



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: November 20, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 11-14-2025 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.org .
COMMISSIONERS		CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner		Taylor Bateman, Community Development Director Jordan Taylor, Administrative Analyst II
MEETING NOTICE AND AGENDA PACKET MATERIALS		
Notice regarding Planning Commission Meetings: The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.		
Agenda and Agenda Packet Materials: The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: https://www.scottsvalley.gov/129/Agendas-Minutes		
Public Participation: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298 You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.		
How to comment via Zoom: 1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more,		

will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve Planning Commission Meeting minutes of 6-12-2025

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of an amendment to Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Study session to provide input and comments on the Public Draft 2025 Scotts Valley Town Center Specific Plan (2025 Plan) and Draft Environmental Impact Report (DEIR)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: June 12, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 6-6-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.gov .
CALL TO ORDER 6:00 PM		

The City Council meeting was called to order at 6:02 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgin, Commissioner
Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Susie Pineda, Consultant Planner
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

1. Planning Commission meeting minutes of 5-15-2025

M/S: Hodgkin/Maffia

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Gentile, Maffia, Hodgkin, Mosley, Simonovich)

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Use Permit, Design Review Permit and Environmental Assessment to demolish an existing 39,808 square foot building and construct a new 125,050 sf ministorage facility, located on a 2.5-acre site located at 10 Victor Square.

Susie Pineda, Consulting Planner, presented this item and responded to questions from the Commissioners.

Chair Gentile opened the public hearing at 6:14 PM. Jon Suddarth, Buchannan Street Partners, gave a brief presentation. Mark Cooper, Expert-Tech, and Ariel Valli, Valli Architectural Group, also spoke about the project.

Public comments were received from Randy Parker and Josh Bauer.

Chair Gentile closed the public hearing at 6:36 PM.

M/S: Maffia/Hodgin

Approving Conditional Use Permit U24-004, Design Review Permit DR24-009 and Environmental Assessment EA24-006 to demolish an existing 39,808-square-foot building and construct a new 125,050-square-foot mini storage facility, located on a 2.5-acre site located at 10 Victor Square

Carried 5/0 (AYES: Gentile, Maffia, Hodgkin, Mosley, Simonovich)

2. Consideration of a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District.

Susie Pineda, Consulting Planner, presented this item and responded to questions from the Commissioners.

Chair Gentile opened the public hearing at 6:57 PM. Darian Dennler, City Ventures, gave a brief presentation and answered questions from the Commissioners, along with Samantha Hauser, also from City Ventures.

Public comments in opposition to the project were received from Val, John Racioppi, Lindsay Sullivan, Josh Bauer, and Eric Romero. Written public comments received prior to the meeting are attached.

Chair Gentile closed the public hearing at 7:28 PM.

M/S: Maffia/Simonovich

To adopt Resolution No. 1807 recommending to the City Council certification of an addendum to a Mitigated Negative Declaration (MND24-002), Land Division (LD24-002), Design Review (DR24-004), and SB330 Application for the “Ridgewood West” development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District with the understanding that this is recommended to the City Council with a request from the Planning Commission that the developer work with staff to address concerns regarding setbacks and parking and incorporate the changes into the City Council presentation.

Carried 3/1/1 (AYES: Gentile, Maffia, Simonovich; NOES: Hodgin; ABSTAIN: Mosley)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 7:53 PM.

**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date:	November 20, 2025
Applications:	AZO 25-002
Location:	City-wide
General Plan / Zoning:	All designations/zones
Environmental Status:	Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15282(h) (ADU ordinances) and 15061(b)(3) (commonsense exemption) and Government Code Sections 65852.21(k) and 66411.7(n) (SB 9 ordinances)
Request:	Consideration of an amendment to Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review
Staff Planner:	Ben Noble, Consultant

STAFF RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing, receive public comment, and adopt the resolution recommending the City Council adopt an ordinance amending the Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review.

BACKGROUND

ADU Ordinance

An accessory dwelling unit (ADU) is a dwelling unit that is secondary to the main dwelling on a lot. An ADU must have complete independent living facilities for one or more persons with

permanent provisions for living, sleeping, eating, cooking, and sanitation (bathroom). A junior accessory dwelling unit (JADU) is a type of ADU with unique requirements under state law. A JADU is no more than 500 square feet in size and created out of existing space within a single-family residence.

State law prescribes detailed requirements for local ordinances regulating ADUs and JADUs. In 2024 Scotts Valley adopted a new ADU Ordinance (Zoning Code Chapters 17.57 and 17.58) with regulations for ADUs and JADUs to comply with state law.

HCD Review

State ADU law requires cities to submit a local ADU Ordinance to the California Department of Housing and Community Development (HCD) after adoption. HCD reviews the ADU Ordinance and makes findings of compliance with state law. If HCD finds the regulations noncompliant with state law, a city must then either amend the regulations or make findings in a resolution explaining the reasons the city believes that the ordinance complies with state ADU law despite HCD's findings.

As required by state law, the City submitted the adopted ADU Ordinance to HCD in January of 2025. In April of 2025 the City received a letter from HCD that identifies changes to the ADU Ordinance needed to comply with state ADU law (Attachment 2). Needed changes relate to permitting timelines, the number of allowed ADUs, maximum allowed height, JADU provisions, and other topics. City staff considered the HCD letter and concluded that the best course of action is to make changes to the ADU Ordinance in a manner consistent with the findings in the HCD letter.

New State ADU Law

In 2025, the state enacted AB 1154 and SB 543 which amend state ADU and JADU law. These laws revise the process and timeframe for cities to review and act on ADUs and JADUs, modify owner occupancy requirements for JADUs, and clarify ADU provisions which also apply to JADUs. Staff recommends adopting revisions to the ADU Ordinance to comply with AB 1154 and SB 543 at this time so that the City's ADU and JADU regulations will comply with these laws when they go into effect in January 2026.

SB 9 Ordinance

State law ("SB 9") requires local agencies to allow, in single-family zoning districts, two primary dwellings on one lot and an urban lot split with two dwelling units allowed on each newly created lot for projects that meet specified requirements. In May of 2024 the City adopted a local SB 9 Ordinance establishing regulations for SB 9 development and urban lot splits in Scotts Valley. In June of 2025 the City adopted subsequent amendments to the SB 9 Ordinance to comply with new state law (SB 450) which prohibits standards for SB 9 development that do not apply uniformly to development in the underlying zone (unless more permissive than generally applicable standards).

When reviewing proposed SB 9 project applications, staff identified a maximum height standard in the City's SB 9 Ordinance which does not also apply to single-family homes. Retaining this height standard in the SB 9 Ordinance was an oversight when the SB 9

Ordinance was amended in June of 2025 to comply with SB 450. Staff recommends removing this standard from the SB 9 Ordinance to bring the City's SB 9 regulations into compliance with state law

Ministerial Design Review

In 2024 the City established a new ministerial design review process to allow for by-right approval of housing projects on Housing Element opportunity sites (Zoning Code Section 17.50.035). City staff recommends adopting a clean-up amendment to this section to clarify public notice and hearing requirements for ministerial design review applications.

PROPOSED SUBDIVISION ORDINANCE AND ZONING CODE AMENDMENTS

Attachment 1 contains a draft Planning Commission resolution recommending the City Council adopt amendments to the Subdivision Ordinance and Zoning Code. Exhibit A to Attachment 1 contains draft Ordinance with the proposed amendments. As discussed below, the proposed amendments address the following topics:

- Accessory Dwelling Units
- SB 9 Development
- Ministerial Design Review

Accessory Dwelling Units

Proposed amendments to Chapter 17.57 (Accessory Dwelling Units) and Chapter 17.58 (Junior Accessory Dwelling Units) address recent changes to state ADU law and comments from HCD's review of the City's ADU Ordinance. Noteworthy amendments are described below.

Amendments to comply with new State law

- Clarifies the City's process and timeframe for reviewing and acting on ADU and JADU applications (17.57.020 and 17.58.020).
- Requires the property owner to reside on site if a JADU shares a bathroom with the primary dwelling (17.58.030.C).
- Clarifies that fire sprinkler requirements for ADUs also apply to JADUs. (17.58.030.J)
- Adds that a JADU constructed with a new single-family dwelling is considered a new dwelling unit for purposes of determining connection fees to provide water, sewer, or power service (17.58.030.K).
- Adds that a rented JADU may not be leased for less than thirty days (17.58.030.L).
- Adds that the City cannot collect development impact fees for JADUs (17.58.030.M).

Amendments to address HCD comments

- Limits the number of ADUs on a lot with a proposed multifamily dwelling to two detached ADUs (17.57.030.B.2)
- Removes definition of a car share vehicle (17.57.030.N.3).

- Clarifies that statewide exemption ADUs may be combined on a single parcel as allowed by the site and lot conditions.
- Adds circumstances when an 18-foot height for a detached ADU is allowed (17.57.040.B.2).
- Regulates ADU floor area and height based on zoning district rather than lot size (17.57.050.A & E).

SB 9 Ordinance

Zoning Code Section 17.55.050 currently limits the maximum height of an SB 9 unit to 16 feet or 25 feet, depending on placement on lot. This standard conflicts with state law (SB 450) as it is more restrictive than the maximum height allowed for a single-family dwelling. The proposed amendments replace this standard with the following new language: “The maximum building height for SB 9 residential development is the same as for single-family dwellings in the applicable zoning district and combining district.”

Ministerial Design Review

The proposed amendments include the following changes to Zoning Code Section 17.50.035 (Ministerial Design Review):

- Adds that no public notice or hearing is required for ministerial design review applications acted on by the community development director.
- Clarifies that public notice and hearing requirements apply only to ministerial design review applications acted on by the planning commission and that notice shall be given in the same manner as discretionary design review applications.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed ADU Ordinance amendments are exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h), which exempts adoption of ordinances implementing state law regarding accessory dwelling units. The proposed amendments to the SB 9 Ordinance are exempt from CEQA pursuant to Government Code sections 65852.21(k) and 66411.7(n) which provides that a local ordinance to implement SB 9 shall not be considered a project under CEQA.

In addition, the proposed amendments are exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), which provides that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC NOTICE & COMMENT

On October 31, 2025, public hearing notices were posted at City Hall, the Scotts Valley Branch Library, and the Scotts Valley Senior Center, consistent with State law. As of the date of this staff report no comments have been received on the proposed Municipal Code Amendments.

ATTACHMENTS

1. Resolution No. ____ recommending the City Council adopt amendments to Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review.

