

Gage, Eric

From: Sonia Taylor <great6@sonic.net>
Sent: Tuesday, November 07, 2017 7:28 AM
To: Gage, Eric
Subject: Re: ADUs

Thanks, Eric.

I appreciate the confirmation that this hadn't "officially" happened yet, and knowing when it will. Personally, I still think allowing a 1200 square foot ADU is WAY too big, but so far haven't gotten any traction on that opinion. Of course, I'll keep trying!

Appreciate your adding me to the email list.

Sonia

Gage, Eric

Subject: FW: middle ground on 30 - day restriction

From: Dave Mongeau [mailto:davidrmongeau@hotmail.com]

Sent: Wednesday, July 12, 2017 4:00 AM

To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: middle ground on 30 - day restriction

Hello City Council,

I would like to present a middle ground in the debate on the 30-day time restrictions in regards to granny units. The rule should allow owner-occupied properties to rent for short periods, and investment properties, to be restricted to 30-days or longer rentals.

This does at least 4 things:

1. It allows individual property owners the full use of their property rights, and allows them to earn an income from recent business models such as AirBNB.
2. This helps more of the money from short-term rentals stay in the local economy, because it flows to owner-occupiers.
3. It also helps keep the character of the neighborhood, by keeping a larger ratios of owners to short-term renters, than would be permitted if owner occupancy were not a condition, of the short-term rental business model.
4. Lastly, it would put up a disincentive for larger investors, who would be able to buy swathes of desirable housing in the city and rent it out as a de facto motel, if they were not restricted in some way. A provision that the property must be owner-occupied for short-term rentals, curbs the use of parts of this community as purely an investment vehicle.

I hope that the Council will consider this option, to help preserve the rights of our neighbors, the strengthen bonds of our community, and allow both the individuals and the whole community to grow and prosper.

Thank you for your time, and have a great day,

David R Mongeau

Subject: FW: Accessory Dwelling Units

From: Sara Sanger <sara@sarasanger.com>

Date: July 11, 2017 at 2:30:13 PM PDT

To: "Jcombs@srcity.org" <Jcombs@srcity.org>

Subject: Accessory Dwelling Units

Hi Julie!

Not to get anyone specific in trouble, during my project of working on my 115 year old Olive Park house I've had some building industry folks basically tell me to build my wanted ADU unit without permits because it's a hassle to deal with historic district/ permits department, and getting caught is pretty rare etc - as my unit wouldn't be visible from the street. I'm a girl scout at heart so this is pretty appalling to me to hear from professionals, but alas it has happened more than once. (Not from folks I end up working with, but in more casual conversations). I feel like reasonable cost/streamlined process would cut that down and bring more potentially illegal units on board, the additional property tax from value added to tax rolls might offset lower permit fees.

As I said on Facebook, I have a 715sf area in my basement basically ready to go as a ADU but the permit pricing and convoluted process has put the brakes on it for 4 years. I was once quoted "maybe 22k" "maybe 26-28k" "probably like 30k" for permits. Seeing as the range is 8k just on the different days I ask, I've given up seeing the Building department as a resource for any accurate information.

I haven't even started discussing the fact that I can't even figure out how the Historic Review process even works right now, so I've got fences, a porch and a broken window I'm terrified to fix, because I can't figure out who the heck to talk to about things. Dan Flock used to try to recruit ME to represent my neighborhood, as I'm fairly detail oriented and care a great deal about historic homes... And I can't figure this out. That may speak volumes, at least I hope it does.

A friend of mine is building a huge recording studio/2 apartment units in Oakland in a building and his entire permit cost for his business/2 units was 15k!

I'm personally undecided about Airbnb affects on my neighborhood. I'm not likely to want to do it, because I feel like it doesn't align with my personal goals for my neighborhood, but if I wanted to do it, I would be more than happy to pay extra fees at the time of making that decision. I think that Accessory Dwelling Units could have potential multiple lives, mine may be a short term for a bit to recoup costs (if they stay so high!), more workspace (as my career grows), then a long term rental and then a granny unit as our parents age.

I also think that the long term affects of people building for Airbnb etc, might be that someday the density of those will exceed demand and then units will revert to permanent rentals as the market deals with too much short term stock...? Not an ideal solution short term...but...

Or perhaps a calculation to vacation density needed (much like we're calculating rental units needed) and a certain number of somewhat pricey permits for that use can be purchased within that window of vacation rental "need" in districts etc? Like electric cars in carpool lanes?

When I had an airbnb (one room, whole house occasionally) next door to me (they've moved), it was actually kind of nice. Neighbors kept place cleaner, added lights and safety features. The fact that I had no bad experiences, and my neighbors had a reason to update some things in their yard/house made me a bit more relaxed on my original feelings about short term rentals. I used to be quite opposed. But finding friendly tourists asking about my town across the fence was actually very sweet, and made for a more friendly neighborhood experience.

As it is my neighborhood has cascaded quickly into extreme density, illegal units, multiple families jammed into single apartments/houses, motorhomes in backyards... And this quickly added density is affecting parking, friendliness, cleanliness. So, obviously I'm seeing an need for permitted long term housing.

