

53. Schedule a public hearing on April 29, 2025, at 9:00 AM or thereafter, to consider the proposed rezoning of 47 parcels and required General Plan Land Use Map amendments for 42 parcels to implement the 2023 Housing Element, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: Setting Letter for Public Hearing on Housing Element Rezones

Meeting Date: April 8, 2025

Formal Title: Schedule a public hearing on April 29, 2025, at 9:00 AM or thereafter, to consider the proposed rezoning of 47 parcels and required General Plan Land Use Map amendments for 42 parcels to implement the 2023 Housing Element, and take related actions

Recommended Actions

1. Schedule a public hearing for Tuesday, April 29, 2025, at 9:00 a.m. or thereafter, to consider the proposed rezoning of 47 parcels required by the 2023 Housing Element and required General Plan Land Use Map amendments for 42 of the 47 parcels (APNs 025-091-52, 025-111-15, 025-361-01, 025-361-03, 026-042-15, 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, 050-041-35, 050-041-36, 050-041-38, 050-041-45, 050-041-46, 053-011-01, and 053-011-09);
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 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

The County Board of Supervisors adopted the 2023 Housing Element on November 14, 2023, which was certified by the California Department of Housing and Community Development (HCD) in April 2024. Program H-1B addresses the rezoning and General Plan Land Use designation changes that are necessary for the County to meet its required Regional Housing Needs Allocation (RHNA). The Board is requested to hold a public hearing on April 29, 2025, to consider the Planning Commission's recommendation to rezone/redesignate the remaining 47 of the 74 parcels included in the Housing Element Rezoning Program.

Discussion

This request is part of programmatic efforts to update the County's General Plan and Zoning Map to fulfill the requirements as set forth in the 2023 Housing Element Policies and Programs. The 2023 Housing Element contains a required Housing Sites Inventory to show the County has the zoning capacity to accommodate the full 4,634 dwelling units required by the County's assigned RHNA. Program H-1B addresses the rezoning and General Plan Land Use designation changes that are necessary for the County to

meet its required the RHNA. In addition, Programs H-1C and H-1J, respectively, allow for a by-right overlay zone to permit rental and owner-occupied multi-family housing uses by right (i.e., ministerially), and rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels, in order to facilitate missing middle housing within low-density infill neighborhoods. In total, 74 parcels were identified in the Housing Element to be rezoned, which were divided into two batches, Batch A and Batch B. Batch A was approved by the Board of Supervisors on December 17, 2024, and it included 30 parcels to be rezoned, with 27 of which also required a General Plan Land Use Map amendment.

Financial Impact

The rezones and General Plan Land Use Map amendments assist the County to achieve its RHNA mandate through prescribed program implementation. There is no direct financial impact associated with this project. The program facilitates future development, which will facilitate future permit applications with associated fees.

Strategic Initiatives

Operational Plan - Attainable Housing

Submitted By:

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

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.

**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 **April 29, 2025, at 9:00am or thereafter**, in the Board Chambers, 701 Ocean Street, Room 525, Santa Cruz, California, **to consider the proposed rezoning of 47 parcels and required General Plan Land Use Map amendments for 42 parcels to implement the 2023 Housing Element**. The parcels proposed for rezoning are spread throughout the urban areas of unincorporated Santa Cruz County, within the Urban Service Line (USL), and include the following parcels with Assessor Parcel Numbers: **025-091-52, 025-111-15, 025-361-01, 025-361-03, 026-042-15, 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, 050-041-35, 050-041-36, 050-041-38, 050-041-45, 050-041-46, 053-011-01, and 053-011-09**

Rezoning and General Plan amendments within the Coastal Zone require review and certification by the California Coastal Commission.

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