

County attaches condition to dwelling statute

SANTA CRUZ — County supervisors want to be certain that if they allow a second home to be built onto an existing home, they won't be doubling the housing density.

To ensure this won't occur, supervisors Tuesday placed conditions on the type of second dwellings that can be built in tentatively adopting an ordinance allowing these units on any residentially-zoned parcel.

Supervisor Dan Forbus voted against the ordinance, fearing it would simply lead to overcrowding and enhance traffic problems.

Senate Bill 1534 by Sen. Henry Mello, D-Watsonville, allows a homeowner to built another housing unit on his property. It

was passed by the state Legislature in September.

Mello wrote the bill to provide low-cost housing, to help homebuyers make loan payments through the rental of second units and to provide security for homeowners by having others living on their property.

It's a cost-effective means of providing new housing, the bill says, because the second units are cheaper to build than a new home.

To ensure that every house in the unincorporated area suddenly doesn't grow into two houses, supervisors added the following conditions to the local ordinance:

- The second dwelling must be attached to and physically placed within the main dwelling.

- The habitable floor area of the second dwelling shall not exceed 640 square feet and any addition shall not exceed the size of the main dwelling by more than 10 percent.

Supervisor Gary Patton, who proposed the conditions, used his own home as an example of how a second dwelling could be built.

Patton said he could close off his daughter's bedroom from the main house and then build a small addition onto the bedroom, turning the room and the addition into a second unit.

Supervisors also added the condition that second units shall not be permitted in septic constraint areas.

The ordinance will be up for final approval next week.

Santacruz 6/8/83