



Development Activity Report: July – December 2005

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

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Report Overview

The Development Activity Report is issued every six months. This report covers the second half of 2005, July 2005 through December 2005. There is one summary comparison between 2004 and 2005 (p.18). The body of the report represents 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, and other) and geographically by the eleven community plan areas. The figures report: housing units, non residential building square footage, as well as projection 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, and 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 entitlements 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.

2004 2005 Comparison

A one page set of tables provides comparative figures for 2004, the first and second half of 2005, and 2005 summary numbers (p. 18). Planning Entitlement “Decisions” and Building Permits “Under Construction” are broken down by entitlement 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.

General overview and comparison between 2004 and 2005 included:

Although the number of units for Planning Entitlements “Decisions Made” in 2005 are greater than 2004 (4,464 units in 2005 versus 2,530 units in 2004), the number of building permits issued (“Under Construction”) are lower. The number of residential building permits issued in 2005 was 1,989 compared to 2004’s 3,314. This decrease in issued permits in effect decreases the number of units from 4,359 units in 2004 to 2,982 units in 2005. Overall, the total number of residential units finished this year (building permits “Completed”) was 4,044. This is fairly consistent with the last three years, although slightly lower (4,994 units in 2003 & 4,927 units in 2004). The type of residential units is also consistent with 62% Single Family and 37% Multi Family (62% SF & 37% MF in 2004). Something to note is that the bulk of the residential development occurred in North Natomas with 66% of the total units completed.

The number of commercial square footage increased 32% in 2005 (building permits “Under Construction”) from 2,661,111 square feet in 2004 to 3,912,227 square feet. Industrial and warehouse types constitute 43% of these figures with commercial/retail and office at 21% and 25% respectively. These percentages are also consistent with 2004 figures (33% industrial/warehouse, 25% commercial/retail, and 25% office). An important thing to note is the increase of commercial mixed use entitlements compared to 2004. Commercial mixed use made up 8% of planning entitlements (“Decisions Made”) in the second half of 2004 versus 84% commercial mixed use during the second half of 2005. The bulk of the distribution of non residential square footage occurred in North and South Sacramento with 43% of total square footage.

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 with 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 show 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.

