

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING THE COUNTY ZONING MAP AND CHANGING THE ZONE DISTRICT DESIGNATIONS FOR 43 PARCELS (APNs 025-111-15, 025-361-01, 025-361-03, 026-111-40, 026-261-13, 026-261-16, 029-111-60, 029-162-08, 029-162-44, 029-181-43, 029-181-44, 029-182-15, 029-191-38, 029-192-07, 029-192-15, 029-192-27, 029-193-03, 029-391-08, 030-031-04, 030-092-01, 030-121-61, 030-221-46, 030-241-13, 030-241-14, 030-253-72, 030-281-08, 030-281-34, 031-113-10, 031-113-12, 031-113-48, 031-152-03, 032-041-44, 032-041-67, 032-041-68, 037-112-16, 037-191-08, 039-201-36, 039-201-37, 050-041-38, 050-041-45, 050-041-46, 053-011-01, AND 053-011-09) TO IMPLEMENT THE 2023 HOUSING ELEMENT; AND ACCEPTING THE ADDENDUM TO THE SUSTAINABILITY UPDATE ENVIRONMENTAL IMPACT REPORT AS ADEQUATELY ADDRESSING THE IMPACTS OF THE ZONING MAP AMENDMENTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the County of Santa Cruz Board of Supervisors recognizes the need for additional affordable housing, particularly very low- and low-income housing and housing to support the local workforce; and

WHEREAS, the County adopted the 2023 Housing Element in November 2023, which was certified by the State Department of Housing and Community Development in April 2024; and

WHEREAS, the 2023-2031 Regional Needs Housing Allocation (“RHNA”) established by the State and the Association of Monterey Bay Area Governments and for the County is 4,634 units; and

WHEREAS, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 75 total parcels must be rezoned to accommodate the RHNA, as required by Government Code Subsections 65583(c)(1) and 65583.2(h) and (i); and

WHEREAS, Program H-1B of the Santa Cruz County 2023 Housing Element requires the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category; and

WHEREAS, rezoning also implements Program H-1C of the Santa Cruz County 2023 Housing Element, which applies the Ministerial Combining District to those sites that accommodate 20% or more lower income units in the Housing Sites Inventory and allows ministerial processing for future developments that accommodate that level of affordable housing; and

WHEREAS, Senate Bill 10 (“SB 10”), codified in Government Code Section 65913.5, allows for the rezoning by ordinance, and associated redesignation of land uses in the General

Plan, of residential parcels to accommodate up to 10 units on a parcel without review under the California Environmental Quality Act (“CEQA”); and

WHEREAS, Program H-1J of the Santa Cruz County 2023 Housing Element requires the County to rezone residential parcels pursuant to SB 10, which allows up to 10 units on qualifying infill parcels, providing “missing middle” housing within low-density infill neighborhoods; and

WHEREAS, County staff has divided the proposed land use designations and rezonings into two groups (Batch A and Batch B); and

WHEREAS, 29 of the parcels included in this Batch B are being rezoned pursuant to SB 10 (the “SB 10 Parcels”); and

WHEREAS, with respect to the SB 10 Parcels, this Ordinance is adopted pursuant to SB 10; and

WHEREAS, the County prepared an Addendum to the Santa Cruz County Sustainability Update Environmental Impact Report (“EIR”) pursuant to Section 15164 of the CEQA Guidelines, and determined that the environmental impacts of the 2023 Housing Element and its proposed programs, as part of the County’s General Plan, are consistent with the environmental impacts evaluated in the EIR, and therefore no additional environmental analysis is required; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on April 29, 2025, and finds that the proposed Zoning Map Amendments are consistent with the findings required by the Santa Cruz County Code and Senate Bill 10, including:

- (1) The proposed zone district will allow a density of development and types of uses which are compatible with the objectives, policies and programs, and land use designations of the adopted General Plan;
- (2) The proposed zone districts are compatible with the level of utilities and community services available to the land;
- (3) The proposed rezoning is in the best interests of the public health, safety, and welfare;
- (4) The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy;
- (5) The increased density authorized by this Ordinance, and in particular the increased density authorized for the SB 10 Parcels, is consistent with the County’s obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50; and
- (6) The SB 10 Parcels are clearly identified in the rezoning table provided in Exhibit I to this Ordinance, with an asterisk next to each SB 10 Parcel Number, and are clearly demarcated in the maps provided in the staff report associated with this Ordinance.