Exhibit 1: Draft Ordinance

2. HCD comment letter on ADU Ordinance, April 7, 2025

RESOLUTION NO. [REDACTED]

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE NO. XX AMENDING SCOTTS VALLEY MUNICIPAL CODE TITLE 16 (SUBDIVISIONS) AND TITLE 17 (ZONING) TO CLARIFY REQUIREMENTS FOR ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, URBAN LOT SPLITS, SB 9 RESIDENTIAL DEVELOPMENT, AND MINISTERIAL DESIGN REVIEW

WHEREAS, Government Code Sections 66314 and 66333 authorize a local agency to adopt an ordinance regulating accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs);

WHEREAS, on December 4, 2024 the City Council adopted Ordinance No. 16.142 establishing regulations for ADUs and JADUs in Scotts Valley (“ADU Ordinance”);

WHEREAS, on January 27, 2025 the City submitted the ADU Ordinance to the California Department of Housing and Community Development (HCD) as required by Government Code Section 66326;

WHEREAS, on April 7, 2025 the City received a letter from HCD that identifies changes to the ADU Ordinance needed to comply with state ADU law;

WHEREAS, the City desires to amend the ADU Ordinance to comply with state ADU law in a manner consistent with the findings in the April 7, 2025 HCD letter;

WHEREAS, in 2025 the California Legislature approved and on October 10, 2025 the Governor signed into law AB 1154 and SB 543 which amend state ADU and JADU law;

WHEREAS, the City desires to amend the ADU Ordinance to remain consistent with state ADU law as amended by AB 1154 and SB 543;

WHEREAS, Government Code Sections 66452, 65852.21 and 66411.7 (“SB 9”) requires local agencies to allow, in single-family zoning districts, two primary dwellings on one lot and an urban lot split with two dwelling units allowed on each newly created lot for projects that meet specified requirements;

WHEREAS, on May 15, 2024 the City Council adopted Ordinance No. 16.141 establishing regulations for SB 9 development and urban lot splits in Scotts Valley (“SB 9 Ordinance”);

WHEREAS, SB 450 (Chapter 286, Statutes of 2024), amended the Government Code to prohibit local jurisdictions from imposing standards on SB 9 development that do not apply uniformly to development in the underlying zone unless these standards are more permissive than the generally applicable standards;

WHEREAS, on June 18, 2025 the City Council adopted Ordinance No 16.142.1 amending the City’s SB 9 Ordinance to comply with SB 450;

WHEREAS, the City desires to adopt additional amendments to the SB 9 Ordinance to clarify the maximum height requirement for SB 9 development;

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025 to consider a draft ordinance amending Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review;

WHEREAS, pursuant to Government Code sections 65852.21(k) and 66411.7(n), a local ordinance to implement SB 9 shall not be considered a project under the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h), a local ordinance to implement state ADU law shall not be considered a project under the California Environmental Quality Act ("CEQA"); and

NOW, THEREFORE, BE IT RESOLVED by Planning Commission as follows:

SECTION 1: The Planning Commission of the City of Scotts Valley hereby recommends approval of the Subdivision Ordinance and Zoning Code amendments pursuant to the following:

- A. **The proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15282(h) and 15061(b)(3) and Government Code Sections 65852.21(k) and 66411.7(n).** The proposed ADU Ordinance amendments are exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h), which exempts adoption of ordinances implementing state law regarding accessory dwelling units. The proposed SB 9 Ordinance amendments are exempt from CEQA pursuant to Government Code sections 65852.21(k) and 66411.7(n) which provides that a local ordinance to implement SB 9 shall not be considered a project under CEQA. In addition, the proposed amendments are exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), which provides that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.
- B. **The Zoning Code Amendments are Consistent with the General Plan.** The proposed amendments are adopted for the specific purpose of maintaining compliance with the Housing Element and state housing law.

SECTION 2: The Planning Commission of the City of Scotts Valley hereby recommends approval of the environmental determinations.

SECTION 3: The Planning Commission of the City of Scotts Valley hereby recommends the City Council adopt Ordinance No **XX** set forth in Exhibit A attached hereto and incorporated herein.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly adopted and passed by the Planning Commission of the City of Scotts Valley at a regular meeting held on the 20th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

ORDINANCE NO. **XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SCOTTS VALLEY AMENDING SCOTTS VALLEY MUNICIPAL CODE TITLE 16
(SUBDIVISIONS) AND TITLE 17 (ZONING) TO CLARIFY REQUIREMENTS FOR
ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, URBAN
LOT SPLITS, SB 9 RESIDENTIAL DEVELOPMENT, AND MINISTERIAL DESIGN
REVIEW**

WHEREAS, Government Code Sections 66314 and 66333 authorize a local agency to adopt an ordinance regulating accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs);

WHEREAS, on December 4, 2024 the City Council adopted Ordinance No. 16.142 establishing regulations for ADUs and JADUs in Scotts Valley (“ADU Ordinance”);

WHEREAS, on January 27, 2025 the City submitted the ADU Ordinance to the California Department of Housing and Community Development (HCD) as required by Government Code Section 66326;

WHEREAS, on April 7, 2025 the City received a letter from HCD that identifies changes to the ADU Ordinance needed to comply with state ADU law;

WHEREAS, the City desires to amend the ADU Ordinance to comply with state ADU law in a manner consistent with the findings in the April 7, 2025 HCD letter;

WHEREAS, in 2025 the California Legislature approved and on October 10, 2025 the Governor signed into law AB 1154 and SB 543 which amend state ADU and JADU law;

WHEREAS, the City desires to amend the ADU Ordinance to remain consistent with state ADU law as amended by AB 1154 and SB 543;

WHEREAS, Government Code Sections 66452, 65852.21 and 66411.7 (“SB 9”) requires local agencies to allow, in single-family zoning districts, two primary dwellings on one lot and an urban lot split with two dwelling units allowed on each newly created lot for projects that meet specified requirements;

WHEREAS, on May 15, 2024 the City Council adopted Ordinance No. 16.141 establishing regulations for SB 9 development and urban lot splits in Scotts Valley (“SB 9 Ordinance”);

WHEREAS, SB 450 (Chapter 286, Statutes of 2024), amended the Government Code to prohibit local jurisdictions from imposing standards on SB 9 development that do not apply uniformly to development in the underlying zone unless these standards are more permissive than the generally applicable standards;

WHEREAS, on June 18, 2025 the City Council adopted Ordinance No 16.142.1

amending the City's SB 9 Ordinance to comply with SB 450;

WHEREAS, the City desires to adopt additional amendments to the SB 9 Ordinance to clarify the maximum height requirement for SB 9 development;

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to recommend that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on December 3, 2025, at which time it considered all evidence presented, both written and oral.

WHEREAS, pursuant to Government Code sections 65852.21(k) and 66411.7(n), a local ordinance to implement SB 9 shall not be considered a project under the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h), a local ordinance to implement state ADU law shall not be considered a project under the California Environmental Quality Act ("CEQA"); and

NOW, THEREFORE, the City Council of the City of Scotts Valley does hereby ordain as follows:

Section 1. Subsection F, Setbacks, in Section 16.78.040, General requirements, of Chapter 16.78, Urban Lot Splits, of Title 16, Subdivisions, of the Scotts Valley Municipal Code is hereby amended to read as follows:

"F. Setbacks. An SB 9 residential development on a parcel created by an urban lot split shall comply with the following setback requirements:

1. Minimum Yards:
 - a. Front: As required in the applicable zoning district.
 - b. Side: Four feet, except that no yard is required for a new side lot line shared between two parcels created through the urban lot split.
 - c. Rear: Four feet.
2. As provided in Section 17.55.050, an SB 9 residential development that complies with the minimum yard requirement for a single-family dwelling in the applicable zoning district is eligible for greater ~~building height and~~ unit size than is allowed for SB9 residential development that does not comply with the zoning district minimum yard requirement.
3. Notwithstanding Paragraph 1 above, no setback is required for an existing structure or a structure reconstructed in the same location and to the same dimensions as an existing structure."

Section 2. The definition of junior accessory dwelling unit (JADU) in Section 17.04.130, Definition of “J” terms, of Chapter 17.04, Definitions, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“17.04.130 - Definition of "J" terms.

"Junior accessory dwelling unit (JADU)" means a converted accessory dwelling unit that is no more than five hundred square feet of interior livable space in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.”

Section 3. Section 17.50.035, Ministerial design review, of Chapter 17.50, Administrative Procedures, Required Permits and Appeals, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“17.50.035 Ministerial design review.

- A. Purpose. Ministerial design review is a by-right approval process to determine project compliance objective standards.
- B. Review Authority. The community development director shall review and act on design review applications or may ~~may~~ refer the application to the planning commission for review and final decision.
- C. Application Submittal and Review. A ministerial design review application shall be made using a form provided by the planning department, together with all required information, materials, and application fees.
- D. Public Notice and Hearing.
 - 1. No public notice or hearing is required for ministerial design review applications acted on by the community development director.
 - 2. The following public notice and hearing requirements apply to ministerial design review applications acted on by the planning commission.
 - 4a. The planning commission shall consider a ministerial design review application at a hearing with notice given in the same manner as required for discretionary design review applications as described in Section 17.50.090 of this chapter.
 - b2. After receiving public comment and considering the proposed project, the planning commission must either approve the application, deny the application, or continue the hearing to a future date.
 - c3. The hearing may be continued only if additional information is needed to determine project conformance with objective standards. A hearing may be continued one time after which the planning commission must render a decision.

- E. Decision. The planning commission shall approve a ministerial design review application if the project complies with all applicable objective standards in the general plan, any applicable specific plan, and the municipal code.
- F. Appeals.
 - 1. Ministerial design review decisions may be appealed as provided in Section 17.50.060 of this chapter.
 - 2. The subject of appeal is limited to the determination of project conformance with applicable objective standards.”

Section 4. Subsection A, Building Height, in Section 17.55.050, Development standards, of Chapter 17.55, SB 9 Development, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“A. Building Height. The maximum building height for SB 9 residential development is the same as for single-family dwellings in the applicable zoning district and combining district.

- ~~1. For an SB 9 residential development that complies with the minimum yard requirements of the applicable zoning district and combining district, the maximum building height is twenty-five feet.~~
- ~~2. For an SB 9 residential development that does not comply with the minimum yard requirements of the applicable zoning district and combining district, the maximum building height is sixteen feet.”~~

Section 5. Subsection C, Yards, in Section 17.55.050, Development standards, of Chapter 17.55, SB 9 Development, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“C. Yards.

