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LCP-3-SCO-21-0085-2-PART A (ADU ORDINANCE UPDATE) MARCH 11, 2022 HEARING EXHIBITS

Table of Contents

Exhibit 1: Proposed IP Amendment

**Exhibit 2: Maps of Davenport/Swanton; Live Oak; Seacliff/Aptos/La Selva; and
Opal Cliff Drive Designated Areas (DASDA/LODA/SALSDA/OCD)**

Exhibit 3: LCP Agricultural Protection Provisions

ORDINANCE NO. _____

ORDINANCE OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF SANTA CRUZ AMENDING SANTA CRUZ COUNTY CODE SECTIONS 13.10.312, 13.10.323, 13.10.352, 13.10.372, 13.10.418, 13.10.681, AND 13.10.700, AND ADDING SECTION 13.20.051 REGARDING ACCESSORY DWELLING UNITS AND DE MINIMIS PROCEDURES FOR CERTAIN COASTAL DEVELOPMENT PERMITS

The Board of Supervisors for the County of Santa Cruz ordains as follows:

SECTION I

The Santa Cruz County Code is hereby amended by changing the “Accessory Dwelling Unit” portion of the Agricultural Uses Chart in SCCC 13.10.312 to read as follows:

USE	CA	A	AP (P Comb. ⁺)
Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU), subject to the provisions of SCCC 13.10.681	<u>BP</u>	<u>BP</u>	—
Inside the Coastal Zone	5	BP	—
Outside the Coastal Zone	4	BP	—

SECTION II

The Santa Cruz County Code is hereby amended by changing SCCC 13.10.323(E)(6)(b)(i) regarding side and rear yards of residential accessory structures to read as follows:

- (i) An accessory structure which is attached to the main building shall be considered a part thereof, and shall be required to have the same setbacks as the main structure, except that Accessory Dwelling Units must be allowed ~~interior~~ side and rear setbacks of 4 feet and accessory structures that are demolished/rebuilt as ADUs must be allowed the same setback as the demolished structure, subject to compliance with SCCC 7.92 (Fire Code), SCCC 12.10 (Building Regulations), and Title 16 (Environmental and Resource Protection)Title 16.

SECTION III

The Santa Cruz County Code is hereby amended by changing the “Residential” portion of the Parks, Recreation and Open Space PR District Uses Chart in SCCC 13.10.352(B) to read as follows:

Residential uses, permanent, such as:	PR
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and SCCC 13.10.700-C definition)	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P
Hosted rentals, subject to SCCC 13.10.690	1P
One single-family dwelling, subject to the park site review process pursuant to SCCC 15.01	3
One single-family dwelling on property designated urban open space, subject to SCCC 13.10.672 and the park site review process pursuant to SCCC 15.01	5
Accessory Dwelling Units (ADUs), subject to SCCC 13.10.681	3
<u>Inside the coastal zone</u>	<u>3</u>
<u>Outside the coastal zone</u>	<u>BP</u>
Junior Accessory Dwelling Units (JADUs), subject to SCCC 13.10.681	BP
Dwelling units, associated with an open space or private recreational facility for the owner or lessee of the land or for staff, a caretaker, watchman, or manager of the property, pursuant to SCCC 13.10.353 (B)	5A
Dwelling units for State or County park operating personnel, pursuant to SCCC 13.10.353 (B)	5A
Expansion of dwelling units in organized camps and recreational facilities up to a cumulative total of an additional 500 square feet per dwelling unit	3

SECTION IV

The Santa Cruz County Code is hereby amended by changing the “Residential” portion of the TP Uses Chart in SCCC 13.10.372(B) to read as follows:

USE	PERMIT REQUIRED
Residential: one single-family dwelling per existing parcel of record	3
Dwelling groups of single-family dwelling (subject to the density and other requirements in SCCC 13.10.373 , 13.10.374 , and 13.10.375)	5 (2 dwelling units) 7 (more than 2 dwelling units)

USE	PERMIT REQUIRED
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) subject to SCCC 13.10.681 <u>Inside the coastal zone</u> <u>Outside the coastal zone</u>	2A <u>2A</u> <u>BP</u>
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and SCCC 13.10.700-C definition)	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P
Mobile home, temporary, for not more than five years for a caretaker or watchman in isolated areas on a minimum of 10 acres	5
Hosted rentals, subject to SCCC 13.10.690	1P

SECTION V

The Santa Cruz County Code is hereby amended by changing SCCC 13.10.418(A) to read as follows:

13.10.418 Use and development standards in the “D” Designated Park Site Combining District.

(A) Any project located within the “D” Combining District for which an application for one or more of the following permits or approvals is submitted in accordance with ~~Chapter SCCC 18.10~~ SCCC may, at the discretion of the Director of Parks, Open Space and Cultural Services, be submitted to the County Parks and Recreation Commission for a park site review pursuant to SCCC 15.01.090(C):

- (1) A building permit for a new single-family dwelling ~~or a new accessory dwelling unit~~;
- (2) A building permit for a new accessory dwelling unit inside the coastal zone;
- (~~23~~) A coastal development permit for a new single-family dwelling or an accessory dwelling unit that is not exempt or excluded pursuant to ~~Chapter 13.20~~ SCCC [13.20](#);
- (~~34~~) A land division permit;
- (~~45~~) A commercial development permit;
- (~~56~~) A policy amendment; or
- (~~67~~) Any other development permit processed at Level V or greater.

