



Development Activity Report: July – December
2004

Development Services Department
Long Range Planning Section, Planning Division
City of Sacramento

Table of Contents

	Page
Report Overview	3
Community Plan Area Map	6
2004 Planning Entitlement Summary Tables	
Planning Entitlements, Applications, by Land Use	7
Planning Entitlements, Applications, by Community Plan Area	8
Planning Entitlements, Decisions, by Land Use	9
Planning Entitlements, Decisions, by Community Plan Area	10
Planning Entitlements – Workload by Category	11
2004 Building Permit Summary Tables	
Building Permits, Applications, by Land Use	12
Building Permits, Applications, by Community Plan Area	13
Building Permits, Under Construction, by Land Use	14
Building Permits, Under Construction, by Community Plan Area	15
Building Permits, Completed, by Land Use	16
Building Permits, Completed, by Community Plan Area	17
2003 – 2004 Comparison	18
Planning Entitlements, Decisions	
Building Permits, Under Construction	
Appendix A – Land Use Types, Codes and Definitions	19

Report Overview

The Development Activity Report is issued every six months. This report covers the second half of 2004, July through December 2004. There is one summary comparison between 2003 and 2004 (p. 18). The body of the report presents summary tabular data for planning entitlements and building permits that cover new construction. The data is summarized from the City's automated permitting system (APS) database. The report summarizes development activity by land use type (residential, commercial, other) and geographically by the eleven community plan area. The figures report: housing units, non-residential building square footage, as well as project valuations (shown with building permits).

The planning entitlement data reflect project initiation or intent to construct new residential, commercial, or mixed use projects. The building permits indicate specific progress on construction of residential or commercial development.

All data summarized is considered "new" construction and does not include: remodels, rehabs, reuse projects, nor additions, demolitions, vacant parcel subdivisions, or tentative map submittals. The building permits do not reflect plan checks such as master plan reviews, which are also part of the City's permit database.

Tables

Two sets of tables are assembled, one for Planning Entitlements, a second for Building Permits. In both cases the data is summarized by land use type, with residential and commercial subcategories. The tables also summarize development activity by geographic distribution, in the Community Plan areas of the city.

The tables replicate the planning entitlement and building permit processing sequence, from application to approval. A planning entitlement "application" precedes a planning entitlement "decision". However, a "decision" is not an approval, it can also be a denial. Building permits fall into: "applied", "under construction", or "completed" categories.

The last of the Planning Entitlement tables breaks out the number of applications/decisions into specific review types – Planning, Zoning, Preservation, Design Review, and Expanded Review. These workload figures depict the total department work on planning reviews (separate from building permits), in addition to new construction, this includes additions, remodels/rehabs, vacant site work, and demolition projects.

2003-2004 Comparison

A one page set of tables provides comparative figures for 2003, the first and second half of 2004, and 2004 summary numbers (p. 18). Planning Entitlement “Decisions” and Building Permits “Under Construction” are broken down by entitlements and permits processed, land use type, residential units, and commercial square footage. The tables indicate some trends, but also reflect large projects, and to some degree the project classification. Because the Automated Permitting System is updated slightly each year to reflect file processing, there can be minor changes in project entry coding.

Noticeable changes between 2003 and 2004 included:

Fewer residential building permits were issued (building permits “under construction”), 3,906 in 2003 versus 3,314 permits issued in 2004. The associated unit count went down for these issued permits from 5,912 to 4,359 residential units. In this count, North Natomas accounted for approximately 3,000 units in 2003, compared to 2,000 in 2004. However, there were similar residential units finished (building permits “completed”) in both years: 4,994 in 2003, 4,927 in 2004. On the planning entitlement side, there was more multi-family product approved (planning entitlement “decisions”) in 2004 63%, versus 42% in 2003. The building permits issued were still largely single-family in 2004: 71%.