1. Minimum yards for an SB 9 residential development are as follows:
 - a. Front: As required in the applicable zoning district
 - b. Side: Four feet, except that no yard is required for a new side lot line shared between two parcels created through an urban lot split.
 - c. Rear: Four feet.
2. As provided in A and B above, an SB 9 residential development that complies with the minimum yard requirement for a single-family dwelling in the applicable zoning district is eligible for greater ~~building height and~~ unit size than is allowed for SB9 residential development that does not comply with the zoning district minimum yard requirement.”

Section 6. Chapter 17.57, Accessory Dwelling Units, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“Chapter 17.57 ACCESSORY DWELLING UNITS

17.57.010 Purpose.

This chapter establishes standards for accessory dwelling units (ADUs) consistent with Government Code Sections 66310—66342. These standards are intended to increase the supply of affordable housing options in Scotts Valley while maintaining the character and quality of life of residential neighborhoods.

- A. This chapter applies only to a proposed ADU as defined in Chapter 17.04 (Definitions). Standards for junior accessory dwelling units (JADUs) are found in Chapter 17.58 (Junior Accessory Dwelling Units).
- B. It is the city's intent for this chapter to be consistent with state law as it is amended from time to time. In cases of conflict between this chapter and state law, state law governs.

17.57.020 Permitting process.

A. Building Permit.

1. Creating an ADU requires city approval and issuance of a building permit.
2. The city shall ministerially approve a building permit for an ADU if the application complies with this chapter and all other applicable standards. No public hearing or discretionary review is required.

B. Time Period for City Action.

1. The city shall determine whether an application to create an ADU is complete and provide written notice of this determination to the applicant not later than 15 business days after receiving the application.
2. If the city determines an application is incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete. The list and description shall be provided with the written notice required by Paragraph (1) above.
3. After receiving a notice that the application was incomplete, an applicant may submit to the city additional application materials to cure and address the items that are deemed to be incomplete by the city.
4. In the review of additional application materials submitted pursuant to Paragraph (3) above, the city shall not require the application to include an item that was not included in the list required by paragraph (2) above.
5. If an applicant submits additional application materials pursuant to Paragraph (4) above, the city shall determine whether the additional materials remedied all incomplete items listed in the determination issued pursuant to Subsection (2) above. The city shall provide written notice of this determination to the applicant not later than 15 business days after receiving the additional materials.
6. If the city does not make a timely determination as required by this subsection, the application shall be deemed to be complete.
74. If an ADU is proposed on a lot with an existing single-family or multifamily dwelling, the city shall approve or deny the application within sixty days from the date the city receives a completed application. If the applicant requests a delay in writing, the sixty-day time period shall be tolled for the period of the delay.
82. If an ADU is proposed as part of an application to create a new single-family or multifamily dwelling, the city may delay ~~acting on~~ approving or denying the ADU application until the city approves or denies ~~acts on~~ the permit application for the new dwelling. The city shall approve or deny the ADU application without a public hearing or discretionary review within sixty days of action on the new dwelling.
93. If the city does not approve or deny the completed application within the required sixty-day time period, the application shall be deemed approved.

C. Comments for Denied Application.

1. If the city denies an application for an ADU, the city shall provide written comments to the applicant that list the items that are defective or deficient and describe how the application can be remedied by the applicant.
2. Written comments required by Paragraph (1) above shall be provided to the applicant not later than 15 business days after the city denies the application. ~~within the time period described in Subsection B (Time Period for City Action) of this section.~~

3. If the city determines an application is incomplete or denies the application, the applicant may appeal the decision to the Planning Commission and may appeal the Planning Commission decision to the City Council. The city shall make a final decision on the appeal not later than 60 business days after receiving the applicant's written appeal."

17.57.030 General requirements.

The requirements in this section apply to all ADUs subject to this chapter.

- A. Where Allowed. An ADU is permitted:
1. In any zoning district where single-family or multifamily dwellings are a permitted use; and
 2. On a lot with an existing or proposed single-family or multifamily dwelling.
- B. Maximum Number per Lot.
1. Lots with Single-Family Dwellings. No more than one ADU is permitted on a lot with a single-family dwelling, except as allowed by ~~state law~~Section 17.57.040 (Statewide Exemption ADUs).
 2. Lots with Multifamily Dwellings. The number of ADUs on a lot with multifamily dwellings shall not exceed:
 - a. Up to twenty-five percent of existing multifamily dwellings within portions of existing multifamily dwelling structures that are not used as livable space as provided in Section 17.57.0460.C (Non-Livable Multifamily Space); and
 - b. Up to eight detached ADUs on a lot with a existing multifamily dwelling and up to two detached ADUs on a lot with a proposed multifamily dwelling as provided in Section 17.57.0460.D (Detached ADUs on Multifamily Lots).
- C. Separate Sale from Primary Dwelling. An ADU shall not be sold or conveyed separately from the primary dwelling except as provided in Government Code Section 66340—66342.
- D. Rental. A rented ADU shall not be leased for any period less than thirty days.
- E. Guaranteed Allowance. Limits on floor area, lot coverage, open space, and front setbacks ("Specified Standards"), as outlined in Section 17.57.050 below, must permit an attached or detached ADU with at least an eight hundred square ~~-feet~~feet of interior livable space detached or attached ADU that is sixteen-feet high with four-foot side and rear yards ("Baseline ADU") if the proposed ADU complies with all other development standards. The community development director shall grant an exception to a Specified Standard if:
1. The Specified Standard would physically preclude the creation of a Baseline ADU otherwise allowed by this section;
 2. The exception is the minimum necessary to allow for a Baseline ADU; and

- 3. There is no ~~feasible~~ alternative to achieve a Baseline ADU without the exception.
- F. Converting and Replacing Existing Structures.
 - 1. A converted ADU may be established regardless of whether the structure in which it is located conforms to the current zoning requirement for setbacks.
 - 2. If an existing structure is demolished and replaced with an ADU, the ADU may be constructed in the same location and to the same dimensions (i.e., footprint and height) as the demolished structure.
- G. Nonconformities. The city shall not require, as a condition for approval of an ADU, the correction of nonconforming zoning conditions on the property.
- H. Placement within Easement. An ADU shall not be located in an easement that prohibits habitable structures therein.
- I. Foundation. An ADU shall be constructed on a permanent foundation. A manufactured home, as defined in California Health and Safety Code Section 18007, is allowed as an ADU if it is placed on a permanent foundation.
- J. Vehicles/Trailers Prohibited. An ADU shall not be within a vehicle or trailer of any kind, with or without wheels.
- K. Exterior Entrance. An ADU must have an exterior entrance separate from that of the primary dwelling.
- L. Fire District Requirements. An ADU must comply with:
 - 1. The California Fire Code with modifications and amendments as adopted by the Scotts Valley Fire Protection District ("Fire District"); and
 - 2. The Santa Cruz County Fire Prevention Officers Association Fire Prevention Standards as adopted by the Fire District.
- M. Fire Sprinklers.
 - 1. Fire sprinklers are not required in an ADU where fire sprinklers were not required for the primary dwelling at the time of construction, except as provided by Paragraph 2 below.
 - 2. If fire sprinklers were not required for the primary dwelling at the time of construction, but the primary dwelling is altered in a manner that later required fire sprinklers, an ADU created after the alteration must be provided with fire sprinklers.
 - 3. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in an existing single-family or multifamily dwelling on the lot.
- N. Parking.

1. A minimum of one off-street parking space is required for an ADU, except as provided in paragraph ~~32~~ below. The off-street parking space may be uncovered, compact, and/or tandem.
2. Driveways and parking spaces in a required setback shall comply with Zoning Code Section 17.44.030.J.2.
3. No off-street parking is required for an ADU where one or more of the following circumstances exist:
 - a. The ADU is located within one-half mile walking distance of public transit. As defined in Government Code Section 66313(l), public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of a proposed or existing primary dwelling or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of an ADU.
 - e. When there is a car share vehicle located within one block of the ADU. ~~As used in this section, a car share vehicle means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization that meet all the following criteria:~~
 - ~~(1) Provides hourly or daily service;~~
 - ~~(2) Vehicle reservations are processed and paid for using an on-line system;~~
 - ~~(3) Vehicles can be accessed where they are parked without having to go to a different physical location to execute a contract and/or pick up keys; and~~
 - ~~(4) Fleet has more than five cars in Scotts Valley and more than twenty cars in Santa Cruz County.~~
 - f. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in this subdivision.
4. To qualify for an exception listed in paragraph 3 above, the applicant must provide supporting evidence, such as a map illustrating the location of the ADU and its proximity to a public transit stop or car share vehicle, or proof of local parking permit requirements.

5. No replacement parking is required when an ADU is created through the conversion or demolition of a garage, carport, covered parking structure, or uncovered parking space.
- O. Utilities.
1. All ADUs shall be served by municipal water service, except as provided in paragraph 3 below.
 2. Except as provided in paragraph 3 below, an ADU shall be served by municipal sewer services when located within two hundred feet from the point at which a connection can be made to the municipal system. For an ADU more than two hundred feet from a municipal sewer service connection, the ADU may use a septic system only if approved by the designated regulatory authority.
 3. A converted ADU is not required to install a new or separate utility connections directly between the ADU and the utility unless the ADU was constructed with a new single-family dwelling.
 4. The designated regulatory authority may require, as part of the application for a permit to create an ADU connected to an onsite septic system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years.
 5. An ADU shall not be considered a new residential use for purposes of calculating city connection fees or capacity charges for utilities, including water and sewer service, unless the ADU was constructed with a new single-family dwelling.
- P. Impact Fees. City development impact fees shall not be imposed upon the development of an ADU less than seven hundred fifty square feet of interior livable space. Any impact fees for an ADU of seven hundred fifty square feet or more of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit.
- ~~Q. Hillside Residential Combining District. An ADU within the HR Hillside Residential Combining District shall comply with all objective standards in Chapter 17.40.~~
- QR. Highway 17 Access Hazards. An ADU is not permitted where vehicle access to the site is provided solely from Highway 17 at the following locations as identified in the Highway 17 Access Management Plan (California Department of Transportation, 2016):
1. Driveway at PM 6.712 (Map ID #24).
 2. Crescent Drive (Map ID #25).
 3. Driveway at PM 6.485 (Map ID #26).

17.57.040 Statewide exemption ADUs.

Statewide Exemption ADUs described in this section require compliance only with the standards in Section 17.57.030 (General Requirements). Standards in Section 17.57.050 (Development Standards) and Section 17.57.060 (Objective Design Standards) do not apply to a Statewide Exemption ADU. Statewide exemption ADUs may be combined on a single parcel as allowed by the site and lot conditions.