Each member of the Board of Supervisors shall be notified by the Director in writing if the determination of the Director is not to proceed with the review, and a member shall have 10 calendar days following receipt of such notification by the Board to refer the application to the Parks and Recreation Commission. The Parks and Recreation Commission shall consider possible County acquisition of the land and appropriate recreational development and use of it, pursuant to ~~Chapter 15.01~~ SCCC 15.01.

SECTION VI

The Santa Cruz County Code is hereby amended by changing SCCC 13.10.681 to read as follows:

13.10.681 Accessory Dwelling units.

(A) Purpose. The purpose of this section is to provide for and regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in order to provide needed housing for County residents and to further the housing goals of the Housing Element of the County General Plan.

(B) Definitions. For the purposes of this section, terms shall be defined as follows:

(1) “Accessory Dwelling Unit” (ADU) shall be defined per SCCC 13.10.700-A: In compliance with California Government Code Section 65852.2, an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking (area meeting the definition of Kitchen), and sanitation.

(2) “Junior Accessory Dwelling Unit” (JADU) shall be defined per SCCC 13.10.700-J: In compliance with California Government Code Section 65852.22, a residential living area contained within a proposed or existing single-family residence that is no more than 500 square feet in size. JADUs can include additions to an existing structure of no more than 150 square feet. JADUs shall include independent provisions for living, sleeping, eating, and cooking (area meeting the definition of Efficiency Kitchen but not a standard Kitchen), and shared or separate sanitation facilities with the main dwelling unit.

(3) “New Construction ADU” shall mean an ADU that does not meet the definition of Conversion ADU.

(4) “Conversion ADU” shall mean the conversion of any portion of a legal accessory structure, or any portion of a single-family dwelling, or any garage, for the purpose of creating an ADU. Conversion ADUs shall comply with the limit set forth for reconstruction, as defined in ~~SCCC 13.10.700-R~~ can include demolition and rebuilding of a structure with the same footprint and building envelope, with the exception that Conversion ADUs can also include additions of no more than up to 150 square feet. Any conversion that exceeds these limits this limit shall be considered a New Construction ADU for the purposes of this section.

If converting an existing accessory structure, applicant must be able to show that the structure was erected with all required permits, or that the structure is legal nonconforming. Structures that were built without benefit of permits are not eligible for conversion under this section and must be processed as a New Construction ADU.

(5) “Attached,” in reference to ADUs throughout the Santa Cruz County Code, shall mean sharing any part of a wall, ceiling or floor with the primary dwelling on the property, with the ADU located above, below, beside, or in some a combination with; the primary dwelling on the property.

(6) “Detached,” in reference to ADUs throughout the Santa Cruz County Code, shall mean any ADU that does not meet the definition of “Attached.”

(C) Accessory Use. ADUs and JADUs are accessory uses to the primary residential dwelling and shall not be considered in calculation of residential density for a ~~lot~~ parcel.

(D) Site Requirements. Before a permit for an ADU or JADU can be granted, the following requirements shall be met:

(1) Zoning and General Plan. ~~The (a) The ADU shall be located on a parcel allowing must allow residential or mixed uses land use~~ either by zoning or General Plan designation.

~~(b) The JADU shall be located on a parcel allowing single family residential use either by zoning or General Plan designation.~~

(2) Presence of Primary Dwelling Unit. A primary dwelling unit must exist or be proposed for construction concurrently with the proposed ADU or JADU.

(a) Exception. An ADU may be constructed prior to a primary dwelling in the case of rebuilding after a disaster. The location for the development envelope for the future primary dwelling must be indicated on the plans submitted for the ADU.

(3) Number of ADUs Allowed.

(a) Single-Family Dwellings. On ~~parcels lots~~ with existing or proposed ~~detached or semi-detached~~ single-family dwellings; ~~including dwelling groups, the following are allowed:~~ (i) Up to one ADU and one JADU are allowed per single-family dwelling.

(i) Dwellings that share walls but are located on separate parcels with separate building footprints (such as townhomes or half-plexes) are considered single-family dwellings for the purposes of determining the number of ADUs allowed.

(ii) Properties with dwelling groups (multiple single-family dwellings) are allowed one ADU and one JADU per single-family dwelling if the dwelling group is conforming with maximum density for the zone district. An existing dwelling in a dwelling group may be re-labeled as an ADU if it meets ADU use and development standards. If the dwelling group is nonconforming with maximum density for the zone district, see SCCC 13.10.261(B)(3).

(b) Multifamily Dwellings. On parcels lots with existing or proposed attached multifamily ~~developments dwellings~~, such as apartments, condominiums, or a combination of single- and multifamily dwellings and townhomes, the following are allowed:

- (i) Up to two detached ADUs, which may be attached to each other; and
- (ii) Conversion ADUs associated with up to 25 percent of multifamily units. Conversion ADUs in multifamily developments must be converted from areas not previously used as living space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(c) Nonconforming land uses. Regardless of existing dwelling conformity with land use and density requirements for a parcel's zone district or General Plan designation, permitted single-family dwellings shall be subject to subsection (a) of this section and permitted multifamily dwellings shall be subject to subsection (b) of this section.

(4) ADU Location on a Parcel.

(a) ADUs may be attached or detached from the primary dwelling unit. JADUs must be attached.