Building permits issued in 2004 accounted for an 18% increase in non-residential square footage climbing from 2,246,355 square feet to 2,661,111 square feet. Looking at these permits issued, industrial/warehouse square footage doubled to 1.15 million square feet and accounted for 43% of the activity in 2004. Office was up from 322,000 square feet in 2003 to 822,000 square feet in 2004, while commercial/retail declined from 825,000 square feet in 2003 to 426,000 square feet in 2004 (both for building permits “under construction”). On the planning entitlement side (Planning Entitlements “Decisions Made”), industrial and warehouse square footage showed 390,000 square feet entitled in 2004, commercial/retail showed 878,000 square feet entitled, and office showed 495,000 square feet entitled in 2004.

Development Activity: Projects Not Included

The City does not process planning entitlements or issue building permits for the significant State owned lands in the City, notably around the Capitol. The State publishes a “Sacramento Regional Facilities Plan”

that describes the State's activity in the city¹. Other public agencies such as the Capital Area Development Authority and Sacramento Housing and Redevelopment Agency which act as developers of property (under joint power agreements with the City) receive limited planning review and comment. Other public agencies, including the city, county, and utilities, can build primary facilities (libraries, schools, transmission facilities) and exempt themselves from planning review (administrative centers are not exempt). Thus, this report does not reflect all public projects.

Limitations with the Database

The automated permitting system database is used by the City as a tool for processing and tracking thousands of planning applications and building permits each year.

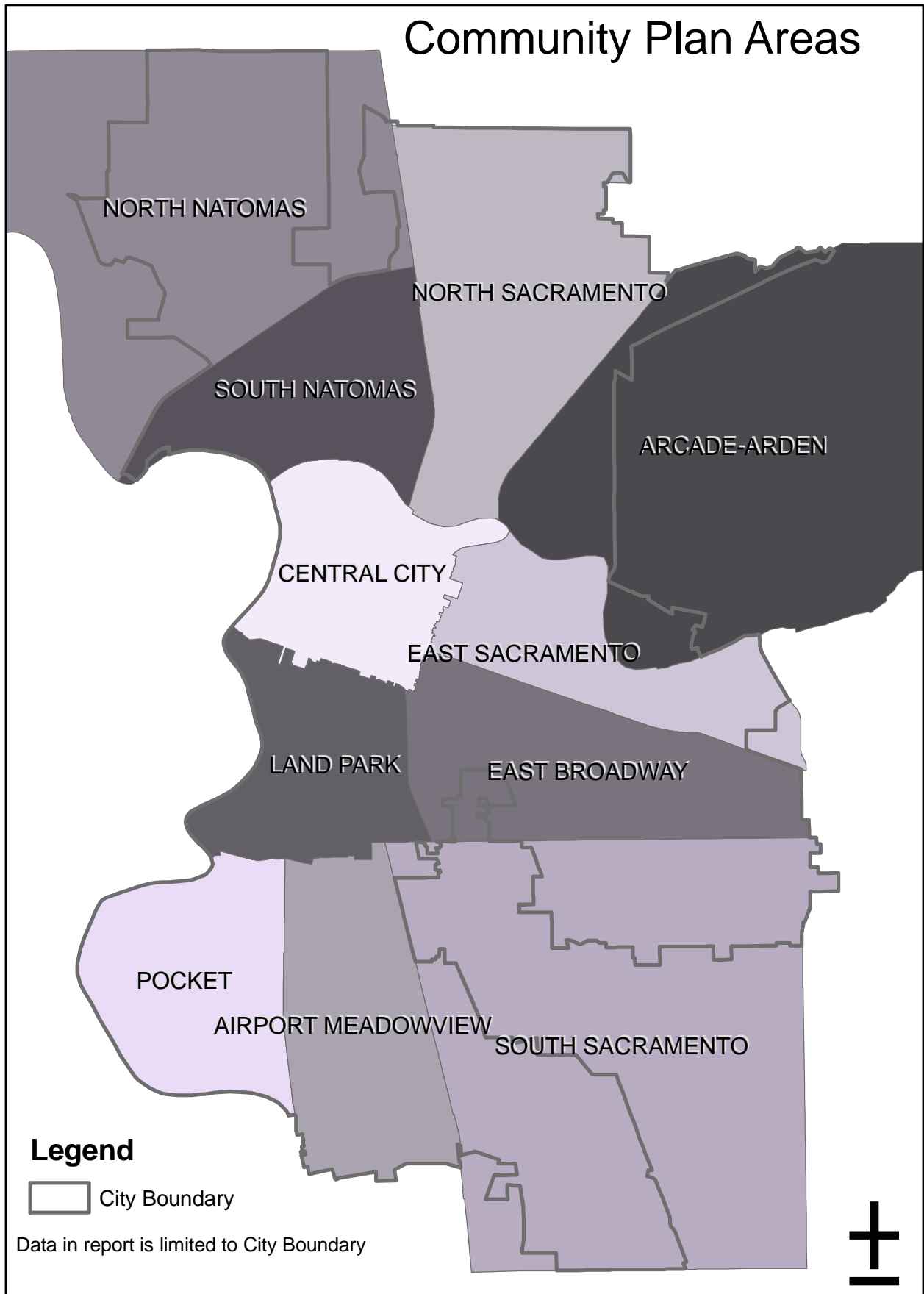
The limits to information entry and updates in the database means that a small percentage of files can be out of date, may be inactive, or can contain inaccurate summary information. A review of the planning entitlements and the building permits shows there can be a few data discrepancies but these fall within a range of 1% to 5% at most for the key indicators contained here.