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The County of Santa Cruz Zoning Map as established by Santa Cruz County Code section 13.10.180 is amended by changing the zone district designation of the parcels indicated in Exhibit 1, attached hereto and incorporated herein by this reference. The Zoning Map Designation boundaries for APNs 030-281-08, 030-281-34, 030-031-04, 037-191-08, 053-011-01, and 053-011-09 are set forth on the maps in Exhibit 2, attached hereto and incorporated herein by this reference.

SECTION II

The County prepared an Addendum to the Environmental Impact Report (“EIR”) for the Sustainability Policy and Regulatory Update pursuant to Section 15164 of the CEQA Guidelines, and determined that the environmental impacts of the 2023 Housing Element and its proposed programs, as part of the County’s General Plan, are consistent with the environmental impacts evaluated in the EIR. Based on the analysis contained in the Addendum, the Board of Supervisors determines that no additional environmental analysis is required to effectuate the rezonings that are the subject of this Ordinance.

SECTION III

The Board of Supervisors further finds and determines in its reasonable discretion and on the basis of the entire record before it that the proposed Zoning Map amendments are consistent and compatible with and will not frustrate the objectives, policies, general land uses, and programs specified in the General Plan.

SECTION IV

Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION V

This Ordinance shall take effect outside the Coastal Zone on the 31st day following adoption and shall take effect inside the Coastal Zone upon final certification by the California Coastal Commission.

PASSED AND ADOPTED this 20th day of May, 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Felipe Hernandez
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Juliette Rezzato
Clerk of the Board

APPROVED AS TO FORM:

Signed by:


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Natalie Kirkish
Office of the County Counsel

DISTRIBUTION: County Counsel
Community Development & Infrastructure Department
County Geographic Information Services