(b) ADUs and JADUs shall be subject to the setback requirements in subsection (D)(7)(a) of this section ~~except where larger setbacks are required due to environmental buffers and constraints identified per SCCC Title 16, including but not limited to riparian corridors, geologic hazards, sensitive habitats, and agricultural buffers.~~

~~(c) On land zoned or designated agricultural, accessory dwelling units must meet the buffering requirements of SCCC 16.50.095(F). A detached ADU shall be located within 100 feet of the main dwelling on the property, unless another location is approved by the Agricultural Policy Advisory Commission that will meet the on-site and off-site buffering requirements and will meet the goal of preserving agricultural land as determined by the Agricultural Policy Advisory Commission, if applicable.~~

(5) Access. ~~(a)~~ The ADU or JADU shall have an exterior entrance that is independent of the existing ~~single-family primary~~ dwelling. A JADU may also be internally connected to the primary dwelling.

~~(b) Inside the urban services line, no ADU or JADU shall be accessed by a separate driveway or right-of-way, unless access via a second driveway would result in a superior site plan in terms of safety and protection of environmental resources, and is approved by the Public Works Director or designee.~~

(6) Unit Size. The ~~total gross habitable~~ floor area as defined in SCCC 13.10.700-H F of the habitable portion of an ADU shall be as follows:-

(a) Minimum unit size, JADU or ADU: 150 square feet ("efficiency unit" per California Health and Safety Code Section 17958.1).

- (b) Maximum unit size, JADU: 500 square feet.
- (c) Maximum unit size, ADU:
 - (i) Conversion ADU: No maximum size.
~~50 percent of primary dwelling size.~~
 - (ii) New Construction ADU, Attached:
 - A. Parcel size less than ~~<~~ one acre: 850 square feet sf (studio or one bedroom), 1,000 square feet sf (two or more ~~>~~ one bedrooms), or 50 percent of primary dwelling size habitable square footage, whichever is smaller.
 - B. Parcel size greater than or equal to \geq one acre: 50 percent of primary dwelling size habitable square footage.
 - (iii) New Construction ADU, Detached:
 - A. Parcel size less than ~~<~~ one acre: 850 square feet sf (studio or one bedroom), 1,000 square feet sf (two or more ~~>~~ one bedrooms).
 - B. Parcel size greater than or equal to \geq one acre: 1,200 square feet sf.
 - (iv) Regardless of subsections (D)(6)(i) through (iii) of this section ~~and other site standards~~, any ADU ~~must be allowed to be of~~ at least 800 square feet shall be allowed. ~~This rule shall not apply within the Seascape Beach Estates Combining Zone District.~~

(7) Development Standards. All development standards for the applicable zone district shall be satisfied and the development shall be consistent with all County policies and ordinances, except that regardless of any other zone district standards, the following provisions shall apply to ADUs:

- (a) Setbacks.
 - (i) JADUs and Conversion ADUs.
 - A. Additions up to 150 square feet shall meet setback requirements for New Construction ADUs.
 - B. Existing structures with nonconforming setbacks can be demolished and rebuilt with the same setbacks, except where larger setbacks are required pursuant to SCCC 7.92 (Fire Code), SCCC 12.10 (Building Regulations), or Title 16 (Environmental and Resource Protection).
 - (ii) New Construction ADUs. ADUs shall comply with front ~~and street-side~~ setbacks for the applicable zone district. ~~Maximum~~ Minimum interior side and rear setbacks shall be four feet or the setback for the applicable zone district, whichever is less, including on double frontage lots and corner lots, with the following exceptions.

~~A. ADUs that are created in the same location as an existing structure being demolished or rebuilt may have the same setbacks as the existing or demolished structure.~~

A. An eight-foot rear yard setback is required for any portion of an ADU that is more than 16 feet tall. Stairways may encroach into the rear yard setback if stairway windows are minimum 52 inches from floor level.

B. Setbacks shall be sufficient for fire safety in conformance with SCCC 7.92 (Fire Code) and SCCC 12.10 (Building Regulations).

C. ADUs shall be subject to environmental buffers and constraints identified per Title 16 (Environmental and Resource Protection), including but not limited to riparian corridors, geologic hazards, sensitive habitats, and agricultural buffers.

D. On parcels zoned or designated agricultural, a detached ADU shall be located within 100 feet of the primary dwelling on the property unless additional distance is required to meet the minimum agricultural buffer setback standards in SCCC 16.50.095.

EB. ADUs located in the Seascapes Beach Estates (SBE) Combining District shall meet the setback requirements in SCCC 13.10.436.

~~C. ADUs may be subject to environmental buffers and constraints identified per SCCC Title 16.~~

(iii) Minimum separation distance between ADUs and other structures shall be 3 feet.

(b) Height.

(i) JADUs and Conversion ADUs. Additions up to 150 square feet shall meet height ~~requirements standards~~ for New Construction ADUs.

(ii) New Construction ADUs. Height is subject to the applicable zone district height standard with the following exceptions.

~~A. Inside the urban services line except for in the Seascapes Beach Estates Combining Zone District, new construction detached ADUs shall be a maximum of 16 feet. This exception does not apply in the Seascapes Beach Estates Combining District (see SCCC 13.10.436).~~

~~B. Any new construction ADU or portion of a new construction ADU that exceeds FAR or lot coverage standards per subsection (D)(6)(e)(iv) of this section shall be maximum 16 feet except that ADUs above garages shall be subject to the height standards in subsections (C) and (D) of this section.~~

BC. Inside the urban services line except for in the Pleasure Point and Seascapes Beach Estates Combining Zone Districts, ADUs that are built above

detached garages shall be a maximum of 20 feet at exterior wall and 24 feet at roof peak. This exception does not apply in the Pleasure Point or Seascapes Beach Estates Combining Zone Districts.

~~CD.~~ Inside the Pleasure Point Combining Zone District, ADUs that are built above attached and detached garages shall be maximum 18 feet at exterior wall and 22 feet at roof peak.