Analysis and Further Updates

This report presents tabular and geographic data and does not attempt to present trend, geographic sub-area, or sector analysis. Infill housing analysis is not included in this report because of data accuracy limitations at time of publication, but pending further research will be added; the first half of 2004 showed a 5% rate for new construction in the 'target infill areas' (building permits "completed").

Additional information on the automated permitting database and this report can be directed to: Stuart Todd, Associate Planner, Long Range Planning, City of Sacramento – 916/808-5714.

¹ 2001 Sacramento Regional Facilities Plan Update, Department of General Services, Asset Planning and Enhancement Branch



**SUMMARY TABLE: PLANNING ENTITLEMENTS
APPLICATIONS RECEIVED
July 01, 2004 to December 31, 2004**

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	36	1,289	37.75%
Master Plan	3	28	0.82%
Residential Mixed Use	7	179	5.24%
Single Family	239	1,919	56.19%
SECTION TOTAL	285	3,415	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	17	2,897,357	63.81%
Commercial/Retail	19	275,080	6.06%
Industrial	9	178,302	3.93%
Offices	10	966,259	21.28%
Warehouse	4	223,839	4.93%
SECTION TOTAL	59	4,540,837	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	1	18,128	3.28%
Hotel/Motel	3	530,273	95.82%
Parking Structure	1	0	0.00%
Schools	2	4,983	0.90%
Utilities/Cell Towers	5	0	0.00%
Vacant Land	3	0	0.00%
SECTION TOTAL	15	553,384	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
APPLICATIONS RECEIVED
By COMMUNITY PLAN AREA
July 01, 2004 to December 31, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	18	94	
Non-Residential	1		0
ARDEN-ARCADE			
Residential	4	4	
Non-Residential	3		0
CENTRAL CITY			
Residential	25	129	
Non-Residential	8		3,248,129
EAST BROADWAY			
Residential	53	38	
Non-Residential	4		208,164
EAST SACRAMENTO			
Residential	10	143	
LAND PARK			
Residential	7	7	
Non-Residential	2		83,618
NORTH NATOMAS			
Residential	11	1,461	
Non-Residential	17		361,053
NORTH SACRAMENTO			
Residential	101	193	
Non-Residential	15		462,400
POCKET			
Residential	7	4	
Non-Residential	3		0
SOUTH NATOMAS			
Residential	28	798	
Non-Residential	7		56,685
SOUTH SACRAMENTO			
Residential	21	544	
Non-Residential	14		674,172
TOTALS:	359	3,415	5,094,221

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
DECISIONS MADE
July 01, 2004 to December 31, 2004**