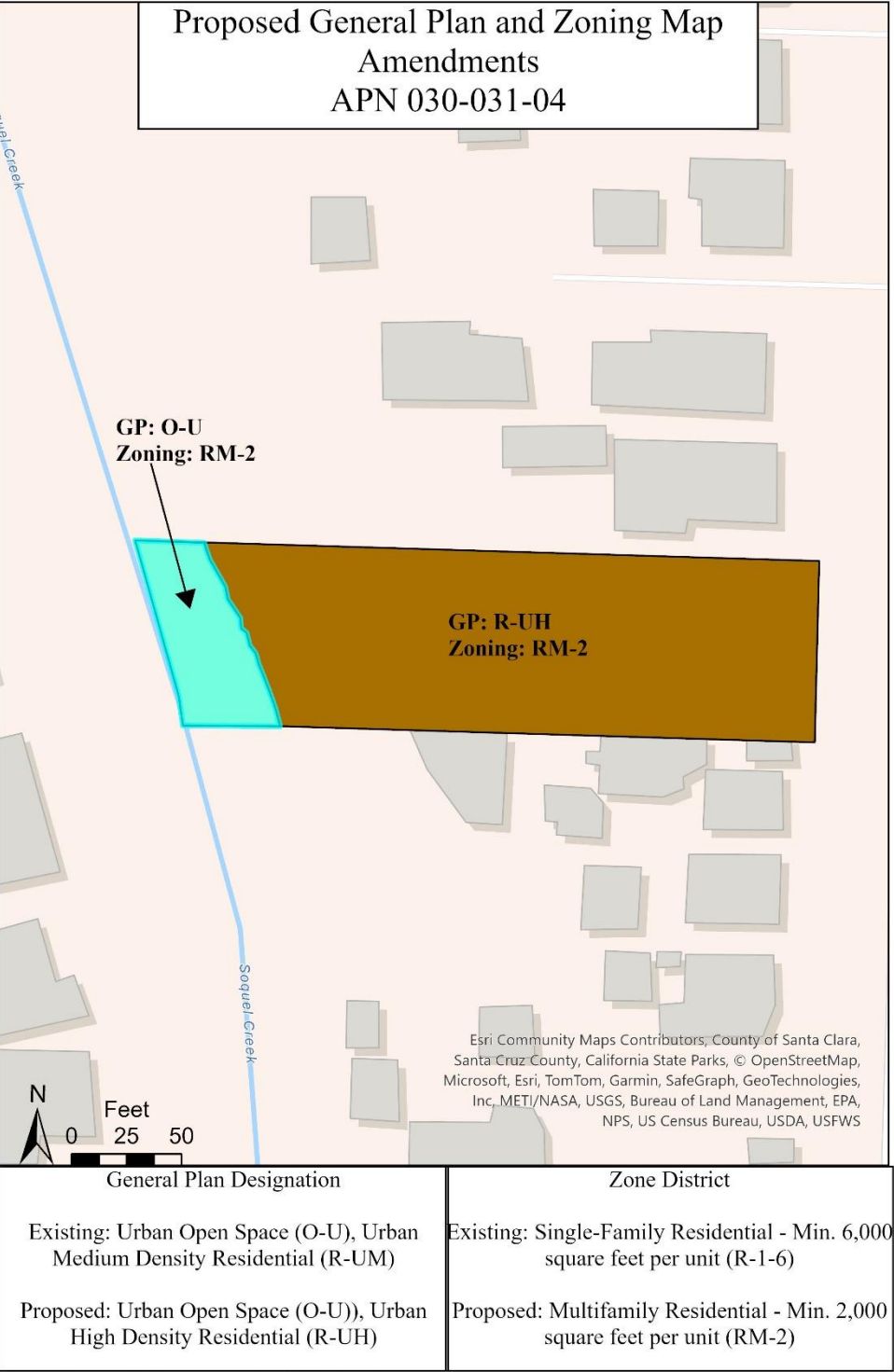
Exhibit 1: Batch B Housing Element Rezones - Zoning Map Amendments

Assessor's Parcel Number	Existing Zone District	New Zone District
025-111-15*	R-1-6	RM-2
025-361-01*	R-1-6	RM-1.5
025-361-03*	R-1-6	RM-1.5
026-111-40*	R-1-6-D	RM-2.5-D
026-261-13	C-2-D	C-2-D-Min
026-261-16	C-2-D	C-2-D-Min
029-111-60*	RM-4	RM-2
029-162-08*	R-1-6	RM-4
029-162-44*	R-1-6	RM-1.5
029-181-43*	RM-4	RM-1.5
029-181-44*	R-1-6	RM-2
029-182-15*	RM-4	RM-1.5
029-191-38*	R-1-6	RM-1.5
029-192-07*	R-1-6	RM-1.5
029-192-15*	R-1-6	RM-1.5
029-192-27*	R-1-6	RM-3
029-193-03*	R-1-6	RM-1.5
029-391-08*	R-1-6	RM-2
030-031-04*	R-1-6	RM-2
030-092-01*	R-1-6	RM-2
030-121-61	C-4	C-2-Min
030-221-46	C-2-GH	C-2-GH-Min
030-241-13*	R-1-6	RM-1.5
030-241-14*	R-1-6	RM-2.5
030-253-72*	R-1-6	RM-3.5
030-281-08*	R-1-6	RM-3.5
030-281-34*	R-1-6	RM-3
031-113-10*	R-1-4	RM-1.5
031-113-12*	R-1-4	RM-1.5
031-113-48*	R-1-4	RM-2
031-152-03*	R-1-4	RM-3
032-041-44	C-2	C-2-Min
032-041-67	C-2	C-2-Min
032-041-68	C-2	RF-Min
037-112-16*	R-1-8	RM-1.5
037-191-08*	R-1-9	RM-1.5
039-201-36	PR	RF-Min
039-201-37	PR	RF-Min
050-041-38	R-1-1AC	RM-2