~~DE.~~ Building height up to five feet in excess of an applicable zoning standard, but in no case exceeding 28 feet, may be allowed subject to design review findings (SCCC 13.11.052), development permit findings (SCCC 18.10.230), and ~~to~~ the coastal view protection standards of SCCC 13.20.130(B)(7) (if located in the cCoastal zZone), and subject to approval by the Zoning Administrator following a public hearing.

(c) Lot Coverage and Floor Area Ratio (FAR).

~~(i) Parcels with ADUs and JADUs JADUs and Conversion ADUs: additions up to 150 square feet shall meet lot coverage and FAR requirements for New Construction ADUs.~~

~~(ii) New Construction ADUs: Lot coverage and FAR is the standards for the applicable zone district with the following exceptions, except that JADU and/or ADU square footage up to 800 square feet may be excluded from FAR and lot coverage calculations for both existing and new parcels.~~

~~(ii) ADUs and JADUs shall not be counted in large dwelling unit calculations per SCCC 13.10.325.~~

~~A. Where ADUs are developed on parcels 6,000 square feet or smaller an additional two percent Lot Coverage and two percent FAR shall be available by right, including within the Pleasure Point (-PP) Combining Zone District but excluding within the Seascapes Beach Estates (-SBE) Combining Zone District.~~

~~B. An ADU of up to 800 square feet shall be allowed per SCCC 13.10.681(D)(6)(c)(iv), regardless of lot coverage and FAR.~~

(d) Parking.

~~(i) JADUs and Conversion ADUs: no required off-street parking for the JADU and/or Conversion ADU. Covered parking structures converted to ADUs may require replacement parking per subsection (D)(7)(d)(v) of this section.~~

~~(ii) New Construction ADUs: one off-street parking space per ADU.~~

~~A. ADU parking can be provided as double or triple tandem parking.~~

B. ADU parking may be located within setback areas unless findings are made that parking in setback areas is not feasible based upon specific site or regional topographical and/or fire and life safety conditions.

C. If the primary dwelling unit has less than the required parking per SCCC 13.10.552, one new parking space must be provided for the ADU but parking for the primary dwelling may remain nonconforming.

~~(iii) New Construction ADUs: exceptions to off-street parking requirements.~~

~~D. No additional parking for an ADU shall be required for if the ADU under these circumstances: A. The ADU is located within one-half mile walking distance of any public transit stop, within a designated historic district, or within one block of a dedicated parking space reserved for a publicly available car share vehicle, and is not located in the Live Oak, Seacliff/Aptos, or Davenport/Swanton Designated Areas.~~

~~B. The ADU is located within a designated architecturally and historically significant historic district.~~

~~C. There is a dedicated parking space reserved for a publicly available car share vehicle located within one block of the ADU. Applicants shall be required to show the location of the dedicated parking space and confirm the vehicle's availability to future ADU residents.~~

~~(iiiiv) Parking Permits. Where parking permits are required for on-street parking during any part of the year, permits shall be offered to the occupants of the ADU and/or JADU.~~

~~(iv) Replacement Parking. Outside the Coastal Zone, When a garage, carport, or covered parking structure, or surface parking is demolished or converted for construction of an ADU or JADU, no replacement parking is required for the primary dwelling unit. Inside the Coastal Zone, replacement parking is required.~~

~~(v) Special Coastal Zone Parking Requirements. In the following coastal zone locations, one parking space is required for New Construction ADUs, with no exceptions, and replacement parking is required when existing parking is demolished or converted for construction of an ADU:~~

~~A. Live Oak Designated Area (LODA) as defined in SCCC 13.10.694(C).~~

~~B. Sea Cliff/Aptos/La Selva Designated Area (SALSDA) as defined in SCCC 13.10.694(C).~~

~~C. Davenport/Swanton Designated Area (DASDA) as defined in SCCC 13.10.694(C).~~

~~D. Opal Cliff Drive between 41st Avenue and the City of Capitola.~~

(8) Existing Conditions of Approval. Proposed additions associated with Conversion ADUs shall comply with any existing development permit conditions of approval that are not otherwise superseded by provisions of SCCC 13.10.681.

(9) Other Accessory Uses.

(a) One ADU may be associated with a single-family dwelling unit on a parcel that also has farmworker housing as defined in SCCC 13.10.631.

(b) Non-ADU habitable and nonhabitable accessory structures may be allowed subject to all applicable requirements of the underlying zone district and SCCC 13.10.611.

(10) Utility, Infrastructure, and Service Requirements. ~~All requirements of the respective service agencies shall be satisfied, and all ADUs shall comply with all applicable provisions of Chapters 12.10, Building Code, and 7.92 SCCC, Fire Code, except for the following specific exceptions for ADUs:~~

(a) Life Safety. ~~All requirements of the respective service agencies shall be satisfied, and all ADUs shall comply with all applicable provisions of SCCC 7.92 (Fire Code) and SCCC 12.10 (Building Regulations).~~

(i) ~~Fire sprinklers shall not be required for the an ADU or JADU where they are not also required for the primary dwelling, except sprinklers are required for detached ADUs larger than 1,200 square feet and ADUs that constitute or are part of an addition to the primary dwelling equal to more than 50% of the existing primary dwelling square footage per California Residential Code Section R313.2.~~

(ii) ~~For the purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit if an internal connection to the primary dwelling unit is maintained.~~

(iii) ADUs and JADUs that do not have an internal connection to the primary dwelling shall maintain a separate street address from the primary dwelling unit.

(b) Utility Connections and Fees.