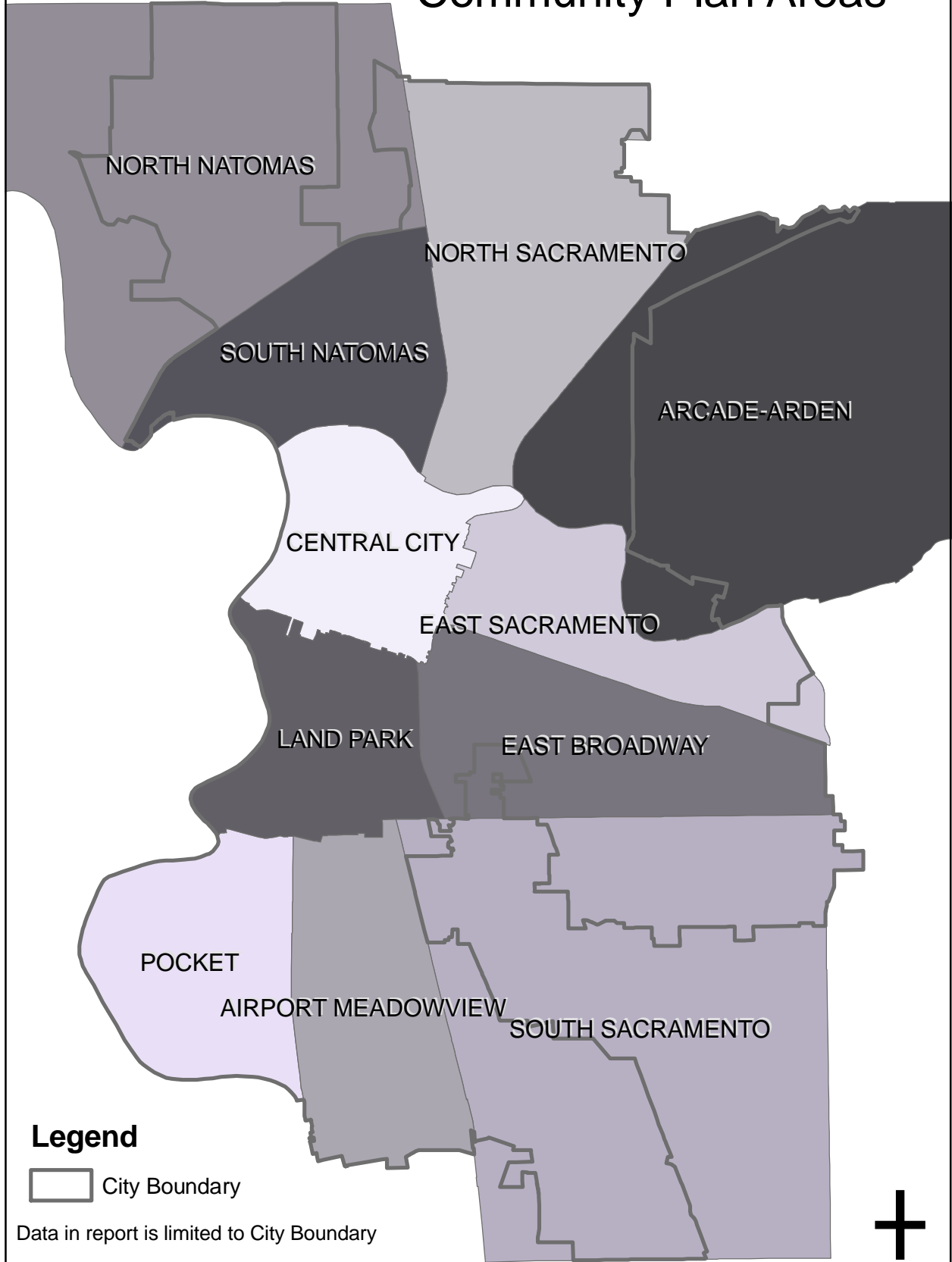
Analysis and Further Updates

This report presents tabular and geographical 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 reporting limitations. Pending further research, infill data will be added to the report when available.

Additional information on the Automated Permitting System database and this report can be directed to: Carlos Porras, Long Range Planning, City of Sacramento – 916 808 8927.

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

Community Plan Areas



**SUMMARY TABLE: PLANNING ENTITLEMENTS
APPLICATIONS RECEIVED**
July 01, 2005 to December 31, 2005

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	22	897	44.76%
Master Plan	12	612	30.54%
Residential Mixed Use	8	384	19.16%
Single Family	197	111	5.54%
Social Services/Residential	1	0	0.00%
SECTION TOTAL	240	2,004	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	6	793,693	40.14%
Commercial/Retail	14	771,256	39.01%
Industrial	2	0	0.00%
Offices	8	412,242	20.85%
Warehouse	3	0	0.00%
SECTION TOTAL	33	1,977,191	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	3	-2,025	-1.80%
Parking Structure	2	114,264	101.80%
Schools	1	0	0.00%
Social Services/Non-Resider	1	0	0.00%
Utilities/Cell Towers	1	0	0.00%
Vacant Land	1	0	0.00%
SECTION TOTAL	9	112,239	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, 2005 to December 31, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	8	1	
Non-Residential	1		0
ARDEN-ARCADE			
Residential	5	0	
Non-Residential	2		110,925
CENTRAL CITY			
Residential	21	433	
Non-Residential	13		1,804,956
EAST BROADWAY			
Residential	44	15	
Non-Residential	1		0
EAST SACRAMENTO			
Residential	4	1	
Non-Residential	1		114,264
LAND PARK			
Residential	15	6	
Non-Residential	2		-5,225
NORTH NATOMAS			
Residential	18	1,182	
Non-Residential	5		0
NORTH SACRAMENTO			
Residential	71	53	
Non-Residential	7		9,600
POCKET			
Residential	4	-2	
SOUTH NATOMAS			
Residential	18	0	
Non-Residential	4		-2,755
SOUTH SACRAMENTO			
Residential	32	315	
Non-Residential	6		57,665
TOTALS:	282	2,004	2,089,430

