

40. Defer to on or before June 24, 2025, the public hearing on changes to County Code regarding regulations for accessory dwelling units ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: Defer ADU Ordinance Changes

Meeting Date: March 11, 2025

Formal Title: Defer to on or before June 24, 2025, the public hearing on changes to County Code regarding regulations for accessory dwelling units

Recommended Actions

Defer to on or before June 24, 2025, the public hearing on Ordinance amending County Code Section 13.10.681 regarding accessory dwelling units

Executive Summary

The public hearing on this item was originally scheduled for January 14, 2025, and deferred to on or before March 11, 2025, with the expectation of receiving feedback on the proposed amendments from the California Department of Housing and Community Development (HCD). Because the feedback received from HCD points to substantial changes to the existing ordinance and the proposed amendments, the revised ordinance amendments will need to be reviewed by the Planning Commission before presentation to the Board of Supervisors. The recommended deferral date would allow for another public hearing before the Planning Commission.

Discussion

The County is required to submit a copy of an adopted accessory dwelling unit (ADU) ordinance to HCD for a determination as to whether the ordinance complies with state ADU law. HCD will review and comment on draft ordinances prior to adoption by a local jurisdiction and County staff pursued this option to ensure HCD finds the adopted ordinance in compliance with state law. The proposed amendments were submitted to HCD on October 3, 2024. Comments from HCD staff were received on January 31, 2025. The comments from HCD are extensive and address both existing ordinance provisions and the proposed amendments. County staff have determined that changes to the ordinance to address the HCD comments will be substantial, necessitating another public hearing before the Planning Commission before the proposed amendments can be presented to the Board of Supervisors. The recommended deferral date would allow for another public hearing before the Planning Commission.

Financial Impact

No financial impact.

Strategic Initiatives

Equity Framework - Plans, Policies & Budgets

Operational Plan - Attainable Housing

Climate Action - Energy, Transportation

Submitted By:

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Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

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