(i) ~~JADUs and Conversion ADUs: new utility connection or capacity charges shall may not be required only be charged for Conversion ADUs and JADUs built concurrently with a primary dwelling.~~

(ii) ~~New Construction ADUs: A local agency, special district, or water corporation may require a new or separate utility connection directly between the ADU and the utility, subject to a connection fee or capacity charge proportionate to the burden of the ADU on the water or sewer system, based upon either the square footage of the ADU or its drainage fixture unit values as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials.~~

(iii) ~~The sewage disposal system and water supply for the parcel shall comply with all applicable requirements of the Environmental Health Officer.~~

A. As part of the application to create an ADU connected to an onsite water treatment system, a percolation test must be completed within the last five years or if the percolation test has been recertified, within the last 10 years.

(c) Public improvements. Frontage improvements and other public right-of-way work cannot be required as a condition of approval for an ADU or JADU, unless required per SCCC 7.92 (Fire Code) or SCCC 12.10 (Building Regulations) or to correct illegal right-of-way encroachments.

(E) Nonconforming Conditions. Correction of existing nonconforming zoning conditions cannot be required as a condition of ADU or JADU approval.

~~(F) Design. The design, materials and color of the new construction ADU shall be compatible with that of the main dwelling.~~

(1) Architectural design. Exterior design of ADUs and JADUs that are visible from a road or other public area shall include three or more of the following elements:

(a) Roof pitch matching dominant roof slope primary dwelling(s). Dominant roof slope is the slope shared by the largest portion of the roof.

(b) Roof material matching primary dwelling(s).

(c) Primary siding material or color matching primary dwelling(s).

(d) Window and door trim matching primary dwelling(s).

(e) Porch, bay window, or other façade articulation to break up flat wall planes.

(f) Fencing or landscaping to buffer the view of the ADU or JADU from a road or other public area. Fencing shall be subject to SCCC 13.10.525: Regulations for fences and retaining walls within required yards. Landscaping shall be subject to SCCC 13.13: Water Efficient Landscaping.

(2) Historic Preservation. ADUs and JADUs on properties in the “L” (Historic Landmark) Combining District that do not involve demolition, relocation, or alterations to the exterior of historic buildings shall meet the provisions of SCCC 16.42.060(D) to be reviewed ministerially. ADUs and JADUs that exceed these provisions shall be subject to discretionary review per SCCC 16.42.060.

(G) Occupancy. The following occupancy standards shall be applied to every ADU and JADU and shall be conditions for any approval under this section:

(1) Occupancy Restrictions. The maximum occupancy of an ADU or JADU may not exceed that allowed by the State Uniform Housing Code, or other applicable State law.

(2) Sale. ADUs and JADUs shall not be sold separately from the primary residence with the following exception.

(a) An ADU can be sold or conveyed separately from the primary residence to a qualified buyer if the property was built or developed by a qualified nonprofit corporation and all provisions of California Government Code Section 65852.26 are met.

(3) Short-Term Rental Use. In no case shall a short-term rental use of less than 30 days be permitted in an ADU or JADU. A property with an ADU or JADU shall not be eligible for participation in the vacation rental or hosted rental programs.

(4) Owner Residency. The following requirements apply to all JADUs and apply to all ADUs except those permitted between January 1, 2020, and January 1, 2025.

(a) Unless owned by a government agency, land trust, or public or nonprofit housing organization, the property owner or relative of the property owner shall permanently reside, as evidenced by a homeowner's property tax exemption, or by other satisfactory documentation of residence, on the parcel in either the primary dwelling unit, ADU or JADU. If the ~~accessory dwelling unit~~ ADU or JADU is newly constructed on a parcel within a subdivision, then the purchaser or relative of the purchaser of said property shall permanently reside in either the main dwelling or the ~~accessory dwelling unit~~ ADU or JADU, shall be required to submit a property tax exemption prior to occupancy of the ~~accessory dwelling unit~~ ADU or JADU, and shall be subject to the deed restriction noted in subsection (G)(5) of this section.

(i) Exception. Temporary rental of both a primary dwelling unit and an ADU or JADU may be authorized by the Planning Director in the case of sudden and unexpected changes in life circumstances. Property owners may be authorized to rent both the primary dwelling and the ADU or JADU if the property owner or relative of the property owner is unable to continue to occupy the property temporarily by reason of illness or absence from the area for other than vacation purposes as determined by the Planning Director in ~~his/her~~ their sole discretion based on reasonable evidence. Evidence shall be submitted to the Planning Department in writing, and requests for extension of the absence shall also require evidence in writing. The authorization to rent both units shall be limited to one year and may be extended at the discretion of the Planning Director.

(b) Deed Restriction. Prior to the issuance of a building permit, the property owner shall provide to the Planning Department proof of recordation of a declaration of restrictions containing reference to the deed under which the property was acquired by the present owner and ~~stating~~ containing the following provisions:

(i) The declaration shall provide that t~~The property owner or relative of the property owner shall permanently reside, as evidenced by a homeowner's property tax exemption on the parcel or by other satisfactory documentation of owner residence,~~ in either the primary dwelling or the ADU or JADU, as evidenced by a homeowner's property tax exemption on the parcel or by other satisfactory documentation of owner residence. ~~unless~~ If the property is owned by a government agency, land trust, or public or nonprofit housing organization that is providing housing for special populations, ~~in which case~~ the declaration of restrictions shall indicate that any subsequent nonpublic owner shall abide by the terms of this subsection.

(ii) The declaration shall be ~~is~~ binding upon all successors in interest.