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, 2005 to December 31, 2005

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	18	839	35.25%
Master Plan	6	165	6.93%
Residential Mixed Use	7	270	11.34%
Single Family	198	1,106	46.47%
SECTION TOTAL	229	2,380	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	8	2,292,771	82.59%
Commercial/Retail	14	149,734	5.39%
Industrial	6	50,000	1.80%
Offices	10	170,523	6.14%
Warehouse	4	113,000	4.07%
SECTION TOTAL	42	2,776,028	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	3	-5,225	159.09%
Schools	1	4,983	059.09%
SECTION TOTAL	4	-242	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, 2005 to December 31, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	8	61	
Non-Residential	1		0
ARDEN-ARCADE			
Residential	1	0	
Non-Residential	1		0
CENTRAL CITY			
Residential	27	601	
Non-Residential	8		1,738,441
EAST BROADWAY			
Residential	36	8	
Non-Residential	4		216,304
EAST SACRAMENTO			
Residential	6	3	
Non-Residential	1		0
LAND PARK			
Residential	10	2	
Non-Residential	2		-5,225
NORTH NATOMAS			
Residential	6	495	
Non-Residential	7		106,123
NORTH SACRAMENTO			
Residential	78	167	
Non-Residential	10		163,234
POCKET			
Residential	7	37	
SOUTH NATOMAS			
Residential	17	727	
Non-Residential	4		96,060
SOUTH SACRAMENTO			
Residential	33	279	
Non-Residential	8		460,849
TOTALS:	275	2,380	2,775,786

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 to June 2005

Applications by Type	Number	%
Planning	107	15.0%
Zoning	175	24.5%
Preservation	55	7.7%
Design Review	237	33.2%
Expanded Review	140	19.6%

Total 714 100.0%

Decisions by Type

Decisions by Type	Number	%
Planning	102	15.8%
Zoning	188	29.1%
Preservation	52	8.0%
Design Review	192	29.7%
Expanded Review	113	17.5%

Total 647 100.0%

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)

July to December 2005

Applications by Type	Number	%
Planning	107	15.5%
Zoning	166	24.1%
Preservation	69	10.0%
Design Review	178	25.8%
Expanded Review	170	24.6%

Total 690 100.0%

Decisions by Type

Decisions by Type	Number	%
Planning	111	15.5%
Zoning	180	25.1%
Preservation	82	11.4%
Design Review	200	27.9%
Expanded Review	145	20.2%

Total 718 100.0%

2005 Totals

Number	%
214	15.2%
341	24.3%
124	8.8%
415	29.6%
310	22.1%

1404 100.0%

Number	%
213	15.6%
368	27.0%
134	9.8%
392	28.7%
258	18.9%

1365 100.0%

SUMMARY TABLE: BUILDING PERMITS APPLICATIONS

July 01, 2005 to December 31, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	933	928	\$ 113,996,021	42.55%
Multi Family	132	1,251	\$ 152,682,120	57.36%
Mobile Homes	3	2	\$ 330,770	0.09%
SECTION TOTAL	1,068	2,181	\$ 267,008,911	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	41	388,917	\$ 21,132,944	18.50%
Industrial/Warehouse	58	772,284	\$ 25,980,939	36.74%
Offices	51	414,870	\$ 25,442,672	19.73%
Hotel/Motel	7	424,412	\$ 50,677,388	20.19%
Amusement/Clubs	7	88,034	\$ 35,927,369	4.19%
Church/Religious	3	8,721	\$ 677,551	0.41%
Medical/Hospital	1	0	\$ 3,000	0.00%
Parking Structure	1	0	\$ 0	0.00%
Schools	5	4,983	\$ 3,285,000	0.24%
Utilities/Cell Towers	5	0	\$ 178,000	0.00%
SECTION TOTAL	179	2,102,221	\$ 163,304,864	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, 2005 to December 31, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	51	50		\$ 6,302,023
Non-Residential	2		0	\$ 505,752
ARDEN-ARCADE				
Residential	2	2		\$ 155,408
Non-Residential	3		8,874	\$ 731,065
CENTRAL CITY				
Residential	46	143		\$ 23,984,731
Non-Residential	22		355,992	\$ 69,711,805
EAST BROADWAY				
Residential	34	36		\$ 3,232,576
Non-Residential	19		312,330	\$ 13,176,307
EAST SACRAMENTO				
Residential	21	18		\$ 11,410,697
Non-Residential	4		0	\$ 0
LAND PARK				
Residential	16	17		\$ 1,829,126
Non-Residential	5		88,602	\$ 8,389,309
NORTH NATOMAS				
Residential	459	1,323		\$ 138,100,322
Non-Residential	48		524,062	\$ 30,050,120
NORTH SACRAMENTO				
Residential	150	163		\$ 18,652,038
Non-Residential	33		221,680	\$ 8,232,583
POCKET				
Residential	34	34		\$ 5,147,185
Non-Residential	8		80,123	\$ 6,094,516
SOUTH NATOMAS				
Residential	59	58		\$ 8,277,020
Non-Residential	3		7,222	\$ 437,863
SOUTH SACRAMENTO				
Residential	196	337		\$ 49,917,785
Non-Residential	32		503,336	\$ 25,975,543
TOTALS:	1,247	2,181	2,102,221	\$ 430,313,775

