



# County of Santa Cruz

## Housing Advisory Commission

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701 Ocean Street, Room 418, Santa Cruz, CA 95060  
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### DRAFT MINUTES

SEPTEMBER 10, 2025

### REGULAR MEETING

**DATE:** Wednesday, September 10, 2025  
**TIME:** 1:00 PM to 2:30 PM  
**LOCATION:** Coastlines Meeting Room  
County Government Center  
701 Ocean Street, 5<sup>th</sup> Floor, Room 520  
Santa Cruz, CA 95060

### REGULAR AGENDA

**1. Call to Order, Roll Call**

1:00 pm

Chair Simon called the meeting to order at 1:13 pm.

Commissioners Present: Chair Sibley Simon, Vice Chair John Flaniken, Jane Barr, Bud Carney, Amanda Harris-Altice, and Rose Marie McNair

Commissioners Absent: Bianca Alvarez, Bo Aucoin

Staff Present: Mark Connolly and Suzanne Isé, Principle Planners

Public Present: Shane Pavinetti

**2. Announcements**

**3. Additions and Corrections to Agenda**

Item 7 on the Agenda (Written Correspondence) was omitted, as it was erroneously left there from the prior meeting's agenda.

**4. Oral Communications**

None.

### CONSENT AGENDA

**5. Minutes of the March 19, 2025 Special Meeting**

(Attachment I)

**Action:** Approve the March 19, 2025 Meeting Minutes as provided in Attachment I

**Motion:** Carney

**Second:** Harris-Altice

*Motion Passed:* 5-0-2-1

*Ayes* 5

*Nays:* 0

*Absent:* 2

*Abstain:* 1

## **SCHEDULED ITEMS**

### **6. Update on County Commission Restructuring (Discussion)**

Staff provided an update on the county-wide Commissions Restructuring effort and shared information on the August 19, 2025 Board action to amend County Code sections related to the HAC. Staff answered commissioners' questions about this topic. No formal action was taken.

### **7. Consideration of AB 1033: Allowing ADUs to be Sold Separately (Presentation)**

Principal Planners Connolly and Isé presented background on this item which was recently referred to the HAC by the Board. Staff provided a summary of recently enacted state legislation, AB 1033, that provides cities and counties an option to enact local codes to allow ADUs and the primary dwelling on the property to be sold separately as condominiums. Commissioners asked questions about the details.

The Chair opened the item up for public comment. Shane Pavonetti disclosed that he was a Planning Commissioner for the First District but was commenting on the item as a member of the public. No other members of the public were present. The Chair closed the public comment period.

Commissioners then discussed the pros and cons of the legislation. No action was taken, with the understanding that the item would be brought back at the next meeting with more information, any updates on the law, and a formal recommendation would be made at that time.

## **WRITTEN CORRESPONDENCE**

None

## **ADJOURNMENT**

2:30 pm

### **8. Next Meeting Date**

*Chair Simon adjourned the meeting at 2:30 pm. Regular meeting scheduled for November 5, 2025, at 1:00 pm.*