(iii) The declaration shall provide ~~include a provision~~ for the recovery by the County of reasonable attorney's fees and costs in bringing legal action to enforce the declaration together with recovery of any rents collected during any unauthorized occupancy ~~not authorized by the terms of the agreement~~ or, in the alternative, for the recovery of the reasonable value of the unauthorized occupancy.

(iv) The declaration shall provide a A restriction on the size and attributes of the ADU or JADU that conforms with this section.

(v) JADUs only: The declaration shall provide a A prohibition on the sale of the JADU separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

(H) Application Processing. ~~All ADUs and JADUs shall be processed in accordance with this section and the requirements of Government Code Sections 65852.2 and 65852.22 and, for those ADUs located in the Coastal Zone, the processing requirements of SCCC 13.20.107 and 13.20.108. JADUs located in the Coastal Zone that constitute an intensification of use as defined in SCCC 13.20.040 shall also be subject to SCCC 13.20.107 and 13.20.108 in the same manner that a single-family dwelling remodel or addition is evaluated.~~

(1) Ministerial Review ~~Requirement~~. Pursuant to Government Code Section 65852.2, applications for ADUs and JADUs shall be approved or denied ministerially with a building permit, and no public notice or hearing shall be required, with the following exceptions.

(a) Exceptions to Ministerial Review ~~Requirement (Discretionary Review May Be Required)~~.

(i) Inside the cCoastal zZone, the following discretionary review requirements apply:

A. ADUs and JADUs that do not meet the standard for exemption or exclusion under SCCC 13.20.050 or 13.20.051 require issuance of a combined coastal development permit (CDP) and building permit, subject to the with noticing and appeal requirements per in SCCC 13.20.107 (properties in the Coastal Zone nonappealable area) and the noticing and appeal requirements in SCCC 13.20.108, and subject to findings per SCCC 13.20.110 (properties in the Coastal Zone appealable area). CDPs for ADUs and JADUs located in the Commercial Agricultural (CA) zone district shall be subject to additional findings per SCCC 13.10.314(A) and (B).

B. ADU applications in the coastal zone in the Parks and Recreation (PR) zone district shall be processed per SCCC 13.10.352(B), subject to special findings per SCCC 13.10.355. JADU applications in the PR zone district shall be reviewed ministerially.

C. ADU and JADU applications in the coastal zone in the Timber Production (TP) zone district shall be processed per SCCC 13.10.372(B), with special findings per SCCC 13.10.375(A).

~~(ii) ADU and JADU applications that do not meet the development standards contained in SCCC 13.10.681 may require requiring a variance (shall be processed per SCCC 13.10.230), minor exception (per SCCC 13.10.235), or other discretionary approval.~~

~~(iii) ADU and JADU applications in the Commercial Agricultural (CA) zone district shall be processed per SCCC 13.10.312, with special findings per SCCC 13.10.314(A) and (B) and subject to discretionary review by the Agricultural Policy Advisory Commission prior to building permit approval.~~

~~(iv) ADU applications in the Parks and Recreation (PR) zone district shall be processed per SCCC 13.10.352(B) and subject to special findings per SCCC 13.10.355. JADU applications in the PR zone district shall be reviewed ministerially.~~

~~(v) ADU and JADU applications in the Timber Production (TP) zone district shall be processed per SCCC 13.10.372(B), with special findings per SCCC 13.10.375(A).~~

(2) Ministerial Review Time. ADU and JADU applications that are subject to ministerial review must be approved or a notice of deficiency sent, within 60 days of receipt of a completed building permit application. Such applications resubmitted in response to a notice of deficiency must be approved or a notice of deficiency sent, within 60 days.

(a) Exception to Ministerial Review Time. When a permit application to create an ADU or JADU is submitted along with a permit application for a new primary dwelling, the permit application for the ADU or JADU shall not be subject to a 60-day approval period but shall instead be subject to the approval period for the primary dwelling. If the new primary dwelling application requires discretionary review, the application for the ADU or JADU shall still be considered ministerially as a ministerially allowable use/development, unless the application meets one of the exceptions in subsection (H)(1)(a) of this section.

(3) Fees. Prior to the issuance of a building permit for the ADU, the applicant shall pay to the County of Santa Cruz ~~capital improvement~~ fees in accordance with the Planning Department's fee schedule as may be amended from time to time, and any other applicable fees.

(a) The County of Santa Cruz and any other local agency, special district or water corporation shall not impose any impact fee upon the development of a JADU or an ADU less than 750 square feet.

(b) Impact fees charged for ADUs greater than or equal to 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(c) For the purposes of this section, "impact fee" includes "fees" as defined in California Government Code Section 66000(b) and fees specified in California

Government Code Section 66477. Impact fees do not include utility connection fees or capacity charges.

(4) Declarations of Restriction for Nonhabitable Structures. A recorded declaration of restriction limiting an existing accessory structure to nonhabitable use must be rescinded to allow ADUs or JADUs in these structures.

(I) Permit Allocations. Each ~~accessory dwelling unit~~ ADU and JADU is exempt from the residential permit allocation system of ~~Chapter~~ SCCC 12.02-SCCC.

(J) Code Enforcement Amnesty. Per California Government Code Section 17980.12, the following amnesty provisions are available until January 1, 2030, for ADUs and JADUs that were built before January 1, 2020.

(1) A notice to correct a violation of any provision of any building standard for an ADU or JADU shall include in that notice a statement that the owner of the unit has a right to request a delay in enforcement.