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	13	893	74.98%
Master Plan	4	0	0.00%
Residential Mixed Use	4	1	0.08%
Single Family	187	297	24.94%
SECTION TOTAL	208	1,191	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	7	99,950	12.18%
Commercial/Retail	13	238,963	29.13%
Industrial	9	237,924	29.00%
Offices	7	141,599	17.26%
Warehouse	3	101,970	12.43%
SECTION TOTAL	39	820,406	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	3	1,500	1.56%
Hotel/Motel	1	83,618	87.13%
Medical/Hospital	1	10,705	11.15%
Utilities/Cell Towers	4	150	0.16%
Vacant Land	2	0	0.00%
SECTION TOTAL	11	95,973	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
DECISIONS MADE
By COMMUNITY PLAN AREA
July 01, 2004 to December 31, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	19	106	
Non-Residential	1		18,890
ARDEN-ARCADE			
Residential	3	1	
Non-Residential	1		0
CENTRAL CITY			
Residential	11	42	
Non-Residential	3		0
EAST BROADWAY			
Residential	37	9	
Non-Residential	7		2,305
EAST SACRAMENTO			
Residential	11	2	
LAND PARK			
Residential	7	4	
Non-Residential	2		83,618
NORTH NATOMAS			
Residential	8	651	
Non-Residential	8		25,950
NORTH SACRAMENTO			
Residential	73	101	
Non-Residential	11		395,344
POCKET			
Residential	7	2	
Non-Residential	5		67,599
SOUTH NATOMAS			
Residential	14	3	
Non-Residential	2		1,690
SOUTH SACRAMENTO			
Residential	18	270	
Non-Residential	10		320,983
TOTALS:	258	1,191	916,379

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

Planning Entitlements, Department Workload

January - June 2004
"Applications" by Type

	Number	%
Planning	124	18.2%
Zoning	185	27.2%
Preservation	63	9.3%
Design Review	180	26.4%
Expanded Review	129	18.9%
Total	681	100.0%

July - December 2004
"Applications" by Type

	Number	%
Planning	139	18.3%
Zoning	243	32.1%
Preservation	51	6.7%
Design Review	185	24.4%
Expanded Review	140	18.5%
Total	758	100.0%

2004 Totals

	Number	%
Planning	263	18.3%
Zoning	428	29.7%
Preservation	114	7.9%
Design Review	365	25.4%
Expanded Review	269	18.7%
Total	1,439	100.0%

"Decisions" by Type

	Number	%
Planning	73	12.8%
Zoning	148	26.0%
Preservation	32	5.6%
Design Review	190	33.4%
Expanded Review	126	22.1%
Total	569	100.0%

"Decisions" by Type

	Number	%
Planning	88	13.9%
Zoning	208	32.9%
Preservation	56	8.9%
Design Review	151	23.9%
Expanded Review	129	20.4%
Total	632	100.0%

	Number	%
Planning	161	13.4%
Zoning	356	29.6%
Preservation	88	7.3%
Design Review	341	28.4%
Expanded Review	255	21.2%
Total	1,201	100.0%

Workload Type:

- Planning - Plan Amendments, Re-zones, Multiple Variances
 - Zoning - Administrative Entitlements, Special Permits, Variances
 - Preservation - Historic Preservation, Landmark Structures
 - Design Review - Design Review Districts, Design Review Board
 - Expanded Review - Select Planning Area Reviews
- (Additional information on City Website)

