

49. Schedule a public hearing on June 24, 2025, at 9:00 AM or thereafter, to consider Coastal Commission modifications to the Senate Bill 9 implementing ordinance, which includes adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allowing two-unit residential developments and urban lot splits in unincorporated areas of Santa Cruz County, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: SB 9 Implementing Ordinance - Coastal Modifications

Meeting Date: May 20, 2025

Formal Title: Schedule a public hearing on June 24, 2025, at 9:00 AM or thereafter, to consider Coastal Commission modifications to the Senate Bill 9 implementing ordinance, which includes adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allowing two-unit residential developments and urban lot splits in unincorporated areas of Santa Cruz County, and take related actions

Recommended Actions

1. Schedule a public hearing on June 24, 2025, at 9:00 AM or thereafter, to consider Coastal Commission modifications to the Senate Bill 9 implementing ordinance, which includes adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allowing two-unit residential developments and urban lot splits in unincorporated areas of Santa Cruz County, approved by Resolution No. 263-2024 and Ordinance 5464;
2. Direct the Clerk of the Board to publish a notice of the date and time for the scheduled hearing in the newspaper at least 10 days prior to the hearing date; and
3. Direct the Community Development and Infrastructure Department (CDI) staff to mail notice of the date and time for the scheduled hearing to those required by Santa Cruz County Code Section 18.10.118.

Executive Summary

This is a request to set a public hearing to review the Coastal Commission modifications to the Senate Bill 9 implementing ordinance, which includes adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allowing two-unit residential developments and urban lot splits in unincorporated areas of Santa Cruz County.

Discussion

Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units on parcel in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. On December 10 and December 17, 2024, the Board of Supervisors approved the Senate Bill 9 implementing ordinance and directed staff to submit the amendments to the California Coastal Commission (CCC) for certification.

Financial Impact

The adoption of this Ordinance will not have a financial impact to the County budget. Future development projects will pay applicable permitting and impact fees.

Strategic Initiatives

Operational Plan - Attainable Housing

Submitted By:

Matt Machado, Deputy CEO / Director of Community Development and Infrastructure

Recommended By:

Carlos J. Palacios, County Executive Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

**Notice of Public Hearing
Before the Board of Supervisors
of the County of Santa Cruz**

NOTICE IS HEREBY GIVEN that the Santa Cruz County Board of Supervisors has scheduled a public hearing for **June 24, 2025, at 9:00am or thereafter**, in the Board Chambers, 701 Ocean Street, Room 525, Santa Cruz, California, **to consider proposed California Coastal Commission modifications to the County's Local Coastal Program included in the approved Senate Bill 9 implementing ordinance.** The Senate Bill 9 implementing ordinance, which includes adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allows two-unit residential developments and urban lot splits in unincorporated areas of Santa Cruz County.

Note: The public may attend the public hearing and/or comment on this matter. This meeting will be held in person at the Government Center Building, 5th Floor, 701 Ocean Street, Santa Cruz, as well as on the Zoom virtual platform. The meeting agenda will be published on the County's website 72 hours prior to the meeting, along with participation instructions at <https://santacruzcountyca.primegov.com/public/portal>, or call 454-2323 (TTY call 711). Testimony may be presented at the meeting or submitted in written form prior to the hearing and made a part of the hearing record.

If any person challenges an action taken on the foregoing matters in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at or prior to the public hearing.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. The Board of Supervisors Chambers is located in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA coordinator at (831) 454-2323 at least 72 hours in advance of the meeting to make arrangements.

BY ORDER OF THE BOARD OF SUPERVISORS
By: Juliette Rezzato
Clerk of the Board