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, 2005 to December 31, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	854	854	\$ 101,887,002	60.10%
Multi Family	159	565	\$ 56,567,440	39.76%
Mobile Homes	2	2	\$ 176,840	0.14%
SECTION TOTAL	1,015	1,421	\$ 158,631,281	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	42	502,747	\$ 27,950,273	18.14%
Industrial/Warehouse	55	986,903	\$ 24,312,553	35.60%
Offices	41	1,037,279	\$ 42,746,280	37.42%
Hotel/Motel	4	213,141	\$ 8,164,059	7.69%
Amusement/Clubs	5	7,073	\$ 619,482	0.26%
Church/Religious	1	0	\$ 10,000	0.00%
Schools	5	24,795	\$ 5,138,405	0.89%
Utilities/Cell Towers	3	254	\$ 177,932	0.01%
SECTION TOTAL	156	2,772,192	\$ 109,118,985	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, 2005 to December 31, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	74	74		\$ 9,614,760
Non-Residential	2		13,531	\$ 820,699
ARDEN-ARCADE				
Residential	1	1		\$ 49,278
Non-Residential	1		6,101	\$ 550,038
CENTRAL CITY				
Residential	21	27		\$ 3,806,767
Non-Residential	19		1,003,237	\$ 25,541,106
EAST BROADWAY				
Residential	29	35		\$ 3,185,641
Non-Residential	8		6,733	\$ 1,234,017
EAST SACRAMENTO				
Residential	20	20		\$ 1,373,914
Non-Residential	4		79,579	\$ 3,485,392
LAND PARK				
Residential	12	16		\$ 1,702,484
Non-Residential	7		28,076	\$ 2,638,373
NORTH NATOMAS				
Residential	411	591		\$ 69,014,791
Non-Residential	38		452,949	\$ 33,984,709
NORTH SACRAMENTO				
Residential	126	141		\$ 14,845,832
Non-Residential	28		355,931	\$ 20,345,229
POCKET				
Residential	25	26		\$ 4,537,968
Non-Residential	5		25,096	\$ 1,713,575
SOUTH NATOMAS				
Residential	51	108		\$ 10,691,428
Non-Residential	2		6,034	\$ 679,862
SOUTH SACRAMENTO				
Residential	245	382		\$ 39,808,417
Non-Residential	42		794,925	\$ 18,125,984
TOTALS:	1,171	1,421	2,772,192	\$ 267,750,266

