

# EXHIBIT 9

Email communication received from  
HCD staff on March 6, 2024

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Proposed NCZO Amendments for Accessory Dwelling  
Units and Junior Accessory Dwelling Units  
(PL24-0014)

County of Ventura  
Planning Commission Hearing  
Case No. PL24-0014  
Exhibit 9 - Email communication  
received from HCD staff - March 6, 2024

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## Kadakia, Ruchita

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**From:** Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>  
**Sent:** Wednesday, March 6, 2024 12:46 PM  
**To:** Kadakia, Ruchita  
**Cc:** Garza, David@HCD; Ward, Dave; Van Gorder, Mike@HCD  
**Subject:** RE: Review of Ventura County's ADU Ordinance

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Hi Ruchita,

I apologize, I do not remember that part of the discussion. However, below is what will be coming out in our next handbook:  
Handbook says:

### **Are two JADUs allowed on a lot?**

No. Only one JADU may be created per lot zoned for single-family residences with a single-family residence. The JADU may be created within the walls of the proposed or existing single-family residence, including attached garages. (Gov. Code, § 65852.22, subd. (a)(1).) *If there are multiple detached single-family residential units on one lot, there can only be one JADU.*

Thank you,



**Jamie Candelaria** (*she/her*)

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Housing Policy Development Division  
Housing and Community Development  
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Phone: 916.247.2550 | Email: [Jamie.Candelaria@hcd.ca.gov](mailto:Jamie.Candelaria@hcd.ca.gov)



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**From:** Kadakia, Ruchita <Ruchita.Kadakia@ventura.org>  
**Sent:** Wednesday, March 6, 2024 9:40 AM  
**To:** Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>

**Cc:** Garza, David@HCD <David.Garza@hcd.ca.gov>; Ward, Dave <Dave.Ward@ventura.org>; Van Gorder, Mike@HCD <Mike.VanGorder@hcd.ca.gov>

**Subject:** RE: Review of Ventura County's ADU Ordinance

Hello Jamie (and the HCD-ADU team),

The County of Ventura's Planning Division is in the process of amending the ADU ordinance to include the revisions confirmed by HCD (See below) and is anticipated to present the revised ordinance to the Planning Commission on April 4. One of the revisions requested by HCD stated that the County revise Sec. 8107-1.7.6(a)(4) of the [Non-Coastal Zoning Ordinance \[vcrma.org\]](https://www.vcrma.org), which currently states that "*Lots with multiple detached single-family dwellings are not eligible to have a JADU.*"

As you are aware, this statement is consistent with the [July 2022 ADU Handbook](#) (Section 3), which provides: "*JADUs are limited to one per residential lot with a single-family residence. Lots with multiple detached single-family dwellings are not eligible to have JADUs.*"

During our October 11, 2023 meeting, HCD staff noted that an updated ADU handbook is anticipated to be published in 2024 which will amend this guidance, and will now allow for one JADU on a lot with multiple single-family dwellings. Since that updated Handbook has not yet been published, the County would like HCD concurrence by email that the guidance will in fact, be included in the updated handbook.

The Planning Commission hearing packet will be finalized by March 25, 2024. Please provide us with your response, and concurrence by that date, so we can justify the revision in our amendment packet.

Thank you,

**Ruchita Kadakia, LEED AP** | Planning Manager  
Housing and State Mandates  
[Ruchita.Kadakia@ventura.org](mailto:Ruchita.Kadakia@ventura.org)

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Visit the Planning Division website at [https://www.vcrma.org/divisions/planning \[vcrma.org\]](https://www.vcrma.org/divisions/planning)  
For online permits and property information, visit [VC Citizen Access \[vcca.ventura.org\]](https://vcca.ventura.org)



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