SUMMARY TABLE: BUILDING PERMITS APPLICATIONS

July 01, 2004 to December 31, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,603	1,603	\$ 223,532,456	87.69%
Multi Family	78	222	\$ 41,386,417	12.14%
Mobile Homes	3	3	\$ 277,075	0.16%
SECTION TOTAL	1,684	1,828	\$ 265,195,948	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	63	490,330	\$ 35,109,487	23.03%
Industrial/Warehouse	45	385,323	\$ 23,425,215	18.10%
Offices	53	1,085,340	\$ 72,776,883	50.97%
Hotel/Motel	5	143,516	\$ 4,737,553	6.74%
Amusement/Clubs	3	4,469	\$ 795,176	0.21%
Church/Religious	4	8,833	\$ 1,929,081	0.41%
Schools	2	11,520	\$ 808,405	0.54%
Utilities/Cell Towers	3	0	\$ 80,000	0.00%
SECTION TOTAL	178	2,129,331	\$ 139,661,800	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
APPLICATIONS
By COMMUNITY PLAN AREA
July 01, 2004 to December 31, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	283	283		\$ 35,144,298
ARDEN-ARCADE				
Residential	1	1		\$ 10,000
Non-Residential	1		3,668	\$ 35,000
CENTRAL CITY				
Residential	13	10		\$ 4,500,395
Non-Residential	15		690,635	\$ 40,139,510
EAST BROADWAY				
Residential	45	57		\$ 4,776,188
Non-Residential	4		17,833	\$ 876,974
EAST SACRAMENTO				
Residential	15	15		\$ 1,523,616
Non-Residential	4		0	\$ 1,298,046
LAND PARK				
Residential	11	11		\$ 960,216
Non-Residential	7		100,966	\$ 1,584,723
NORTH NATOMAS				
Residential	945	944		\$ 145,809,523
Non-Residential	68		675,291	\$ 46,849,681
NORTH SACRAMENTO				
Residential	84	85		\$ 16,307,679
Non-Residential	10		3,111	\$ 2,059,114
POCKET				
Residential	44	44		\$ 6,411,006
Non-Residential	1		0	\$ 20,000
SOUTH NATOMAS				
Residential	38	37		\$ 4,970,135
Non-Residential	6		6,034	\$ 3,022,503
SOUTH SACRAMENTO				
Residential	175	175		\$ 31,355,043
Non-Residential	50		446,144	\$ 28,074,322
UNKNOWN				
Residential	30	166		\$ 13,427,849
Non-Residential	12		185,649	\$ 15,701,926
TOTALS:	1,862	1,828	2,129,331	\$ 404,857,748

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
UNDER CONSTRUCTION**
July 01, 2004 to December 31, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,491	1,490	\$ 210,758,977	60.28%
Multi Family	153	981	\$ 89,297,532	39.68%
Mobile Homes	1	1	\$ 94,253	0.04%
SECTION TOTAL	1,645	2,472	\$ 300,150,762	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	43	272,886	\$ 20,245,057	25.26%
Industrial/Warehouse	31	386,472	\$ 20,282,679	35.78%
Offices	32	259,040	\$ 17,980,844	23.98%
Hotel/Motel	3	140,999	\$ 5,105,761	13.05%
Church/Religious	2	17,920	\$ 1,575,050	1.66%
Schools	5	2,919	\$ 822,369	0.27%
Utilities/Cell Towers	4	0	\$ 135,000	0.00%
SECTION TOTAL	120	1,080,236	\$ 66,146,760	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
UNDER CONSTRUCTION
By COMMUNITY PLAN AREA
July 01, 2004 to December 31, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	290	290		\$ 36,285,718
ARDEN-ARCADE				
Residential	1	1		\$ 10,000
Non-Residential	5		78,146	\$ 5,404,680
CENTRAL CITY				
Residential	22	204		\$ 23,381,603
Non-Residential	15		43,230	\$ 3,449,560
EAST BROADWAY				
Residential	51	64		\$ 5,450,722
Non-Residential	2		76,518	\$ 2,614,165
EAST SACRAMENTO				
Residential	15	18		\$ 2,343,336
Non-Residential	5		64,950	\$ 2,550,799
LAND PARK				
Residential	13	13		\$ 1,146,789
Non-Residential	3		84,102	\$ 307,000
NORTH NATOMAS				
Residential	940	1,445		\$ 185,010,199
Non-Residential	33		179,765	\$ 18,245,175
NORTH SACRAMENTO				
Residential	82	148		\$ 12,226,893
Non-Residential	29		178,295	\$ 12,745,099
POCKET				
Residential	40	40		\$ 5,521,645
Non-Residential	2		12,021	\$ 603,019
SOUTH NATOMAS				
Residential	32	33		\$ 3,735,371
Non-Residential	4		8,328	\$ 1,205,334
SOUTH SACRAMENTO				
Residential	143	201		\$ 22,958,218
Non-Residential	18		354,881	\$ 18,772,728
UNKNOWN				
Residential	16	15		\$ 2,080,267
Non-Residential	4		0	\$ 249,200
TOTALS:	1,765	2,472	1,080,236	\$ 366,297,521