- A. Converted ADUs. One converted ADU per lot with a proposed or existing single-family dwelling subject to the following:
 - 1. The converted ADU shall be within the space of a single-family dwelling or an accessory structure on a lot with a single-family dwelling.
 - 2. A converted accessory structure may be expanded by up to one hundred fifty square feet to accommodate an entrance into the ADU.
 - 3. The converted ADU shall have exterior access from the single-family dwelling.
 - 4. The side and rear setbacks must be sufficient for fire and safety. If a converted ADU complies with applicable building code and Fire District requirements, side and rear setbacks shall be deemed sufficient for fire and safety.
- B. Detached ADUs. One detached new construction ADU on a lot with a proposed or existing single-family dwelling. ~~The ADU is allowed on a lot that also contains a junior accessory dwelling unit that conforms with Chapter 17.58 (Junior Accessory Dwelling Units).~~ The ADU must comply with the following:
 - 1. Maximum floor area: Eight hundred square feet of livable space.
 - 2. Maximum height:
 - a. Sixteen feet for a detached ADU on a lot with an existing or proposed single family dwelling unit.
 - b. Eighteen feet for a detached ADU on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. An additional two feet in height is allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
 - 3. Minimum rear and side setbacks: Four feet.
- C. Non-Livable Multifamily Space.
 - 1. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, subject to the following:

- a. At least one ADU is allowed within an existing multifamily dwelling up to maximum of twenty-five percent of the existing multifamily dwelling units.
 - b. Each ADU shall comply with building code standards for dwellings.
 2. The ADU must be located within a structure containing existing multifamily units. The ADU may not be located in a detached garage, carport, or other accessory structure on the lot that contains no existing multifamily units.
 3. As used in this section, livable space means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
- D. Detached ADUs on Multifamily Lots. Detached ADUs located on a lot with an existing multifamily dwelling, subject to the following:
1. Maximum number:
 - a. On a lot with an existing multifamily dwelling, eight detached ADUs or the number of existing units on the lot, whichever is less.
 - b. On a lot with a proposed multifamily dwelling, two detached ADUs.
 2. Maximum height: Sixteen feet if the existing multifamily dwelling is one story and eighteen feet if the existing multifamily dwelling is two or more stories.
 3. Minimum rear and side setbacks: Four feet.

17.57.050 Development standards.

The standards in this section apply to all ADUs not approved pursuant to Section 17.57.040 (Statewide ~~Exception-Exemption~~ ADUs).

A. Floor Area.

1. Minimum. The floor area of an ADU shall be no less than two hundred twenty square feet.
2. Maximum.
 - a. Single-Family Lots. On lots with a single-family dwelling, the ~~floor area~~interior livable space of an ADU shall not exceed the maximums shown in Table 1.

Table 1: Maximum ~~Floor Area~~Interior Livable Space on Single-Family Lots

ADU Type and Placement on Lot	Lot SizeZoning District	
	R-VH, R-H, R-M Less than 10,000 sq. ft.	R-1, R-R, R-MT 10,000 sq. ft. and more
Detached and Attached [1]		
Complies with district yards	1,100 sq. ft.	1,200 sq. ft.
Does not comply with district yards	850 sq. ft. for studio/1 bdrm 1,000 sq. ft. for 2+ bdrm	
Converted	No maximum	

Notes:

[1] The floor area of an attached ADU shall not exceed the maximums shown in this table or fifty percent of the existing primary dwelling floor area, whichever is less.

b. Multifamily Lots. On lots with multifamily dwellings the floor area of an ADU shall not exceed:

(1) Eight hundred fifty sq. ft for a studio or one-bedroom ADU;
and

(2) One thousand sq. ft. for an ADU with two more bedrooms.

B. Lot Coverage. An ADU shall conform to the maximum lot coverage standards of the zoning district in which it is located unless the lot coverage standard would preclude an eight hundred-square foot ADU, in which case the Community Development Director shall grant an exception to the standard as provided in Section 17.57.050.E (Guaranteed Allowance).

C. Property Line Setbacks.

1. An ADU shall be setback from property lines as required by Table 2.

Table 2: Minimum Property Line Setbacks

Property Line	ADU Type		
	Attached	Detached	Converted
Front	Same as primary dwelling[1]		None required
Side	4 ft.	4 ft.	
Rear	4 ft.	4 ft.	
Notes: [1] If the front setback standard precludes an eight hundred-square foot ADU, the Community Development Director shall grant an exception to the standard as provided in Section 17.57.050.E (Guaranteed Allowance).			

2. As provided in Subsections A (Floor Area) and E (Height) of this section, an ADU that complies with the minimum yard requirement for a single-family dwelling in the applicable zoning district is eligible for greater building height and unit size than is allowed for an ADU that does not comply with the zoning district minimum yard requirement.

3. See also Section 17.57.030.F (Converting and Replacing Existing Structures) for setback exceptions that apply to an ADU created by converting or replacing an existing structure.

D. Building Separation. An ADU exceeding sixteen feet in height shall comply with the minimum building separation standard in Section 17.46.070.K.

E. Height. The height of an ADU shall not exceed the maximum shown in Table 3.

Table 3: Maximum ADU Height

ADU Type and Placement on Lot	Lot-Size Zoning District		
	Less than 10,000 sq. ft. <u>R-VH, R-H, R-M</u>	<u>R-1-10</u> 10,000—19,999 sq. ft.	<u>R-1-20, R-1-40, R-R, R-MT</u> 20,000 sq. ft. and more
Detached ADU			
Complies with district yards	18 ft. <u>[1]</u>	25 ft.	35 ft.
Does not comply with district yards	16 ft. <u>[14]</u>		
Attached ADU	Same as <u>required for</u> primary dwelling		
Notes: [1] Where a maximum height of 18 feet is allowed, <u>an additional 2 feet in height is also permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.</u> Where height is limited to 16 feet, a maximum of 18 feet is allowed for an ADU either 1) within one-half mile of major transit stop or high-quality transit corridor as defined in Public Resources Code Section 21155; or 2) on lot with a multistory multifamily dwelling.			

F. Hillside Residential Combining District. An ADU within the HR Hillside Residential Combining District shall comply with all objective standards in Chapter 17.40.

17.57.060 Objective design standards.

A. Applicability and Deviations.

1. The standards in this section apply to all ADUs not approved pursuant to Section 17.57.040 (Statewide Exception ADUs).
2. Deviations from standards in this section are allowed with planning commission design review approval at a noticed public hearing. To approve the deviation, the planning commission must make the findings in Section 17.50.030.E (Required Findings).

B. Driveways.

1. Vehicle access to parking spaces serving an ADU must be provided using a driveway curb cut shared with the primary dwelling.
2. The community development director may approve an exception to this requirement if the existing site layout or other physical constraints physically precludes shared use of a single driveway curb cut.

C. Massing. A building wall that faces and is within fifty feet of a street or an adjacent residential use shall not run in a continuous plane of more than twenty-five feet without one or more of the following treatments:

1. A change in wall plane with a minimum of four feet in depth for the facade.
2. A front porch or other covered entry feature with a minimum depth of three feet and width of six feet providing access to the dwelling's primary entrance.
3. An upper story stepback of at least six feet in depth for at least eighty percent of the street facing building wall.

4. A protruding window (such as a bay window) of at least two feet in depth.
- D. Articulation. A building wall that faces and is within fifty feet of a street or an adjacent residential use shall not run in a continuous plane of more than fifteen feet without one of the following treatments included on the facade at every building story:
1. Window.
 2. Entry door.
 3. Two or more visibly contrasting primary materials and/or colors.
 4. Wall mounted trellises for climbing plants
- E. Roof Forms. Rooflines twenty-five feet or longer that face a street or an adjacent residential use shall be articulated with recessed or projecting gabled roof elements, roof dormers, changes in roof heights, changes in direction or pitch of roof slopes, and other similar methods.
- F. Open Space.
1. An ADU shall have a minimum of one hundred square feet of private ADU open space or four hundred square feet of open space shared with the primary dwelling.
 2. Required private open space shall comply with the following standards:
 - a. The open space shall be directly accessible from the ADU width and a minimum floor area of fifty square feet.
 - b. Patios shall have a minimum dimension of eight feet in depth and width and a minimum floor area of sixty-four square feet.
 - c. Open space may be covered but not fully enclosed. If covered, the minimum floor to ceiling height is eight and one-half feet.
 - d. Ground level private open space shall be screened or buffered from open space utilized solely by the primary dwelling by landscaping, fencing, walls, trellises, or other screening elements.
 3. If the open space standard in this subsection precludes an eight hundred-square foot ADU, the community development director shall grant an exception to the standard as provided in Section 17.57.050.E (Guaranteed Allowance).
- G. Exterior Materials. The primary wall finish material shall be wood, wood shingle, stone, brick, stucco, fiber cement or other cementitious material, or stone. T1-11 siding and all grooved or patterned wood panel or composite wood panel siding are prohibited.
- H. Windows. Windows that face a street or an adjacent residential use shall comply with one of the following:
1. All windows shall feature built up profile trim/framing. Trim/framing must project at least two inches from the building wall with material that visually contrasts from the building wall.

2. Window glass shall be inset a minimum of two inches from the exterior wall or frame surface to add relief to the wall surface.
- I. Neighbor Privacy.
 1. If a building wall faces an adjacent residential use and does not comply with the minimum interior side or rear yard requirements of the applicable zoning district or combining district, windows on the wall must be:
 - a. 5-foot minimum sill height above the finished floor;
 - b. Clerestory; or
 - c. Opaque/frosted glass.
 2. Second-story exterior decks and balconies may not face an interior side or rear yard that abuts an adjacent residential use.
 3. No portion of a rooftop deck may be closer than twenty-five feet from an interior side or rear yard that abuts an adjacent residential use.
 - J. Entrance Orientation. The primary entrance to a detached or attached ADU shall face either:
 1. The front or interior of the parcel; or
 2. A side or rear property line that abuts an alley or a public street.
 - K. Garage Conversions. When a garage is converted into an ADU, the garage door shall be removed and replaced with materials matching the remainder of the structure.”

Section 7. Chapter 17.58, Junior Accessory Dwelling Units, of Title 17, Zoning, of the Scotts Valley Municipal Code is hereby amended to read as follows:

“Chapter 17.58 JUNIOR ACCESSORY DWELLING UNITS

17.58.010 Purpose.

- A. This chapter establishes standards for junior accessory dwelling units (JADUs) consistent with Government Code Sections 66333—66339. These standards are intended to increase the supply of affordable housing options in Scotts Valley while maintaining the character and quality of life of residential neighborhoods.
- B. This chapter applies only to a proposed JADU as defined in Chapter 17.04 (Definitions). Standards for accessory dwelling units (ADUs) are found in Chapter 17.57 (Accessory Dwelling Units).
- C. It is the city's intent for this chapter to be consistent with state law as it is amended from time to time. In cases of conflict between this chapter and state law, state law governs.

