

CITY OF PACIFIC

Residential

Net New Units: 1993 – 2000

During this eight-year period, 99 net new units were permitted in the area now comprised by the City of Pacific. Approximately 12% of these units were built during the 1996 – 2000 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
13	-	(1)	12	87	99

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 1.9 dwelling units per acre. Plat activity shows an achieved density of 2.4 du/acre in single-family zones. There was no multifamily development during the review period.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density <small>(D.U. / Acre)</small>	Net Acres Permitted	Total Number of Units	Avg. Permit Density <small>(D.U. / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>
6.67	13	1.9	no multifamily permits			1.69	4	2.4			

In order to calculate land capacity from existing land supply, Pacific used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS-8	2.34	6.5	Achieved density based on small sample of permits. Assumed future density incorporates additional data on projects in the pipeline after 1/2001, including 177 units permitted on 24.5 net acres.
RML		15	No activity. Assumed future density based on achieved densities in similar zones in City of Auburn and other south county cities.

Residential Land Supply

After deducting constraints, Pacific has about 302 net acres of vacant and redevelopable land. With an adjustment for market variables, about 139 acres is potentially available for development during the planning period. After market deductions, about 116 acres are potentially available in single-family zones and 24 acres are potentially available in multifamily zones.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	85.44	29.90	5%	5%	49.98	15%	42.49
SF Redevelopable	124.01	22.32	5%	5%	91.52	20%	73.21
MF Vacant	33.70	6.74	10%	5%	22.92	5%	21.77
MF Redevelopable	2.61	-	10%	5%	2.22	10%	2.00
Total Residential	245.76	58.97			301.71		139.47

Residential Capacity

Pacific has capacity for 985 new housing units given its current land supply and zoning. Sixty-four percent of this capacity is in single-family zones. Pipeline projects were included in the net land supply

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones	Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	12 - 18 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land				115.70	115.70	23.77	23.77	-	139.47
Density				6.50		15.00			
Capacity in Units				752	752	357	357	-	1,109
Minus Existing Units on Redevelopable Parcels				(122)	(122)	(1)	(1)	-	(123)
Net Capacity	-	-	-	630	630	356	356	-	985

Residential Capacity Analysis

Pacific has a total residential capacity of 985 units. The city's remaining target to 2012 is 1,113 units. As a result there is a deficit capacity of 128 units. Pacific achieved nearly 8% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Capacity	Surplus or Deficit in Relation to Target
99	1,212	8%	1,113	985	(128)

Commercial and Industrial

Net New Jobs: 1995 – 2000

Pacific has gained a net of 200 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

1995 Employment	2000 Employment	Net New Jobs
685	885	200

Commercial and Industrial Development Activity

Pacific achieved an average floor area ratio (F.A.R.) of approximately .64 over all its commercial zones. There was no industrial development activity during the review period.

Commercial and Industrial Development: 1996 - 2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	2.43	-	2.43	105,851	68,000	0.64
Industrial	-	-	-	-	-	-
Total C & I Development	2.43	-	2.43	105,850.80	68,000	0.64

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
LI		0.2	No activity. Assumed density based on achieved densities in comparable zones in other south county cities.
HC	0.64	0.25	Achieved density based on small sample skewed high by motel project. Assumed density based on achieved densities in comparable zones in other south county cities.
NB		0.3	No activity. Assumed density based on achieved densities in comparable zones in other south county cities.

Commercial and Industrial Land Supply

After deducting constraints, Pacific has nearly 19 net acres of vacant and redevelopable commercial and industrial land. After adjusting for market factors, about 16 acres are potentially available for development during the planning period. Discounts applied to commercial vacant land ranged by zone

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	13.82	4.74	5%-10%	10%-15%	7.26	10%-15%	6.18
Commercial Redevelopable	4.95	1.73	10%	10%	2.57	25%	1.93
Industrial Vacant	6.09	0	15%	10%	4.57	10%	4.11
Industrial Redevelopable	5.67	0	15%	10%	4.25	15%	3.61
Total C & I Land	30.53	6.47			18.65		15.84

Commercial and Industrial Capacity

Pacific has capacity for a total of 572 new jobs. Approximately 437 of those are in commercial zones. There is also capacity for 135 jobs in industrial zones. Pacific does not have any mixed-use zones.

Zone	Empl. Capacity in Commercial Zones		Empl. Capacity in Mixed Use Zones	Empl. Capacity in Industrial Zones	Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	HC	NB		LI	
Net Land in Sq. Ft	345,106	8,232		336,483	
Achieved or Assumed F.A.R. (Avg.)	0.25	0.30		0.20	
Dev. Capacity in Sq. Ft	86,277	2,470		67,297	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	86,277	2,470		-	
Floor Area Per Employee (Avg.)	200	400		500	
Job Capacity	431	6		135	572

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Pacific has achieved about 200% of its current twenty-year target of 100 jobs. After accounting for this increase, the city has exceeded its target by 100 jobs. Pacific has capacity for 572 new jobs beyond the target.

Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Job Capacity	Surplus or Deficit in Relation to Target
200	100	200%	(100)	572	672