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

SUMMARY TABLE: BUILDING PERMITS COMPLETED

July 01, 2004 to December 31, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,473	1,473	\$ 205,186,668	58.34%
Multi Family	141	1,048	\$ 81,314,670	41.50%
Mobile Homes	4	4	\$ 402,318	0.16%
SECTION TOTAL	1,618	2,525	\$ 286,903,655	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	18	416,733	\$ 31,805,585	25.71%
Industrial/Warehouse	51	527,873	\$ 14,611,095	32.57%
Offices	24	499,345	\$ 31,836,222	30.81%
Amusement/Clubs	2	8,442	\$ 682,811	0.52%
Church/Religious	2	25,755	\$ 2,029,147	1.59%
Parking Structure	2	133,098	\$ 5,561,684	8.21%
Schools	1	9,350	\$ 950,000	0.58%
Utilities/Cell Towers	1	0	\$ 40,000	0.00%
SECTION TOTAL	101	1,620,596	\$ 87,516,544	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
COMPLETED
By COMMUNITY PLAN AREA
July 01, 2004 to December 31, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	215	214		\$ 27,320,996
ARDEN-ARCADE				
Non-Residential	3		9,999	\$ 1,645,612
CENTRAL CITY				
Residential	19	26		\$ 2,885,692
Non-Residential	10		451,368	\$ 25,552,983
EAST BROADWAY				
Residential	16	16		\$ 1,928,625
Non-Residential	7		98,175	\$ 3,423,362
EAST SACRAMENTO				
Residential	49	302		\$ 21,402,258
Non-Residential	7		70,852	\$ 4,342,438
LAND PARK				
Residential	2	2		\$ 425,269
Non-Residential	1		0	\$ 60,000
NORTH NATOMAS				
Residential	1,086	1,696		\$ 200,789,224
Non-Residential	40		452,150	\$ 23,725,630
NORTH SACRAMENTO				
Residential	86	95		\$ 10,088,095
Non-Residential	20		135,667	\$ 4,301,948
POCKET				
Residential	17	18		\$ 3,914,008
Non-Residential	1		9,737	\$ 863,329
SOUTH NATOMAS				
Residential	58	88		\$ 8,401,993
Non-Residential	4		155,465	\$ 9,324,055
SOUTH SACRAMENTO				
Residential	70	68		\$ 9,747,494
Non-Residential	8		237,183	\$ 14,277,186
TOTALS:	1,719	2,525	1,620,596	\$ 374,420,200

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

Comparison: 2003 and 2004 Development Activity Indicators

Planning Entitlements - Decisions Made

	2003			2004: 1st 6 months (Revised)			2004: last 6 months			2004 Totals		
	Processed Entitlement's	Units	Sq. Feet	Processed Entitlement's.	Units	Sq. Feet	Processed Entitlement's.	Units	Sq. Feet	Processed Entitlement's.	Units	Sq. Feet
Residential	427	4,738		205	1,339		208	1,191		413	2,530	
Commercial	65		1,705,163	33		1,093,568	39		820,406	72		1,913,974
Other	22		316,344	4		0	11		95,973	15		95,973
	514		2,021,507	242		1,093,568	258		916,379	500		2,009,947
Land Use Type	Percent Units			Percent Units			Percent Units			Percent Units		
Single Fam.	28.3%			Single Fam. 48.3%			Single Fam. 24.9%			Single Fam. 37.3%		
Multi-Fam.	42.0%			Multi-Fam. 51.5%			Multi-Fam. 75.0%			Multi-Fam. 62.6%		
Master Plan	23.8%			Master Plan 0.0%			Master Plan 0.0%			Master Plan 0.0%		
Mixed use	5.8%			Mixed use 0.2%			Mixed use 0.1%			Mixed use 0.1%		
	99.9%			100.0%			100.0%			100.0%		
		Percent sq.¹			Percent sq.¹			Percent sq.¹			Percent sq.¹	
Office		28.7%		Office	32.4%		Office	17.3%		Office	25.9%	
Warehouse		6.4%		Warehouse	0.0%		Warehouse	12.4%		Warehouse	5.3%	
CX/Retail		12.1%		CX/Retail	58.5%		CX/Retail	29.1%		CX/Retail	45.9%	
Industrial		11.3%		Industrial	4.6%		Industrial	29.0%		Industrial	15.0%	
Mixed Use		41.3%		Mixed Use	4.6%		Mixed Use	12.2%		Mixed Use	7.8%	
		99.8%			100.0%			100.0%			100.0%	