(2) The owner of an eligible ADU or JADU ~~who that~~ receives a notice to correct violations or abate nuisances related to any building standard may submit a letter to the County of Santa Cruz Planning Department, Code Enforcement Division, requesting that enforcement of the violation be delayed for up to five years on the basis that correcting the violation is not necessary to ~~protect health and safety~~ address an imminent hazard or dangerous condition.

(3) The County of Santa Cruz shall grant a delay in enforcement if the Planning Department Code Enforcement Division, in consultation with the Building Official, determines that correcting the violation is not necessary to protect health and safety. The provisions of SCCC 12.01.070 shall not apply to ADUs for which this delay has been granted.

(K) Annual Review of Impacts. As part of the County's annual review of the General Plan and County growth management system, the County shall include a section analyzing the impacts of the ~~accessory dwelling unit~~ ADU ordinance. The annual analysis shall include the number of ~~ADUs accessory dwelling units~~ constructed and the impacts such construction has created in each planning area, with particular attention to the cumulative impacts within the ~~c~~Coastal ~~z~~Zone. JADUs are not required to be accounted for and reported upon in this annual review. The cumulative impact issue areas to be covered include, but are not limited to, traffic, water supply (including the City of Santa Cruz water supply from Laguna, Majors, and Reggiardo Creeks, and the Davenport water supply from Mill and San Vicente Creeks), public views, and environmentally sensitive habitat areas. The preliminary report shall be sent to the Executive Director of the Coastal Commission for review and comment 14 days prior to submittal to the Board of Supervisors, on an annual basis.

If the Executive Director determines that specific enumerated cumulative impacts are quantifiably threatening to specific coastal resources that are under the authority of the Coastal Commission, the Executive Director shall inform the County in writing. Within 60 days of receipt of the Executive Director's written notice of a threat to coastal resources the County shall cease accepting applications for coastal development permits under this section in the planning area(s) in which the threat of coastal resources has been identified, pending review and approval by the Coastal Commission of the County's proposed method(s) of protecting the threatened resource.

SECTION VII

The Santa Cruz County Code is hereby amended by changing the definition of “Conversion ADU” and “Kitchen” in SCCC 13.10.700 to read as follows:

“Conversion ADU” shall mean the conversion of any portion of a legal an accessory structure built or issued a building permit prior to January 1, 2017, or any portion of a single-family dwelling, or any garage, for the purpose of creating a new an accessory dwelling unit (ADU). Conversion ADUs shall comply with the limit set forth for reconstruction, as defined in SCCC 13.10.700 R, and any conversion that does not comply with SCCC 13.10.681(E), shall be considered a new construction ADU. Conversion ADUs can include demolition and rebuilding of a structure with the same footprint and building envelope. Conversion ADUs can also include additions of up to 150 square feet. Any conversion that exceeds this limit shall be considered a New Construction ADU.

“Kitchen” means any room or portion of a room used or intended or designed to be used for cooking and/or the preparation of food and containing all of the following: a sink having a drain outlet larger than one and one-half inches in diameter, a refrigerator larger than two and one-half cubic feet, a built-in permanent cooking appliance typically including a full-size gas or 220-volt electric range/oven with a range/hood ventilation system, and space for food preparation and storage. See also *Efficiency Kitchen*.

SECTION IX

This ordinance and these amendments to the Santa Cruz County Code are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Public Resources Code Section 21080.17 because they serve to implement state ADU regulations and CEQA Guidelines Section 15061(b)(3) because the amendments present no possibility of a significant impact on the environment.

SECTION X

Effective Date. This ordinance shall take effect upon final certification by the California Coastal Commission.

PASSED AND ADOPTED this __ day of _____ 2021, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