17.58.020 Permitting process.

Creating a JADU requires city approval and issuance of a building permit. The city shall review and act on a permit application for a JADU in the same manner as required for an accessory dwelling unit. See Section 17.57.020 (Permitting Process).

17.58.030 JADU standards.

The standards in this section apply to all JADUs.

A. Where Allowed.

1. A JADU is permitted on a residential lot zoned for single-family dwellings with a single-family dwelling built, or proposed to be built, on the lot.
2. A JADU is allowed on a lot that also contains a detached accessory dwelling unit as provided in Section 17.57.040 (State Exemption ADUs.) The JADU must be located within the single-family dwelling on the lot.

B. Maximum Number. A maximum of one JADU is permitted per lot.

C. Owner Occupancy.

1. If the JADU has shared sanitation facilities with the existing structure, the property owner shall reside in either the single-family dwelling on the lot or the JADU.
2. Owner-occupancy is not required if the JADU has separate sanitation facilities, or if the property is owned by a governmental agency, land trust, or housing organization.

DG. Location Within Single-Family Dwelling. The JADU shall be contained entirely within the walls of an existing or proposed single family dwelling. For purposes of this section, enclosed uses within the dwelling, such as attached garages, are considered a part of the single-family dwelling.

ED. Entrance. The JADU shall include an exterior entrance separate from the main entrance to the single-family dwelling.

FE. Bathroom.

1. A JADU must either:
 - a. Contain its own full bathroom with a sink, toilet and shower and/or bath facilities; or
 - b. Share use of a full bathroom located within the primary dwelling.
2. A JADU that shares a bathroom with the primary dwelling must have an interior entry into the main living area of the primary residence.

GF. Kitchen.

1. A JADU must contain, at a minimum, an efficiency kitchen with:
 - a. A kitchen sink, refrigeration, and cooking appliances; and

- b. At least three linear feet of food preparation counter space and three linear feet of cabinet space.
- 2. Cooking appliances may consist of either a permanent cook top and/or built-in oven, or a plug-in microwave oven, hot plate, and similar appliances intended for use on top of a countertop.

HG. Parking. Off-street parking is not required for a JADU.

IH. Fire Safety. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit.

JM. Fire Sprinklers.

- 1. Fire sprinklers are not required in a JADU where fire sprinklers were not required for the primary dwelling at the time of construction, except as provided by Paragraph (2) below.
- 2. If fire sprinklers were not required for the primary dwelling at the time of construction, but the primary dwelling is altered in a manner that later required fire sprinklers, a JADU created after the alteration must be provided with fire sprinklers.
- 3. The construction of a JADU does not trigger a requirement for fire sprinklers to be installed in an existing single-family dwelling on the lot.

KJ. Utilities. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit unless the JADU was constructed with a new single-family dwelling.

LK. A rented JADU shall not be leased for any period less than thirty days.

ML. Impact Fees. City development impact fees shall not be imposed upon the development of a JADU.

17.58.040 Deed restriction.

- A. Prior to occupancy of a JADU, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the current owner. The deed restriction shall state that:
 - 1. The JADU shall not be sold separately from the single-family residence; and
 - 2. The JADU shall not exceed five hundred square feet of total floor area and shall comply with all standards in Section 17.58.030 (JADU Standards).
- B. The above declarations are binding upon any successor in ownership of the property. Lack of compliance shall be cause for code enforcement.
- C. The deed restriction shall lapse upon removal of the JADU established under this chapter."

Section 8. GENERAL PLAN CONSISTENCY. The Municipal Code amendments are consistent with the General Plan. The Municipal Code amendments are adopted for the

specific purpose of complying with state housing law and to maintain consistency with the General Plan Housing Element.

Section 9. CEQA COMPLIANCE. The proposed amendments are exempt pursuant to the CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendments are adopted to comply with state housing laws, bringing the Zoning Code into compliance with state requirements that already apply to proposed development. In addition, the proposed ADU Ordinance amendments are exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h), which exempts adoption of ordinances implementing state law regarding accessory dwelling units, and the proposed SB 9 Ordinance amendments are exempt from CEQA pursuant to Government Code sections 65852.21(k) and 66411.7(n), which exempts adoption of ordinances implementing SB 9.

Section 10. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 11. To the extent the provisions of the Scotts Valley Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 12. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

Section 13. PUBLICATION. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of adoption and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

This Ordinance was introduced on the 3rd day of December, 2025, and passed and adopted on the 17th day of December, 2025, at a duly held meeting of the City Council of the City of Scotts Valley by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Derek Timm, Mayor

ATTEST:

Cathie Simonovich, City Clerk

APPROVED AS TO FORM:

Kirsten Powell, City Attorney

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street
Sacramento, CA 95811
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www.hcd.ca.gov



April 7, 2025

Taylor Bateman, Community Development Director
Planning Department
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Taylor Bateman:

**RE: Review of Scotts Valley's Accessory Dwelling Unit (ADU) Ordinance under
State ADU Law (Gov. Code, §§ 66310 - 66342)**

Thank you for submitting the City of Scotts Valley (City) ADU Ordinance No. 16.142 (Ordinance), adopted December 4, 2024, to the California Department of Housing and Community Development (HCD). The Ordinance was received on January 17, 2025. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance fails to comply with State ADU Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than May 7, 2025.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law as follows:

1. Assembly Bill (AB) 2533 (Chapter 834, § 1, Statutes of 2024) - As of January 1, 2025, there are changes to Government Code section 66332. Subdivisions (a) and (b) were changed and subdivisions (d) – (f) were added. Changes include permitting previously unpermitted ADUs, adding the same protections for JADUs, and setting additional requirements for local agencies. The City should review these new requirements and adjust the Ordinance as applicable to comply with State ADU Law.
2. Section 17.57.020, subdivision B.2 – *Permitting Timelines* – The Ordinance states, "If an ADU is proposed as part of an application to create a new single-family or multifamily dwelling, the City may delay acting on the ADU application until the City acts on the permit application for the new dwelling. The City shall approve or deny the ADU application without a public hearing or discretionary review within 60 days of action on the new dwelling." This appears to mirror the language in Government Code section 65852.2, subdivision (a)(3) (which has now been repealed), prior to

AB 2221 (2022) taking effect. However, Government Code section 66317, subdivision (a), states, "The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing." As of January 1, 2023, this provision was amended to clarify that a local agency must "approve or deny" an application within the 60-day timeframe, rather than simply "act" on it. Therefore, the City should amend this section to reflect the requirement to "approve or deny" an application in accordance with State ADU Law.

3. Section 17.57.030, subdivision B.1. – *Unit Combinations* – The Ordinance states, "No more than one ADU is permitted on a lot with a single-family dwelling, except as allowed by state law." However, Government Code section 66323, subdivision (a), states "Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following: (1) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply: (A) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure." Paragraph (2) permits "[o]ne detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks." The use of the term "any" followed by a list of permitted ADU types indicate that any of these ADU types can be combined on a lot zoned for single-family dwellings.

This permits a homeowner, who meets the specified requirements, to create one converted ADU; one detached, new construction ADU; and one JADU. Thus, if the local agency approves an ADU that is created from existing space, and the owner subsequently applies for a detached ADU (or vice versa) that meets the size and setback requirements of the subdivision, the local agency cannot deny the application, nor deny a permit for a JADU under this section. Therefore, the City must amend the Ordinance to provide for all ADU combinations described in Government Code section 66323.

4. Section 17.57.030, subdivision B.2. – *ADUs Multifamily Lots* – The Ordinance states that "[t]he number of ADUs on a lot with multifamily dwellings shall not exceed:"

a. Up to 25 percent of existing multifamily dwellings within portions of existing multifamily dwelling structures that are not used as livable space as provided in 17.57.060.C (Non-Livable Multifamily Space); and

b. Up to eight detached ADUs as provided in Section 17.57.060.D (Detached ADUs on Multifamily Lots)

However, no part of 17.57.060 addresses ADUs on multifamily lots. The City should amend this section to remove or correct this reference.

5. Section 17.57.030, subdivision N.3. – *Public Transit* - The Ordinance states, “As defined in Government Code Section 66313(l), public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.” However, the definition of “public transit” is found in Government Code section 66313, subdivision (m). Therefore, the City must amend this section to correct this citation.
6. Sections 17.57.030, subdivision E.3., and 17.57.050, subdivisions A.2.a., and E. – *Objective Standards* – The Ordinance states “Limits on floor area, lot coverage, open space, and front setbacks... must permit at least an 800-square-foot detached or attached ADU... if the proposed ADU complies with all other development standards. The Community Development Director shall grant an exception to a Specified Standard if...:3. There is no feasible alternative to achieve a Baseline ADU without the exception.”

Additionally, the Ordinance includes Tables 1 and 3, which address maximum floor area and maximum height, respectively, based on the size of the lot for the proposed ADU. However, Government Code section 66314, subdivision (b)(1) states, “The ordinance shall do all of the following... Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.” The use of the term “feasible” in the Ordinance is subjective, and as such, is in violation of State ADU Law; minimum lot size is also precluded from applicable objective standards. Therefore, the City must amend this section to remove the subjective criteria, and minimum lot size requirements.

7. Section 17.57.030, subdivision N.3.e. – *Parking* – The Ordinance states, “As used in this section, a car share vehicle means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization that meet all the following criteria:
(1) Provides hourly or daily service;

- (2) Vehicle reservations are processed and paid for using an on-line system;
- (3) Vehicles can be accessed where they are parked without having to go to a different physical location to execute a contract and/or pick up keys; and
- (4) Fleet has more than five cars in Scotts Valley and more than 20 cars in Santa Cruz County.”

However, Government Code section 66322, subdivision (a)(5), states, “A local agency shall not impose any parking standards for an accessory dwelling unit... When there is a car share vehicle located within one block of the accessory dwelling unit.” The additional criteria used in the Ordinance to define the term “car share vehicle” is outside the maximum standards which may be applied to parking exemptions under Government Code section 66322, subdivision (a). Therefore, the City must amend this section to remove the additional criteria.