Assessor's Parcel Number	Existing Zone District	New Zone District
050-041-45	R-1-1AC	RM-2-Min
050-041-46	R-1-1AC-AIA	RM-2-AIA-Min
053-011-01	PR	PR; RM-1.5-Min
053-011-09	PR	PR; PF-Min

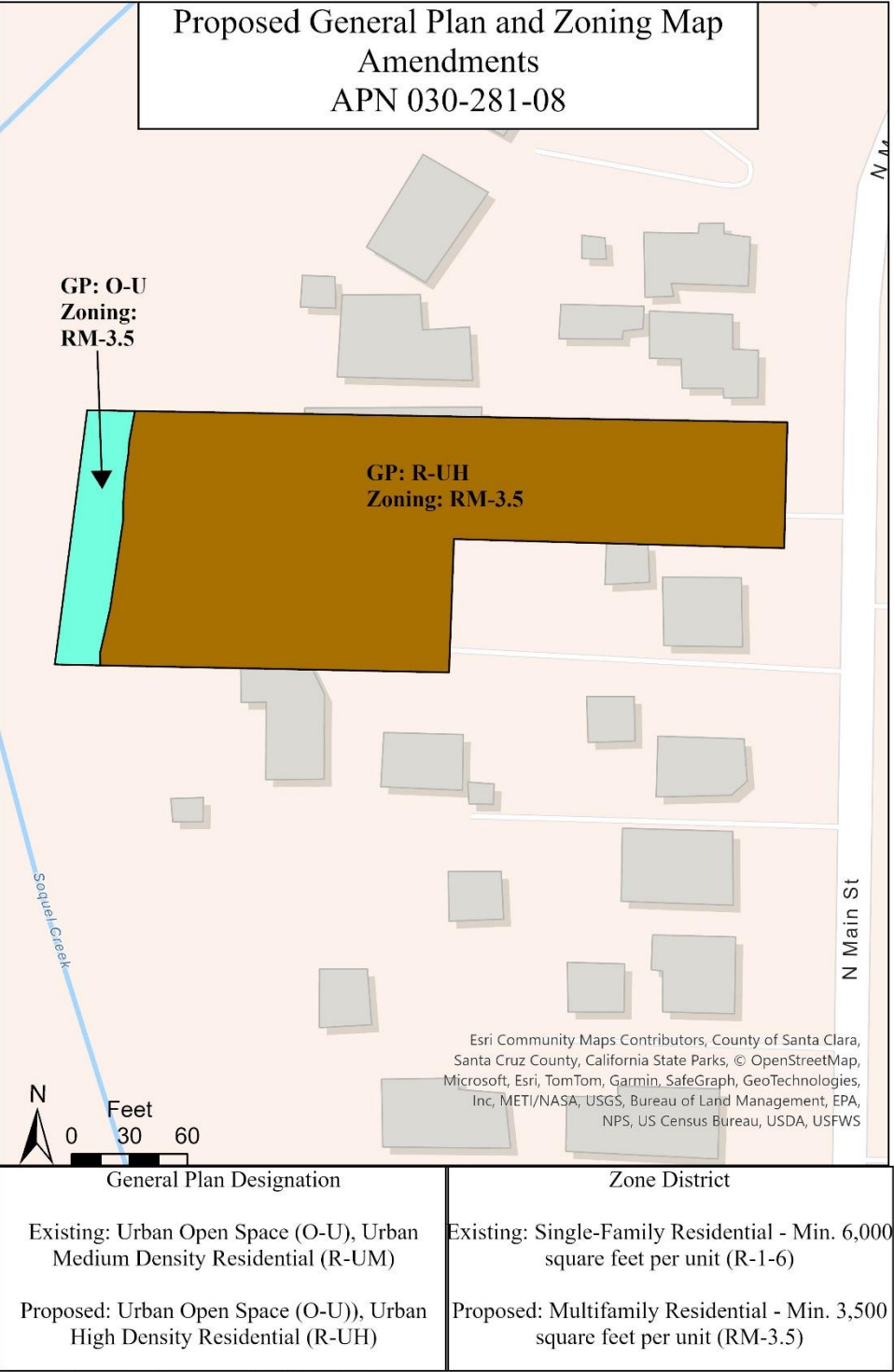
*SB 10 Rezoning

EXHIBIT 2



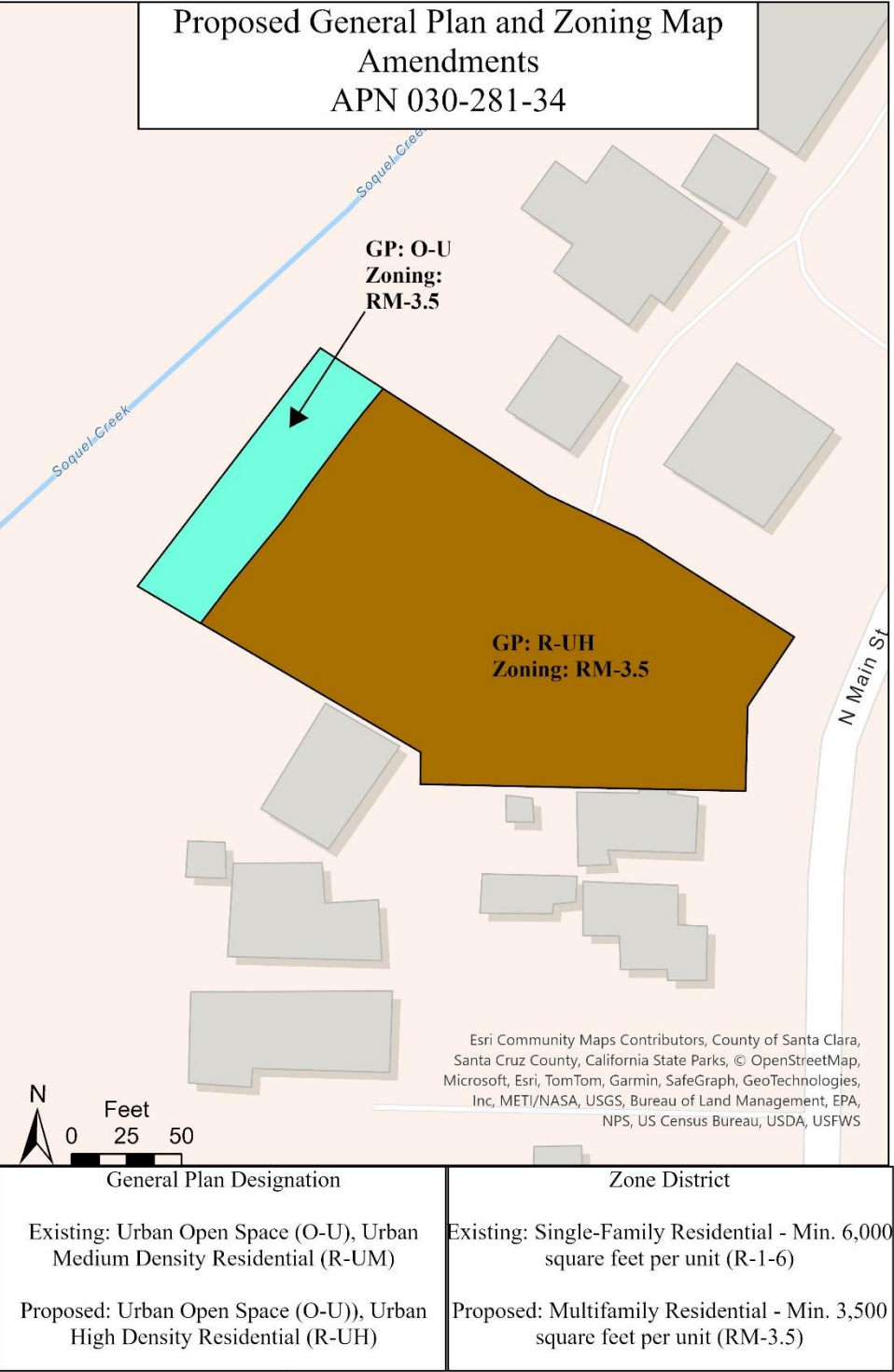
Source: Community Development and Infrastructure