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, 2005 to December 31, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,138	1,138	\$ 154,777,330	65.52%
Multi Family	82	599	\$ 50,893,161	34.48%
SECTION TOTAL	1,220	1,737	\$ 205,670,491	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	41	339,501	\$ 19,803,333	23.77%
Industrial/Warehouse	32	798,718	\$ 27,623,824	55.92%
Offices	23	155,801	\$ 16,460,091	10.91%
Amusement/Clubs	3	42,048	\$ 2,734,323	2.94%
Church/Religious	1	11,730	\$ 987,431	0.82%
Schools	6	80,639	\$ 8,216,707	5.65%
Utilities/Cell Towers	3	0	\$ 195,000	0.00%
SECTION TOTAL	109	1,428,437	\$ 76,020,709	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, 2005 to December 31, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	155	158		\$ 22,445,949
Non-Residential	5		125,213	\$ 7,906,236
ARDEN-ARCADE				
Residential	1	1		\$ 240,495
Non-Residential	3		57,248	\$ 4,514,035
CENTRAL CITY				
Residential	10	22		\$ 9,845,704
Non-Residential	9		6,440	\$ 1,365,697
EAST BROADWAY				
Residential	38	46		\$ 4,165,260
Non-Residential	4		3,181	\$ 327,303
EAST SACRAMENTO				
Residential	10	9		\$ 1,106,034
Non-Residential	11		269,087	\$ 15,081,791
LAND PARK				
Residential	6	8		\$ 770,718
Non-Residential	1		4,975	\$ 134,226
NORTH NATOMAS				
Residential	662	1,138		\$ 123,789,325
Non-Residential	24		142,840	\$ 12,438,700
NORTH SACRAMENTO				
Residential	81	91		\$ 8,873,511
Non-Residential	33		555,123	\$ 18,089,277
POCKET				
Residential	55	55		\$ 7,166,186
Non-Residential	3		23,265	\$ 1,391,153
SOUTH NATOMAS				
Residential	77	84		\$ 10,593,763
Non-Residential	3		9,088	\$ 932,613
SOUTH SACRAMENTO				
Residential	125	125		\$ 16,673,545
Non-Residential	13		231,977	\$ 13,839,679
TOTALS:	1,329	1,737	1,428,437	\$ 281,691,200

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 of 2004 and 2005 Development Activity

Planning Entitlements Decisions Made

Land Use Type	2004			2005: 1st 6 months (revised)			2005: last 6 months			2005 Totals		
	Processed Entitlements	Units	Sq. Feet	Processed Entitlements	Units	Sq. Feet	Processed Entitlements	Units	Sq. Feet	Processed Entitlements	Units	Sq. Feet
Residential	413	2530		224	2012		232	2,452		456	4,464	
Commercial	72	1,913,974		47	1,473,859		42	2,741,788		89	4,215,647	
Other	15	95,973		10	292,655		4	242		14	292,413	
	500	2,009,947		281	1,766,514		278	2,741,546		559	4,508,060	
Land Use Type	Percent Units			Percent Units			Percent Units			Percent Units		
Single Fam.	37.3%			17.1%			45.1%			33.0%		
Multi Fam.	62.6%			47.5%			34.6%			41.0%		
Master Plan	0.0%			27.6%			9.3%			16.4%		
Mixed Use	0.1%			7.9%			11.0%			9.7%		
	100.0%			100.0%			100.0%			100.0%		
Office	Percent Sq ft			Percent Sq ft			Percent Sq ft			Percent Sq ft		
Warehouse	25.9%			58.0%			5.4%			24.1%		
CX/Retail	5.4%			9.5%			4.1%			6.0%		
Industrial	45.9%			15.5%			4.3%			8.9%		
Mixed Use	15.0%			11.6%			1.8%			5.2%		
	7.8%			5.4%			84.4%			55.8%		
	100.0%			100.0%			100.0%			100.0%		

Building Permits Under Construction

Land Use Type	2004			2005: 1st 6 months			2005: last 6 months			2005 Totals		
	Processed Permits	Units	Sq. Feet	Processed Permits	Units	Sq. Feet	Processed Permits	Units	Sq. Feet	Processed Permits	Units	Sq. Feet
Residential	3314	4359		974	1561		1015	1421		1989	2982	
Single Fmly	Percent Units			Percent Units			Percent Units			Percent Units		
Multi Fmly	71.2%			56.8%			60.1%			58.4%		
	28.8%			43.2%			39.8%			41.6%		
	100.0%			100.0%			0.1%			0.1%		
	100.0%			100.0%			100.0%			100.0%		
Commercial	226	2,661,111		125	1,140,035		156	2,772,192		281	3,912,227	
Office	Percent Sq ft			Percent Sq ft			Percent Sq ft			Percent Sq ft		
Comm. Retail	30.9%			31.3%			37.4%			35.6%		
Industrial	16.0%			38.9%			18.1%			24.2%		
Hotel/Motel	43.3%			24.2%			35.6%			32.3%		
	7.4%			5.2%			7.7%			7.0%		
	97.6%			99.6%			98.9%			99.1%		

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.