- 8. Section 17.57.030, subdivision Q. – *Additional Standards* – The Ordinance states, “The requirements in this section apply to all ADUs subject to this chapter... Hillside Residential Combining District. An ADU within the HR Hillside Residential Combining District shall comply with all objective standards in Chapter 17.40.” However, Government Code section 66323, subdivision (b), states, “A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).” Imposing objective criteria from another section of the City’s zoning code would be a violation of State ADU Law. Therefore, the City must amend this section to remove this requirement.
- 9. Sections 17.57.040, subdivision B.2., and 17.57.050, subdivision E. – *Height* – The Ordinance provides a maximum height for detached “Statewide Exemption ADUs” on a lot with an existing or proposed single family dwelling of 16 feet, and for all others, “The height of an ADU shall not exceed the maximum shown in Table 3.” Table 3 addresses height but does not capture the full extent of the minimum height allowances within State ADU Law. Government Code section 66321, subdivision (b)(4)(B) states “a local agency shall not establish by ordinance any of the following:

- (4) Any height limitation that does not allow at least the following, as applicable:

- (A) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

- (B) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an

additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(C) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(D) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This subparagraph shall not require a local agency to allow an accessory dwelling unit to exceed two stories.”

Additionally, Government Code section 66323, subdivision (a)(2) states “...a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create...

(2) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling.... A local agency may impose the following conditions on the accessory dwelling unit...:

(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.”

Restricting units under the “Statewide Exemption ADUs” to 16 feet does not comply with State ADU Law, as it restricts the height allowances permitted under Government Code section 66321, subdivision (b)(4). Finally, Table 3 in the Ordinance does not include a provision which allows for an additional two feet of height to match roof pitch. Therefore, the City must amend these sections to provide for the minimum height allowances in State ADU Law.

10. Section 17.58.030 – *JADU Standards* – The Ordinance includes the majority of State ADU Law’s JADU provisions, beginning with Government Code section 66333. However, the Ordinance does not include an owner occupancy requirement pursuant to Government Code section 66333, subdivision (b), which states, “The ordinance may require a permit to be obtained for the creation of a junior accessory dwelling unit, and shall... Require owner-occupancy in the single family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.” Allowing an owner who is not a governmental agency, land trust, or housing organization to construct a JADU without occupying either the JADU or the remainder of the single-family dwelling does not comply with State ADU Law. Therefore, the City must amend this section to include the owner-occupancy restriction.

The City has two options in response to this letter.¹ The City can either amend the Ordinance to comply with State ADU Law² or adopt the Ordinance without changes and include findings in its resolution adopting the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD's findings.³ If the City fails to take either course of action and bring the Ordinance into compliance with State ADU Law, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.⁴

HCD appreciates the City's efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please feel free to contact Tyler Galli at Tyler.Galli@hcd.ca.gov if you have any questions.

Sincerely,



Jamie Candelaria
Senior Housing Accountability Manager
Housing Policy Development Division

Enclosure

¹ Gov. Code, § 66326, subd. (c)(1).

² Gov. Code, § 66326, subd. (b)(2)(A).

³ Gov. Code, § 66326, subd. (b)(2)(B).

⁴ Gov. Code, § 66326, subd. (c)(1).

State ADU/JADU Law Statutory Conversion Table

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)

**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date: November 20, 2025

Location: Town Center Specific Plan

Request: Hold study session to provide input and comments on the Public Draft 2025 Scotts Valley Town Center Specific Plan (2025 Plan) and Draft Environmental Impact Report (DEIR)

Staff Planner: Troy Reinhalter and Akoni Danielsen, Consultants

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Receive public comments on the 2025 Plan and the DEIR; and,
2. Provide comments and questions on the 2025 Plan and DEIR.

BACKGROUND

For decades, the City of Scotts Valley has pursued a dream to build a Town Center on the vacant land formerly occupied by the Skypark Airport. During this time, several developers have looked at the site, conducted charrette exercises, and ultimately walked away from the project. In 2008, the City adopted the original Town Center Specific Plan based around a vision dominated by new commercial and civic uses. In the almost two decades that have passed since that original Plan was adopted, several changes have necessitated that a new Plan be developed. This Draft 2025 Town Center Specific Plan ("2025 Plan") is responsive to these factors, including:

- Market forces favoring housing over commercial development.
- Changes in retail markets to favor small format, experiential restaurants and shops.
- The Surplus Lands Act requiring mixed-use projects on government owned 'surplus' land to include a minimum of 300 housing units.
- The City's adoption of its 2023-2031 Housing Element which requires the City to update its zoning to accommodate 657 housing units in the Town Center Specific Plan Area.
- The growing need for more diverse and affordable housing opportunities in the area.
- Surrounding development of Skypark, the Hangar, library and community theater, and the desire for a Plan that ties these elements together.

In addition, since 2022, the City has taken a proactive approach to removing barriers that prevented the Town Center from being developed in the past. These efforts include:

- Acquiring eight acres of vacant land from the City of Santa Cruz to assemble the full, contiguous 12+ acres of the “Town Center Core” area under City of Scotts Valley ownership.
- Surface level environmental clean-up on these vacant Core parcels resulting in a closed case with County Environmental Health.
- Conducting an updated retail analysis and engagement with a consultant to identify potential commercial tenants.
- Securing \$1,000,000 in Federal funding to assist with the acquisition of the Santa Cruz-owned land (the former airport).
- Conducting extensive community and stakeholder outreach to develop a modern preferred vision that emphasizes human scale connectivity and a walkable retail-supportive environment.
- Hiring consultants specialized in architecture, planning, and real estate development with a background working for private developers to ensure the updated vision is buildable in today’s market and economy.

The purpose of the 2025 Plan is to create a vision, policies, and objective design standards to guide new development within the Plan Area in a way that supports existing and new businesses, residents, and the overall community. The 2025 Plan would manage and direct changes in development patterns within the Plan Area through 2045 and guide present and future land uses, development intensity and scale, urban design, economic development, circulation management and mobility, infrastructure and public services, and community benefits/amenities. Following the process laid out in the 2025 Plan (in the Implementation chapter), the City will partner with a developer (or developers) to negotiate a Development Agreement for the Town Center Core parcels that will guide the construction of the buildings, plazas, roads, and other infrastructure necessary to support a walkable Town Center.

General Plan and Housing Element Context

In November 2023, the City adopted the updated Scotts Valley General Plan, which will guide development within the City through 2045. The General Plan included Action ED-1.1 which called for the 2008 Scotts Valley Town Center Specific Plan to be updated with an appropriate mix of land uses that are supported by a new market and financial feasibility analysis that is economically attractive to investors and developers.

In December 2023, the City adopted the Scotts Valley 6th Cycle Housing Element, covering years 2023 – 2031. Program H-1.1 of the Housing Element identified the need to update the 2008 Scotts Valley Town Center Specific Plan to allow for residential densities sufficient to accommodate 657 new residential units within the Plan Area. These units would satisfy a significant portion of the 1,220 total housing units allocated to the City through the Regional Housing Needs Allocation (RHNA) process. The Housing Element requires that the 2008 Scotts Valley Town Center Specific Plan be updated by December 2025 to allow densities that enable development of the number of residential units specified through RHNA.

Project Description

The 2025 Plan covers a 58-acre area bounded by Mt. Hermon Road, Skypark Drive, Blue Bonnet Lane, and includes commercial areas east of Kings Village Road. The Town Center Core comprises mostly vacant land from the former Skypark Airport.

The project (the 2025 Plan) anticipates new development and changes over an approximate 20-year period through 2045. The goal is to create a community-oriented Downtown, with new streets, retail areas, residential developments, and community gathering places. To do so, it would allow for up to 657 residential units as specified in the Housing Element, as well as up to 82,000 square feet of commercial uses and up to 35,000 square feet of public/civic uses. The 2025 Plan distinguishes between the City-owned and controlled lands that make up the “Town Center Core” (where a minimum of 300 housing units will be developed in order to satisfy Surplus Lands Act requirements), and the other surrounding parcels within the 2025 Plan boundary. Differing land use and development standards apply to lands within the Core versus outside of the Core, as well as different review and permitting procedures. The 2025 Plan will be followed by adoption of amendments to the City’s General Plan and Zoning Ordinance, which will include changing certain existing land use designations in the Plan Area, creating new zoning district(s), and updating existing or establishing new development standards to replace some of the current zoning provisions applicable to the Plan Area.

The 2025 Plan includes land use and zoning standards, and comprehensive utility, transportation, and landscaping/plaza/public realm improvements for the Town Center. The 2025 Plan includes:

- Land use definitions which have been updated and expanded to reflect current market conditions and contemporary zoning approaches;
- Updated design and development standards to reflect the new Preferred Vision, including Objective Development Standards (ODS) applicable to new residential development as prescribed by State Law;
- Streetscape design standards for Complete Streets that accommodate pedestrians, bicyclists, vehicles, and parking;
- Traffic and utilities improvements necessary to implement the Plan supported by technical analyses including a Water Supply Assessment (WSA) as required by State Law; and
- Implementation actions to provide direction towards the development of the Town Center.

Implementation Process

As described above, the City owns several parcels which collectively comprise the “Town Center Core.” The boundary for the Town Center Core area is shown below and contains five whole parcels (with APNs 022-721-07, 022-721-08, 022-721-09, 022-601-01, 022-212-19), and portions of others (APN 022-721-02 and a public right-of-way). In accordance with the Surplus Lands Act, after adoption of the 2025 Plan, the City will declare these parcels

exempt surplus land, prepare an RFP for these City-owned parcels and select a developer to partner with on the construction of the Town Center Core horizontal development (roads, utilities, streetscape amenities, and parks/open spaces) and vertical development (commercial, mixed-use, and residential buildings). The RFP will lay out the City's requirements for land use (including ground-floor retail, public open space, and at least 300 residential units including a minimum percentage of affordable units), public streets, streetscape and public plaza improvements, provisions related to parking, and civil utility improvements. The City shall specify an allowed amount of time for responses, and upon close of RFP, shall select a preferred developer. After initial selection, according to Surplus Lands Act policies, the City will negotiate with the selected developer for at least 90 days to negotiate the lease or sale of the Town Center Core parcels with the selected developer. This process will ensure a timely implementation of new development in the Core area.

Figure 6-1 in Chapter 6 of the 2025 Plan identifies the parcels that constitute the Town Center Core (outlined in red), as well as several others that could be added depending on the interest of the property owners and/or the developer that will be selected (shown with a red hatch):



DISCUSSION

2025 Specific Plan Overview

The 2025 Plan is organized into the following chapters:

- Chapter 1 (Introduction) contains background on the project setting and details the purpose and authority of the Specific Plan.
- Chapter 2 (Community Vision and Principles) describes and illustrates the community's vision for the Plan Area and the community engagement process that occurred through the planning effort.
- Chapter 3 (Land Use, Development, and Objective Design Standards) outlines the allowable uses in the Plan Area and the development standards and guidelines for future construction.
- Chapter 4 (Circulation and the Public Realm) deals with the circulation pattern throughout the Plan Area for all transportation modes, including walking and biking. The Plan emphasizes pedestrian circulation, consolidated parking, and a connection to surrounding uses. This chapter also includes street sections depicting the required street improvements in the Area, and describes public realm, landscaping, and streetscape policies and standards for the Town Center.
- Chapter 5 – Reserved chapter for Plan updates or additional material if needed in the future.
- Chapter 6 (Implementation) explains the requisite physical and programmatic improvements needed to assist with implementing the Town Center Specific Plan and ensure that its objectives are completed effectively. Provides a blueprint for the necessary transportation, public open space, water, sanitary sewer, storm drain, and dry utility/power infrastructure improvements for the Town Center. Also describes potential funding opportunities and financing strategies for improvements recommended by this Plan.

