

Summary of Single Family Dwelling (SFD) Sizes on the Gaviota Coast

To determine single family dwelling (SFD) size, County Staff reviewed the building permit history for each parcel in the planning area in the fall of 2010. Building permits and inspection records were used to verify construction and square footage of the dwelling. Where building permit records were insufficient to determine dwelling size, dwelling size was measured from aerial photos of the dwelling. In this case, an SFD size includes the living area and any attached or detached garage space. The statistics below do not include data on recently approved projects that have not yet been built. A chart with data from the table below is included on the page.

Gaviota Coast Planning Area	
Statistic	Square feet
Largest SFD	10,566
Smallest SFD	896
Average SFD size	3,062
Median SFD size	2,632
Total # of SFDs	161

Additionally, Staff summarized SFD data on discrete residential areas / unofficial neighborhoods on the Gaviota Coast, the results of which are summarized below:

El Capitan Ranch		Hollister Ranch	
Statistic	Square feet	Statistic	Square feet
Largest SFD	6,380	Largest SFD	8,875
Smallest SFD	1,846	Smallest SFD	945
Average SFD size	4,081	Average SFD size	2,962
Median SFD size	4,378	Median SFD size	2,594
Total # SFDs	17	Total # SFDs	84

Arroyo Quemada	
Statistic	Square feet
Largest SFD	2,614
Smallest SFD	1,200
Average SFD size	2,035
Median SFD size	2,087
Total # SFDs	10