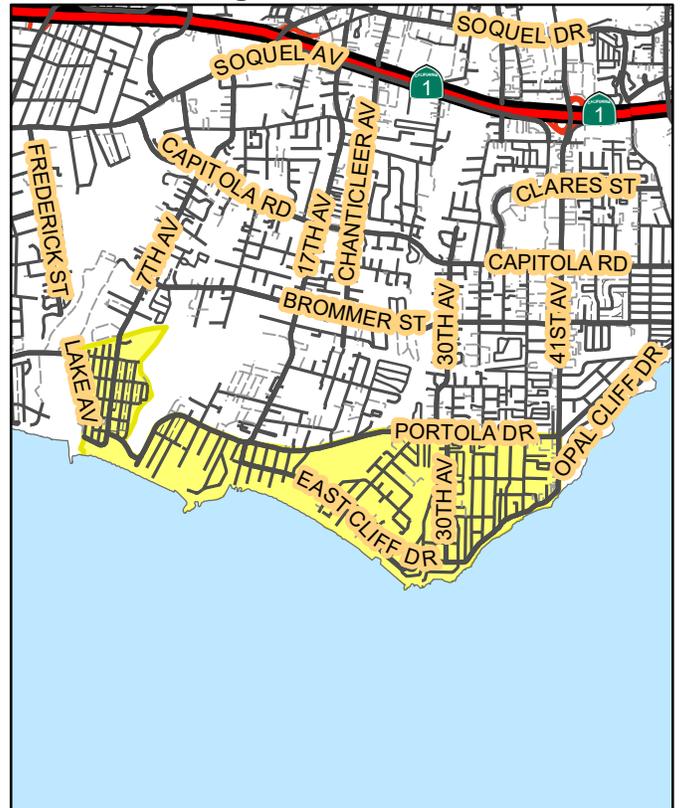
Office of the County Counsel

Proposed Coastal Areas for Special Parking Rules for ADUs in Santa Cruz County

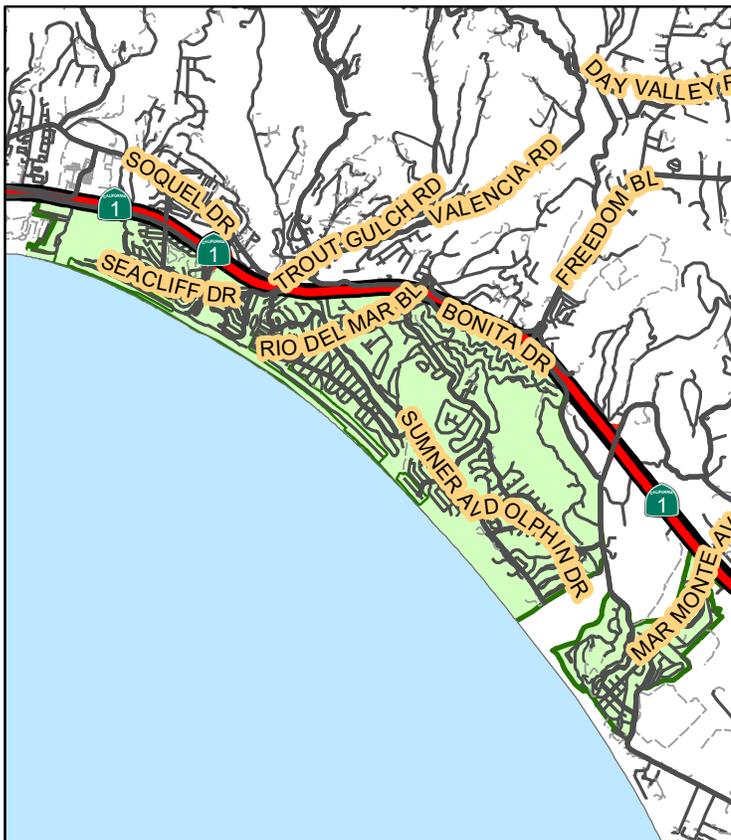
Davenport/Swanton Designated Area



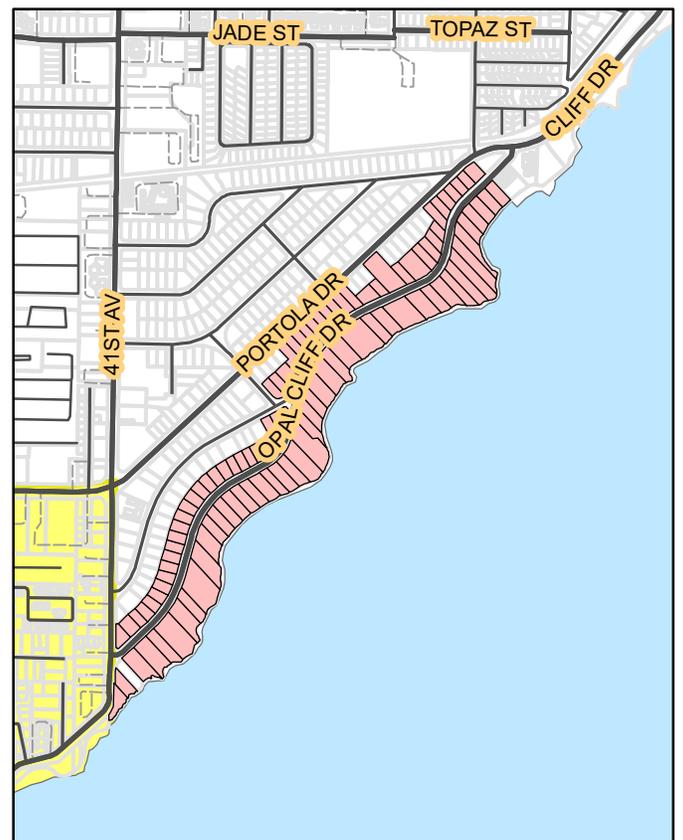
Live Oak Designated Area



Seacliff/Aptos/La Selva Designated Area



Opal Cliff Drive



13.10.314 Required special findings for CA and AP uses.

(A) All Uses. For parcels within the CA Commercial Agriculture and AP Agricultural Preserve Zone Districts, the following special findings must be made in addition to the findings required by Chapter 18.10 SCCC in order to approve any discretionary use listed under SCCC 13.10.312 which requires a Level V or higher approval except agricultural buffer determinations:

(1) That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

(2)(a) That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel, or (b) that no other agricultural use is feasible for the parcel, or (c) that the use consists of an interim public use which does not impair long-term agricultural viability or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of SCCC 13.10.635; or

(3) That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on-site, where applicable, or in the area.

(4) That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

(B) Residential Uses in the Coastal Zone. For parcels within the CA Commercial Agricultural and AP Agricultural Preserve Zone Districts in the Coastal Zone, the following special findings shall be made in addition to those required by Chapter 18.10 SCCC and subsection (A) of this section in order to approve any discretionary residential use including a single-family residence, an accessory dwelling unit, a permanent caretaker's residence, or habitable accessory structure. These findings shall be based upon a review and determination by the Agricultural Policy Advisory Commission.

(1) That the parcel is less than one acre in size; or that the parcel has physical constraints (such as adverse topographic, geologic, hydrologic or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:

- (a) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography and climate of the area; or
 - (b) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.
- (2) That the residential use will meet all the requirements of SCCC 16.50.095 pertaining to agricultural buffer setbacks.
- (3) That the owners of the parcel have executed binding hold harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to issuance of the use permit.