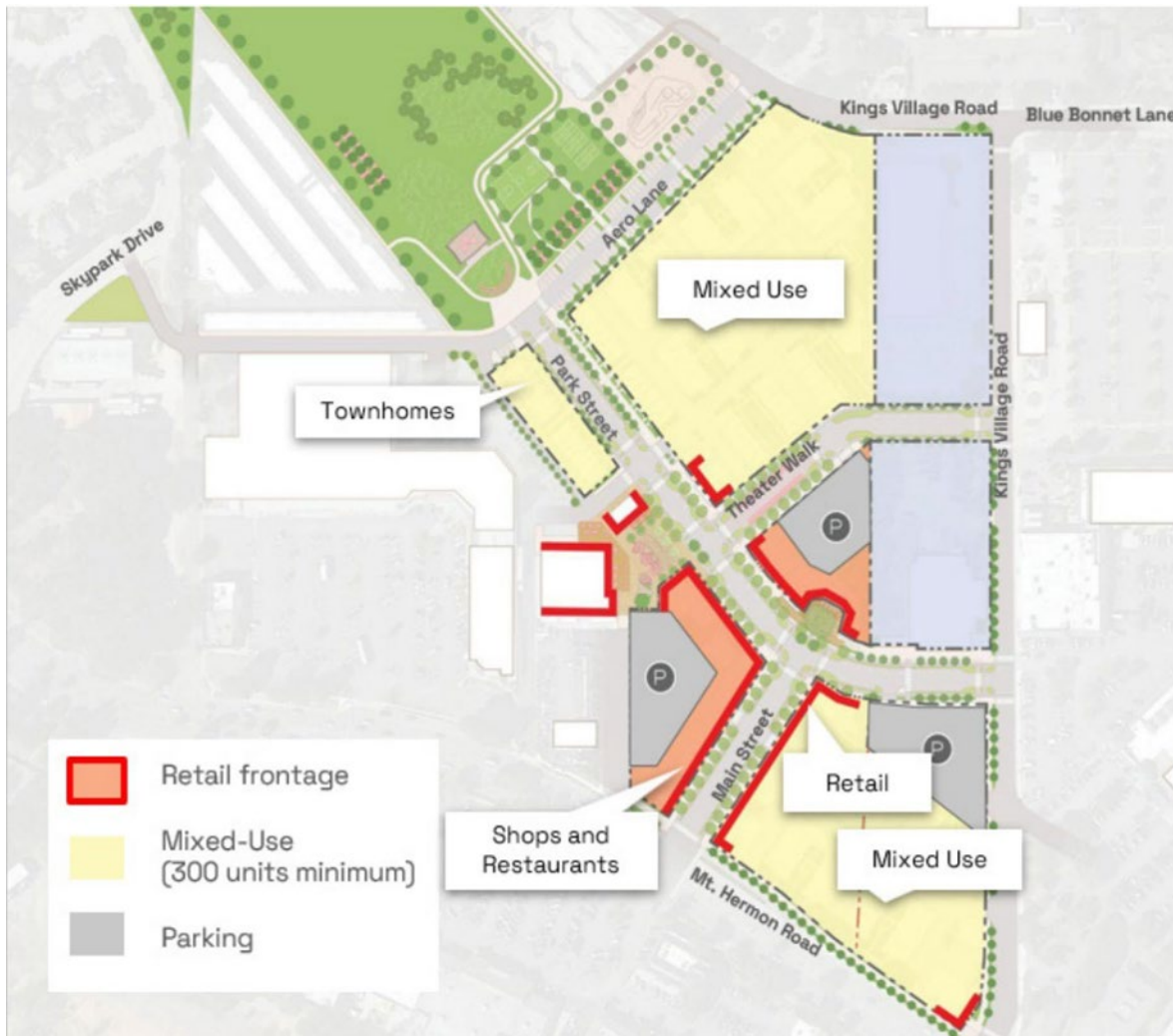
The 2025 Plan includes three appendices containing further background and underlying analyses:

- Appendix A defines each of the allowed land uses in the Specific Plan (per Chapter 3 Table 3-1).
- Appendix B provides a summary of the study of market conditions for future retail development.
- Appendix C analyzes the existing and future traffic operations from a Level of Service (LOS) perspective.

Chapter 2: Community Vision & Principles

Chapter 2 establishes the community's overarching vision and guiding principles for creating a vibrant, pedestrian-oriented downtown that functions as the "Heart of the City." The chapter describes the desired outcome of a mixed-use Town Center that integrates retail, dining, housing, civic uses, and public gathering spaces within a connected and walkable environment. It identifies design objectives and strategies focused on promoting economic vitality, high-quality architecture, diverse housing options, multimodal circulation, and phased, market-feasible implementation. Figure 2.3 in Chapter 2 (shown below) illustrates

the Preferred Conceptual Vision for the Town Center Core:



This chapter also summarizes the public engagement process that informed development of the updated Plan, including community pop-ups, an open house, online surveys, stakeholder interviews, and Council Subcommittee meetings.

Chapter 3: Land Use and Development Standards

Chapter 3 establishes the regulatory framework to guide development within the Plan Area, providing land use designations, development standards, and objective design standards. The chapter defines land use goals and policies that promote mixed-use development, community connectivity, economic vitality, design quality, and sustainable building practices.

Land Use and Zoning Designations

Two new land use designations/zones would be created to allow mixed-use development:

- Mixed Use – Town Center (MU-TC), shown in dark purple. This land use designation applies to all five of the vacant, City-owned parcels that comprised the former Skypark Airport, as well as two parcels south of the Post Office. This land use designation is intended to support a pedestrian-friendly mixture of shopping, dining, health and wellness, and residential uses that become a destination at the heart of

Scotts Valley. It accommodates standalone retail, standalone residential, or mixed-use configurations. The ground floors of buildings fronting certain key street segments in the Town Center Core (Main Street, portions of Park Street and Mt Hermon Road) would be required to contain and provide visibility, access and active frontages to support retail and commercial uses.

- Mixed Use – Neighborhood (MU-N), shown in light purple. This land use designation applies to the existing shopping centers in the Plan Area (Target and Nob Hill) as well as the properties containing the mini-storage business, the Cavallero Transit Center, and the vacant land at the corner of Skypark Drive and Mt Hermon Road. It is intended to accommodate the ongoing operations of existing shopping centers while also guiding the potential future redevelopment of these uses into a more mixed and walkable built environment. This land use designation allows standalone retail or office, standalone residential, or mixed-use configurations. Compared to the Town Center, MU-N allows larger commercial uses, and development standards in MU-N permit a somewhat more suburban character compared to the Town Center.

Figure 3.1 in Chapter 3 (shown below) shows the proposed land use designations for the parcels within the Plan Area. Land Use tables are attached to this staff report (in Attachment 1) comparing the land uses permitted under current zoning regulations to the proposed land use regulations in the updated Specific Plan. See Table 3.2 in the draft Plan for details on the allowed densities within each zone (50 du/acre in the MU-TC and 32 du/acre in MU-N).



Existing developments (such as the movie theater, the Scotts Village Shopping Center, and the Cavallaro Transit Center) could expand their existing uses and increase development intensity under the 2025 Plan, or be redeveloped with newly allowed uses. The allocation of future development would be determined by project-specific applications and approvals but would not exceed the total land use buildout evaluated in the EIR.

Development and Design Standards

There are detailed standards governing height, setbacks, floor area ratios, parking, active frontages, and open space. Objective design standards address building form, massing, circulation, landscaping, lighting, and frontage design to ensure high-quality, human-scaled development consistent with State housing laws and local design expectations. Collectively, these provisions provide a predictable and implementable framework for achieving the Town Center's intended character and functionality. Proposed heights are similar to those allowed under the 2008 Specific Plan – see Table 3.3 in the draft Plan for more detail on allowed heights.

Chapter 4: Circulation

Chapter 4 establishes the circulation and public realm framework that will guide the design and function of streets, sidewalks, and public spaces throughout the Plan Area. The chapter defines the Town Center's multimodal circulation system, emphasizing safe, walkable, and interconnected streets that accommodate all modes of travel while reinforcing the area's pedestrian-oriented character. It identifies key street types and provides detailed standards for cross-sections, block lengths, connectivity, and access. Figure 4-2 in Chapter 4 (shown below) illustrates the Public Circulation Network:



Core Circulation Streets

At the heart of the Town Center is a compact, interconnected street network designed to attract and prioritize pedestrians, support multimodal access, and promote vibrant public spaces. The three primary “core circulation streets” — Main Street, Park Street, and Theater Walk — work together to structure the district, define its urban character, and connect its key destinations:

- **Main Street.** Main Street is the front door to the Town Center. It should be designed for slower traffic and include wide sidewalks, street trees, and active storefronts. Outdoor dining and public gathering should be supported through generous pedestrian zones and curb extensions. The preferred design for Main Street is 36 feet from curb-to-curb with two travel lanes and two parking lanes, with a total public ROW width of 63 feet including public sidewalks.
- **Park Street.** Intersecting most of the Town Center Streets, Park Street is the primary spine for the Town Center. Park Street links Skypark to Kings Village Road with Hangar Square and Tower Point plazas. These connections, combined with destination public spaces make this street the social center of the City. Park Street

should be designed for occasional street closures and events, with a strong pedestrian orientation. Park Street may be suitable for traffic calming elements. Park Street will be framed by mixed-use buildings and key public plazas. The preferred design for Park Street is 36 feet from curb-to-curb with two travel lanes and two parking lanes, plus a protected bicycle lane or “cycle track” on either side of the landscape zone for a total public ROW width of 76 feet including public sidewalks. An alternative design for Park Street is the section described above for Main Street. Sidewalks on Park Street shall be at least 13 feet wide to offer a pleasant strolling and shopping experience.

