GENERAL PLAN LAND USE<br>(Specific Plan Land Use) | ZONING | ACRES                    | ALLOCATED<br>UNITS | DENSITY |
|-----------------------------------|---|--------|--------------------------|--------------------|---------|
| UR-92                             | Urban Reserve                                     | UR     | 38.72                    |                    |         |
| <b>Sub-totals (Urban Reserve)</b> |   |        | <b>40.31</b>             | <b>0</b>           |         |
| WB-1A                             | LDR (Residential – Age-Restricted)                | RS/DS  | 31.66                    | 126                | 4.0     |
| WB-1B                             | LDR (Residential – Age-Restricted)                | RS/DS  | 22.76                    | 133                | 5.8     |
| WB-2A                             | LDR (Residential – Age-Restricted)                | RS/DS  | 11.81                    | 58                 | 4.9     |
| WB-2B                             | LDR (Residential – Age-Restricted)                | RS/DS  | 7.67                     | 39                 | 5.1     |
| WB-3A                             | LDR (Residential – Age-Restricted)                | RS/DS  | 12.39                    | 66                 | 5.3     |
| WB-3B                             | LDR (Residential – Age-Restricted)                | RS/DS  | 11.23                    | 71                 | 6.3     |
| WB-4                              | LDR (Residential)                                 | RS/DS  | 17.02                    | 100                | 5.9     |
| WB-5                              | LDR (Residential)                                 | RS/DS  | 32.76                    | 157                | 4.8     |
| WB-6                              | LDR (Residential)                                 | RS/DS  | 22.28                    | 103                | 4.6     |
| WB-7                              | LDR (Residential)                                 | RS/DS  | 25.14                    | 145                | 5.7     |
| WB-20                             | MDR (Residential)                                 | RS/DS  | 8.88                     | 66                 | 7.9     |
| WB-21                             | MDR (Residential)                                 | RS/DS  | 12.70                    | 81                 | 7.0     |
| WB-22                             | MDR (Residential)                                 | RS/DS  | 5.30                     | 32                 | 6.9     |
| WB-23                             | MDR (Residential)                                 | RS/DS  | 9.88                     | 71                 | 7.3     |
| WB-24                             | MDR (Residential)                                 | RS/DS  | 8.16                     | 53                 | 6.5     |
| WB-25                             | MDR (Residential)                                 | RS/DS  | 15.02                    | 100                | 6.7     |
| WB-30                             | HDR (Residential)                                 | R3     | 8.06                     | 237                | 29.4    |
| WB-31                             | HDR (Residential)                                 | R3     | 11.10                    | 263                | 23.7    |
| WB-32                             | HDR (Residential)                                 | R3     | 5.11                     | 128                | 25.0    |
| WB-41                             | CC (Commercial)                                   | CC     | 10.11                    |                    |         |
| WB-42                             | CC (Commercial)                                   | CC     | 14.55                    |                    |         |
| WB-50                             | PR (Park)   | PR     | 8.74                     |                    |         |
| WB-51                             | PR (Park)   | PR     | 4.47                     |                    |         |
| WB-52                             | PR (Park)   | PR     | 1.50                     |                    |         |
| WB-60                             | Public/Quasi-Public (Elementary School)           | P/QP   | 10.00                    |                    |         |
| WB-61                             | Public/Quasi-Public (Well)                        | P/QP   | 0.31                     |                    |         |
| WB-62                             | Public/Quasi-Public (Lift Station)                | P/QP   | 0.80                     |                    |         |
| WB-80                             | OS (Open Space)                                   | OS     | 36.58                    |                    |         |
| <b>Sub-totals (Westbrook)</b>     |   |        | <b>365.99</b>            | <b>2,029</b>       |         |
| ROW                               | Right of Way/Landscape Corridors                  |        | <del>160.08</del> 161.16 |                    |         |
| <b>Sub-totals (ROW)</b>           |   |        | <del>160.08</del> 161.16 | <b>0</b>           |         |
| <b>Total</b>                      |   |        | <b>2,072.16</b>          | <b>8,679</b>       |         |

Table Updated May 2020  
(GIS acreages revised December 17, 2019)

**Table 5-2: Affordable Housing Goal**

| Income Category                      | Units Required to Meet Goal     |
|--------------------------------------|---------------------------------|
| 40% Very-Low-Income                  | 347 du                          |
| 40% Low-Income                       | 347 du                          |
| 20% Middle-Income                    | 174 du                          |
| <b>Total Affordable Housing Need</b> | <b>868 du (10% of 8,679 du)</b> |

## Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

**Table 5-3: Affordable Housing Allocation**

| Parcel             | Land Use | Total Units in Parcel | Total Affordable Allocation          | Very Low Income Rental | Low Income Rental                            | Middle <sup>2</sup> Income Purchase |
|--------------------|----------|-----------------------|--------------------------------------|------------------------|--|-------------------------------------|
| CG-20              | MDR      | 44                    | 20                                   |                        |  | 20                                  |
| CO-20              | MDR      | 84                    | 34                                   |                        |  | 34                                  |
| DF-20 <sup>1</sup> | MDR      | 113                   | 23                                   | 9                      | 9  | 5                                   |
| KT-20              | MDR      | 202                   | 31                                   |                        |  | 31                                  |
| CG-31              | HDR      | 420                   | 80                                   | 40                     | 40   |                                     |
| FD-30              | HDR      | 86                    | 86                                   | 43                     | 43   |                                     |
| FD-31              | HDR      | 86                    | 86                                   | 43                     | 43   |                                     |
| FD-32              | HDR      | 178                   | 43                                   |                        |  | 43                                  |
| KT-30              | HDR      | 150                   | 124                                  | 62                     | 62   |                                     |
| JM-30 <sup>4</sup> | HDR      | <del>159</del> 176    | <del>146</del> 176                   | <del>73</del> 88       | <del>73</del> 88                             |                                     |
| WB-30              | HDR      | 237                   | 237 <sup>3</sup>                     | 68                     | 169 <sup>3</sup>                             |                                     |
| WB-32              | HDR      | 128                   | 128 <sup>3</sup>                     | 92                     | 36 <sup>3</sup>                              |                                     |
| <b>Total</b>       |          |                       | <b><u>1,038</u>1,068<sup>3</sup></b> | <b><u>430</u>445</b>   | <b><u>475</u><sup>3</sup>490<sup>3</sup></b> | <b>133</b>                          |

- 1 Carriage units are intended to fulfill the very-low and low income obligation
- 2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.
- 3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.
- 4. Parcel JM-30 includes 8 units (4 Very-Low and 4 Low) transferred from NRSP Parcel M-31\_ (File #PL17-0204), 5 units transferred from SVSP Parcel JM-40 (File #PL20-0103), and 12 units transferred from SVSP Parcel JM-21 (File #PL20-0191).

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.