

March 24, 2026  
Planning Commission  
County of Santa Cruz

**Re: ADU Ordinance**

Dear Commissioners,

I am submitting these comments on behalf of John Swift of Swift Consulting Services, a local land use professional with decades of experience working directly with property owners in Santa Cruz County. He is unable to attend today's hearing but asked me to convey his strong support for a robust ADU ordinance and to raise the following points for the commission's consideration.

**1. We urge the county to opt into AB 1033**

We are aware that Santa Cruz County has not yet adopted a local ordinance opting into AB 1033, and that a wait-and-see approach has been discussed given limited adoption elsewhere in the state. We would respectfully ask the commission to consider directing staff to begin drafting an ordinance rather than continuing to monitor. We work directly with property owners every day, and we see genuine local interest in the ability to sell ADUs as separate condominium units. Clients are coming to us to explore this specifically; the absence of a local ordinance is itself part of why the tool isn't being used.

The opportunity for a younger family member or first-time buyer to own, not just rent, an ADU and begin building equity is a meaningful pathway to homeownership that doesn't exist without opting in. The density bonus law is a useful comparison: it took years before people really started using it, but it became one of the most important tools in California housing policy. AB 1033 deserves the same opportunity.

**2. Support for the Affordable ADU Bonus Program**

We are supportive of staff's recommendation to move forward with an Affordable ADU Bonus Program. Allowing additional ADUs in exchange for affordability conditions and using density as an incentive rather than a cap on it, is a practical approach, and one we believe there is genuine appetite for among property owners in this community.

**3. Number of ADUs permitted on a single-family parcel**

If not addressed in the staff presentation: we would welcome confirmation from the commission on whether the county agrees that state law now allows up to four ADU types on a single-family parcel: a state-code ADU, a Junior ADU (JADU), a conversion ADU, and a local-code ADU. Based on our review of the HCD manual we believe that is the correct reading, and clarity on this point would directly help with the advice we provide to clients.

Thank you for your time and your work on this ordinance. We look forward to seeing the county take a leadership role on these tools.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Mansfield". The signature is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Molly Mansfield

On behalf of John Swift

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