- **Theater Walk.** This narrower corridor should be lined with a mix of retail and residential frontage and provide space for outdoor seating. The preferred design for Theater Walk is a shared-surface or curbless design, where the roadway is at the same grade (elevation) as the landscaping and sidewalks/pedestrian zones, which would be highly adaptable for closures, public events, and civic life. The public right-of-way width for Theater Walk is 57 feet.

Figures 4.3 - 4.5 in Chapter 4 of the Specific Plan provide typical street section diagrams for the three core circulation streets.

Beyond the Core Streets, an additional street, Aero Lane, is a planned new local connector that frames the southern edge of Skypark, offering low-speed, park-adjacent access for residents and trail users. Aero Lane is designed with perpendicular parking spaces to support use of Skypark as well as provide additional overflow parking for the nearby Town Center shops and restaurants.

Required Roadway Improvements

The 2025 Plan specifies a new signalized intersection at Main Street and Mt. Hermon Road, which serves as the primary gateway into the Town Center from the regional road network. The intersection would align with an existing driveway access to the Safeway/CVS shopping center across Mt. Hermon Road. This intersection will clearly signal arrival into the Town Center, with design strategies such as high-visibility crosswalks, special paving or signage, and landscape treatments that frame the approach. It will be the most visible point of entry for visitors arriving by vehicle, on foot, or bike, and should reflect the Town Center’s identity and quality of place.

Optional Roadway Improvements

The 2025 Plan also describes optional future roadway improvements at the Kings Village Road / Mt. Hermon Road intersection to incorporate an additional left turn lane along southbound Kings Village Road turning onto Mt. Hermon Road. The decision whether and when to implement this improvement will be made by the City Council as part of the negotiation or approval of the Development Agreement and during the review/approval of the Planned Development permit process for the Town Center Core.

Pedestrian and Bicycle Improvements

Chapter 3 includes comprehensive pedestrian and bicycle improvement strategies designed to establish an all-ages-and-abilities active transportation network throughout the Town Center. The Plan requires continuous sidewalks on both sides of all streets, pedestrian

paseos on long blocks, and wide sidewalks with shade trees, furnishings, and outdoor seating to encourage walking and social interaction.

Bicycle infrastructure is integrated into every street type, including protected cycle tracks along Park Street, shared Class III routes on Theater Walk, and buffered lanes connecting to Skypark, Kings Village Road, and Mt. Hermon Road. These facilities are coordinated with the City's Active Transportation Plan to ensure connectivity to regional bikeways and transit.

Public Open Space Concept

Chapter 3 establishes a comprehensive framework for publicly accessible open spaces designed to create a vibrant and cohesive public realm that supports community gathering, recreation, and civic identity.

The Plan identifies two key public plazas – Tower Point Plaza and Hangar Square – as signature destinations within the Town Center. Tower Point Plaza serves as a welcoming gateway and visual landmark, featuring a viewing tower inspired by Scotts Valley's aviation history, event space, and shaded seating. Hangar Square, adjacent to "The Hangar" retail development, is envisioned as the City's main public plaza, accommodating outdoor dining, and family-friendly amenities such as interactive art or water features. Both spaces are required to incorporate shade, furnishings, lighting, and active building frontages to ensure year-round usability and safety.

Beyond the two key plazas, the 2025 Plan outlines standards for publicly accessible open space within the Town Center Core (MU-TC zone) and the surrounding parcels within the Plan Area (MU-N zone), requiring minimum plaza sizes (measured by square footage), tree canopy coverage, accessibility, and visibility from public rights-of-way. All public open spaces must include seating, landscaping, and a mix of sun and shade.

The chapter also calls for strong connections to Skypark, encouraging shared programming such as concerts, farmers markets, and outdoor events to reinforce the Town Center's role as the civic heart of Scotts Valley. The Plan also suggests improvements to Skypark, particularly where it interfaces with the town center, though such planning would be done as a separate effort from the Specific Plan.

Chapter 6: Implementation

Chapter 6 outlines the framework for implementing the City's vision for the Town Center through coordinated public and private actions. It establishes the administrative, permitting, and development review procedures for projects within the Plan Area, including specific processes for both the City-owned Town Center Core parcels and for privately owned sites.

The chapter details the steps for preparing and negotiating a Development Agreement with a master developer, identifies phasing and infrastructure requirements, and provides an Implementation Action Plan with short- and long-term priorities. The chapter further specifies capital improvements related to circulation, utilities, and public spaces, along with associated timing and responsible parties.

Finally, the chapter presents potential funding mechanisms to support infrastructure and public realm investments. These include an Enhanced Infrastructure Financing District (EIFD), development agreements, and state and federal grants. Collectively, these measures ensure the orderly, feasible, and timely realization of the Town Center consistent with the community's adopted goals and policies.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW (CEQA)

CEQA Process

CEQA is the State's primary environmental protection and disclosure law and requires that public agencies disclose when a project that would have a physical change on the environment will result in significant environmental impacts. CEQA requires the lead public agency to identify ways to avoid or reduce potential impacts through mitigation measures or alternatives. It does not mandate that projects with significant impacts cannot be approved, but rather that environmental impacts be disclosed, avoided or mitigated where possible, and when impacts are unavoidably significant, that they are considered in the decision-making process, and that the decision-makers go on record with their reason(s) for approving the project despite the significant environmental impacts that would result.

EIR Process Undertaken

CEQA's primary mechanism for analyzing the environmental impacts of a project is the preparation of an Environmental Impact Report (EIR), which is the type of document that was prepared for the 2025 Plan. The EIR is the most extensive, thorough level of environmental review available, and the process which provides for the most public review and participation.

The EIR:

- Discloses information about the effects a project could have on the environment, but NOT that the environment could have on the project.
- Identifies mitigation measures to reduce significant impacts.
- Describes feasible alternatives to the proposed project that are designed to reduce any environmental impacts while achieving identified project objectives.
- The EIR must be certified prior to approval of the Town Center Update.

It is important to note that the information contained in the EIR does not approve or deny a project or a plan, its purpose is to provide information regarding the project's impacts.

Key Findings

The DEIR identified significant or potentially significant effects associated with the Plan's implementation in the following environmental topics: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, greenhouse gas emissions, noise and vibration, and transportation. The DEIR analyzed 20 environmental subjects, responding to the checklist questions from Appendix G of the CEQA Guidelines to assess impacts for each environmental subject. The impact conclusions are summarized below:

- The DEIR finds no impacts or less than significant impacts through required policies, standards and programs to the following environmental subjects: Aesthetics, Agriculture and Forestry Resources, Energy, Hydrology, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.
- The DEIR finds less than significant impacts with mitigation incorporated into the following environmental subjects: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise.
- The DEIR finds that the 2025 Plan would produce significant and unavoidable impacts to Greenhouse Gases, even with mitigation incorporated. The DEIR also finds the 2025 Plan would produce significant and unavoidable cumulative impacts to Transportation.
- The City Council would need to reject the environmentally superior alternative and adopt a statement of overriding considerations, supported by substantial evidence in the record to move forward with the 2025 Plan. These are impacts that are commonly generated by major developments of scale in the Bay Area and the impacts are not related to the Plan's location within the City, i.e., this amount of development occurring elsewhere in the City would result in similar impacts due to the magnitude of development, and it is not unusual for city councils to find that specific economic, legal, social, technological, or other benefits, of a proposed project outweigh the unavoidable adverse environmental effects.

PUBLIC NOTICE AND COMMENT

Copies of the DEIR and public hearing notices were posted at City Hall (Planning Department), Scotts Valley Branch Library, and the Senior Center. Written comments for this DEIR will be accepted during the public review period from October 10, 2025, to November 24, 2025. Written comments should be submitted to City of Scotts Valley Planning Department, for the attention of Taylor Bateman (planningdepartment@scottsvalley.gov).

NEXT STEPS

The following list describes the intended timeline and upcoming meetings to adopt the 2025 Plan and certify the accompanying DEIR:

- The public comment period for the DEIR closes on November 24;
- A Planning Commission meeting to provide a recommendation on the 2025 Plan and the EIR is tentatively scheduled for December 4;
- A City Council meeting to consider adoption of the 2025 Plan and certification of the EIR is tentatively scheduled for December 17;
- Follow-up meetings with the Planning Commission and City Council will be held in January 2026 to consider associated ordinances amending the City's General Plan and updating the Zoning Code to align with the 2025 Plan.

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1. Attachment 1: Allowed Land Use Comparison Table
2. Attachment 2: Draft 2025 Specific Plan (<https://www.scottsvalley.gov/525/The-Town-Center>)

3. Attachment 3: Public Draft EIR (<https://www.scottsvally.gov/525/The-Town-Center>)

ATTACHMENT 1: ALLOWED LAND USES COMPARISON

Table 1: Comparison of Uses allowed under Current Zoning versus draft updated Specific Plan

Service (C-S) Zone		
Use	Currently Allowed in C-S	Proposed to be Allowed in MU-TC
General Retail, Small	P	P
General Retail, Large	P	CUP
Restaurants	CUP	P (w/o drive-through)
Bars	CUP	P
Personal Services	P	P
Commercial Office, Small	P	P
Commercial Office, Large	P	CUP ground floor, P upper floors
Medical/Dental Office	P	P
Commercial Recreation, Small	CUP	P
Commercial Recreation, Large	CUP	N
Banks	P	N (ATMs permitted)
Gas Station or Carwash	CUP	N
Vehicle Sales	CUP	N (showroom permitted)
Hotel/Motel	CUP	P (performance standards)
Public Plazas	N	P
Government/Institutional	N (public utilities permitted)	P
Residential, Mixed-Use	CUP (less than 50% lot area)	P
Residential, Standalone	N (other than ADUs)	P
Supportive Housing	P	P
Commercial Daycare	CUP	CUP (permitted as accessory use)
Community Assembly/Church	CUP	N

Shopping Center (C-SC) Zone		
Use	Currently Allowed in C-SC	Proposed to be Allowed in MU-N
General Retail, Small	P	P
General Retail, Large	P	P
Restaurants	CUP	P (w/o drive-through)
Bars	N	CUP
Personal Services	P	P
Commercial Office, Small	P	P
Commercial Office, Large	P	P
Medical/Dental Office	CUP	P

Commercial Recreation, Small	CUP	P
Commercial Recreation, Large	CUP	CUP
Banks	CUP	P
Gas Station or Carwash	CUP	N
Vehicle Sales	CUP	N (showroom permitted)
Hotel/Motel	CUP	P (performance standards)
Public Plazas	CUP	P
Government/Institutional	CUP	P
Residential, Mixed-Use	CUP (less than 50% lot area)	P
Residential, Standalone	N (other than ADUs)	P
Supportive Housing	P	P
Commercial Daycare	CUP	P
Community Assembly/Church	CUP	CUP