Building Permits - Under Construction

	2003			2004: 1st 6 months (Revised)			2004: last 6 months			2004 Totals		
	Processed Permits	Units	SQ. Feet	Processed Permits	Units	SQ. Feet	Processed Permits	Units	SQ. Feet	Processed Permits	Units	SQ. Feet
Residential	3,906	5,912		1,669	1,887		1,645	2,472		3,314	4,359	
	Percent Units			Percent Units			Percent Units			Percent Units		
Single Fam.	60.9%			Single Fam. 85.4%			Single Fam. 60.3%			Single Fam. 71.2%		
Multi-Fam.	39.0%			Multi-Fam. 14.6%			Multi-Fam. 39.7%			Multi-Fam. 28.8%		
	99.9%			100.0%			100.0%			100.0%		
Commercial	228		2,246,355	106		1,580,875	120		1,080,236	226		2,661,111
		Percent sq.¹			Percent sq.¹			Percent sq.¹			Percent sq.¹	
Office		15.7%		Office	35.6%		Office	24.0%		Office	30.9%	
Comm. Retail		36.7%		Comm. Retail	9.7%		Comm. Retail	25.3%		Comm. Retail	16.0%	
Industrial		25.9%		Industrial	48.5%		Industrial	35.8%		Industrial	43.3%	
Parking structure		11.9%			93.7%		Hotel/Motel	13.1%			7.4%	
		90.2%						98.1%			97.6%	

Note: Revised numbers from Automated Permitting System
 (3 Residential permits, and 1 Commercial Permits
 Resulting in +134 units, +190,000 sq.¹ office space.)

Appendix A

Land Use Types – Codes and Definitions

<i>CATEGORY</i>	<i>CODE</i>	<i>USE</i>	<i>DETAILED DESCRIPTION</i>
Residential	RSF	Single Family	Single family residential, duplexes, accessory detached units
	RMF	Multi Family	Multi-family residential (3 or more units)
	RMH	Mobile Homes	Mobile home parks
	RMP	Master Plan	Master planned residential project
	RMX	Mixed Use	Contains a majority (over 50%) of housing in combination with retail or office uses
	SOCR	Social Services Residential	Social service with primarily residential use
	CON	Congregate Housing	Congregate Housing, SRO, Non-licensed
Commercial	COM	Commercial/Retail	Commercial or retail uses
	IND	Industrial	Industrial
	WAR	Warehouse	Warehouse
	OFF	Offices	Offices, including medical offices
	CMOT	Hotel/Motel	Hotel, motel, or bed and breakfast
	CMX	Mixed Use	Contains a majority (over 50%) of commercial or retail use in combination with housing
Other	AG	Agriculture	Agricultural
	AMUS	Amusement/Clubs	Amusement, clubs, entertainment, recreational buildings
	CHUR	Church/Religious	Church or religious facilities
	MED	Medical/Hospital	Hospital, convalescent home
	PARK	Parking	Structured and surface parking
	SCH	Schools	Educational uses, public, private, post graduate,
	SOCNR	Social Services Non-Residential	Social service with primary use non-residential
	UTIL	Utilities/Cell Towers	Utilities and cell tower uses
	PUB	Public Facilities	Public buildings, Libraries, Community Centers, local, state, and federal government
	VAC	Vacant Land	Vacant land

The above land use classifications/codes are used in detailed reports representing all individual projects, as well as in the summary reports included in this report.