EXHIBIT 2



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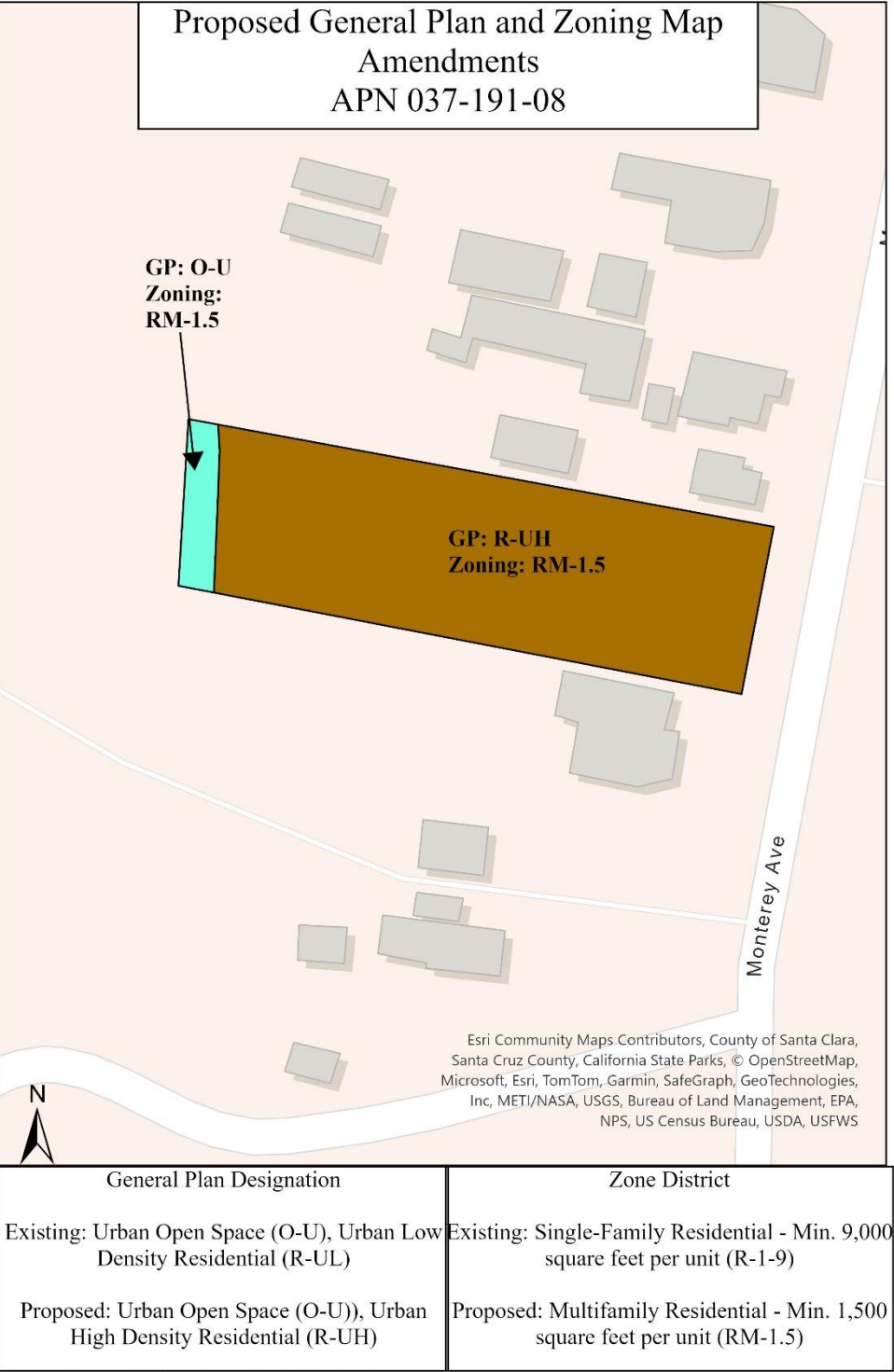
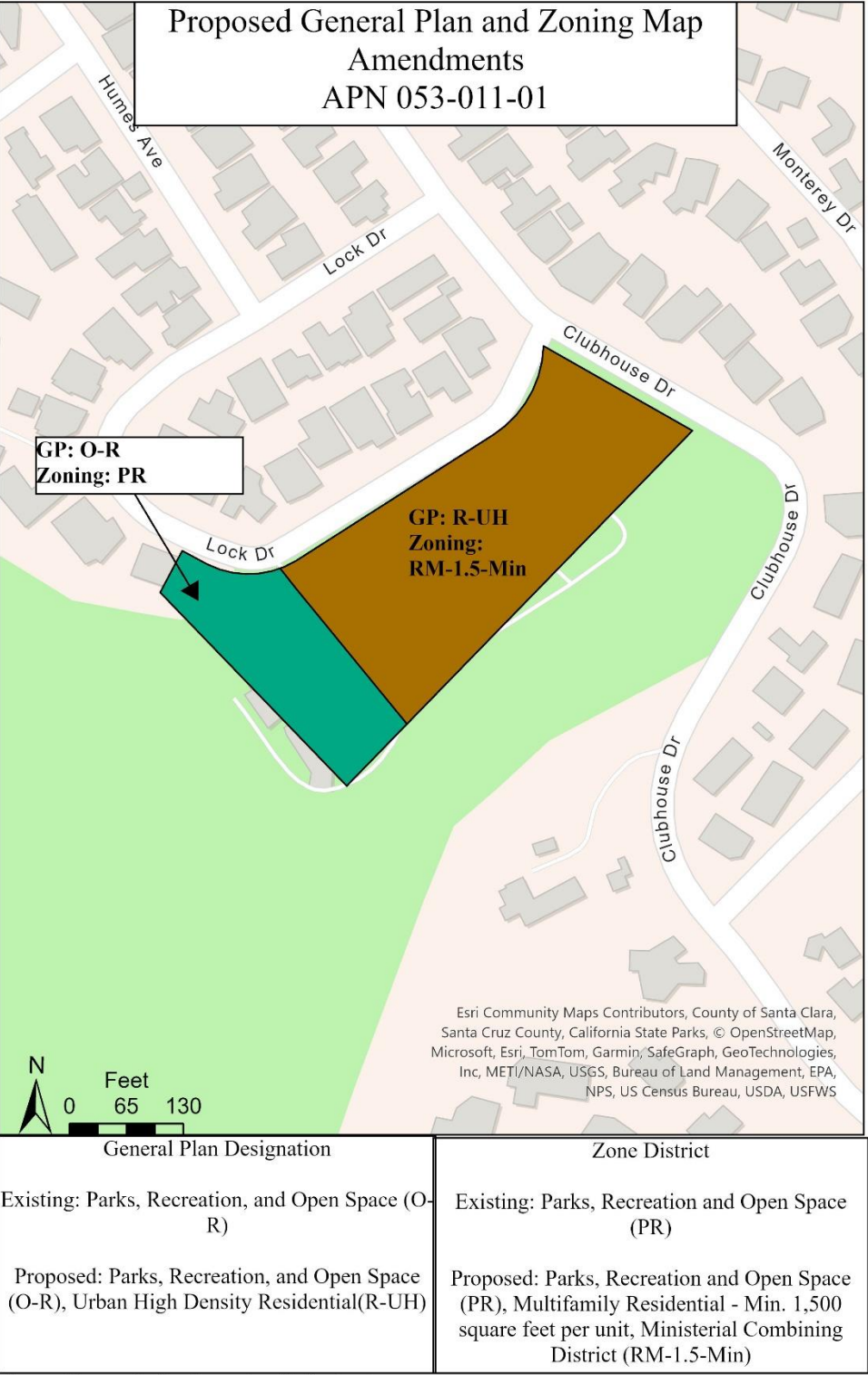
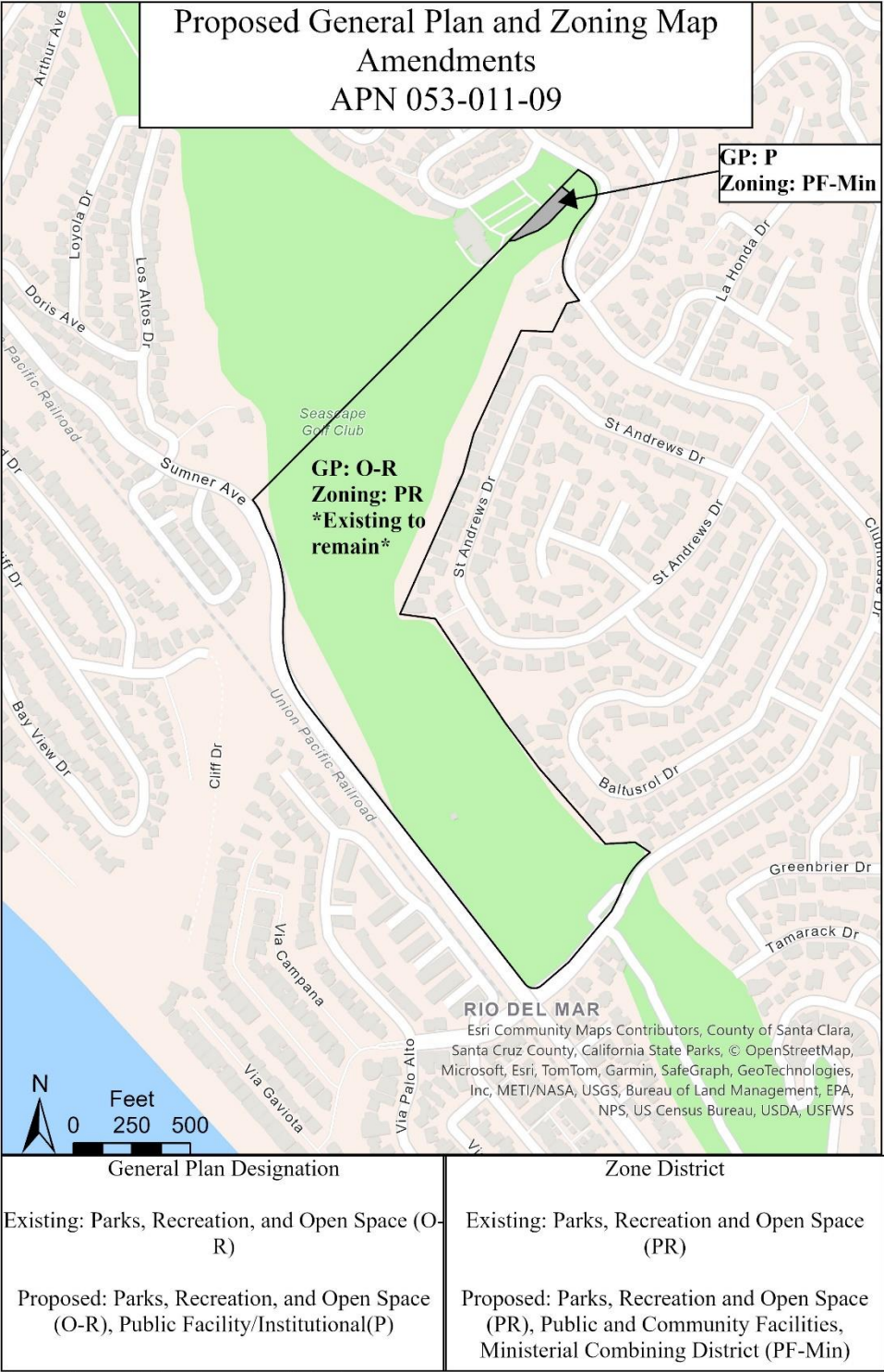


EXHIBIT 2



Source: Community Development and Infrastructure

EXHIBIT 2



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Natalie Kirkish

Natalie.Kirkish@santacruzcountyca.gov

County Counsel

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Natalie Kirkish

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Signature Adoption: Pre-selected Style

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