- On this note, is it true that my very disorganized, somewhat unfriendly and very illogically dense neighborhood has to make it's own petition for a parking district? Now that the bike lane was added to Hyatt side of Olive St - that is a dozen+ more cars looking for free parking, headed straight to our neighborhood, and the train isn't even open yet! Things are getting quite tight with parking and I'd love for the city to notice we could use some regulation down here! Seems like the petition process is designed in such a way that a neighborhood has to become so overrun by parking issues that neighbors are already fighting, so how would we organize properly? I'm a bit of a shy person, so I can't see myself leading the charge. "Hey neighbor, I know you have 5 adults living in your one house, and 6 cars, but would you sign this petition to reduce that to 2 cars, AND it'll cost you money every year?" Any insights on this? I feel like a parking limit would help clear out the drug dealing cars that sit at the park too. They have all day now, and unless the cops come by or there is some really clear criminal activity, they just stay.

Oh, and I've been looking at Grand Rapids MI for rental investment (instead of spending \$ on my own house unit!). A very similar size city, very accessible info online. They have a rental certification process that might be worth investigating. I find that looking up info for their city processes to be very easy (especially in comparison!). It appears that they have a owner occupied property tax rate and another for rental properties that is slightly more, probably offsets managing their rental certification process.

Their short term policy "Grand Rapids, for instance, only allows one room to be rented at a time and the owner must apply for a Home Occupation Class B License with the City. The permit is \$280 for the first year with other fees assessed for each additional year. Upon issuance of a license, all neighbors who live within 300 feet of the property will be notified by the City Clerk. No more than two adults may rent a room at one time."

Homeowner for 10 years, Olive Park District/ 213 Orange Street. I clearly have a lot of opinions, I apologize for bombarding you!

Thanks Julie for your time.

Sara Sanger
sara@sarasanger.com

Gage, Eric

From: Ellen Nicosia <ellen@lilypadhomes.org>
Sent: Wednesday, June 28, 2017 4:35 PM
To: Gage, Eric
Cc: Rachel Ginis
Subject: FW: ADU Size Question

Eric,

My understanding of the state ADU code is that you can make your local ordinance less restrictive but not more restrictive. Paul McDougal from HCD confirms that below. You are not constrained to keeping ADUs to 50% of existing living space.

Ellen

Ellen Nicosia
Director, Finance and Operations, *Lilypad Homes*
creating housing one pad at a time

Ellen@LilypadHomes.org
415•720•0225

From: McDougall, Paul@HCD [mailto:Paul.McDougall@hcd.ca.gov]
Sent: Wednesday, June 28, 2017 4:20 PM
To: Ellen Nicosia <ellen@lilypadhomes.org>
Cc: Rachel Ginis <rachel@lilypadhomes.org>
Subject: RE: ADU Size Question

They are got room to do less restrictive stuff if they want and even if they didn't could have a complimentary process to approve ADUs when they don't meet the standards. Check out the model ordinance for an example of that process. Berkeley did it too

From: Ellen Nicosia [mailto:ellen@lilypadhomes.org]
Sent: Wednesday, June 28, 2017 4:17 PM
To: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Cc: Rachel Ginis <rachel@lilypadhomes.org>
Subject: ADU Size Question

Hi Paul,

I have a question about AB-2299/SB-1069 which say in section (a)(1)(D)(iv) that "*The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.*"

My notes from an early conversation with you say that this is a discretionary, rather than mandatory, requirement. Santa Rosa is in the process of passing ADU code updates and was going to allow ADUs to be 100% of the size of the existing living area, but cut it down to 50% because they think they are required to adhere to the clause quoted above. Can you please clarify how a jurisdiction should interpret this section of the code?

Ellen

Ellen Nicosia

Director, Finance and Operations, *Lilypad Homes*
creating housing one pad at a time

Ellen@LilypadHomes.org
415•720•0225

This email and any files attached are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the sender immediately. This email and the attachments have been electronically scanned for email content security threats, including but not limited to viruses.

Gage, Eric

Subject:

FW: question about secondary dwelling item

From: Cast Away <justine@castawayandfolk.com>

Date: June 21, 2017 at 11:12:11 AM PDT

To: "Combs, Julie" <jcombs@srcity.org>

Subject: question about secondary dwelling item

Hi Julie, I'd like to speak up for lower permit fees for secondary dwelling units.

My project falls under many areas of the new legislature about secondary dwelling units so I am feeling really good about being able to get a permit- parking is not an issue, I won't need to get separate meters, my square footage is under 700 sq feet, etc... but the permit fees are \$20,500! And that doesn't even include school bonds.

I am hoping the permit fees will be *significantly* reduced so people like me can afford to build/convert legal units. For most people \$23,000 is half our entire project budget, or more, and the fees make the project impossible. Not to mention property taxes being reassessed.

I email you to ask that your council consider lowering fees to \$5000- \$10,000 (depending on square footage- lower prices for under 700 sq feet) and not reassessing property taxes.

I will try to attend the meeting tomorrow or is the future meeting on this better for the public? It's hard to tell from the meeting notification is this is the meeting where public speaks or the future one.

Thanks!!!

-Justine
Cast Away & Folk
Yarn Department
100 4th Street
Santa Rosa, CA 95401
(707) 546-9276
castawayandfolk.com

Gage, Eric

From: Nancy Richards <nancyr@sonic.net>
Sent: Tuesday, June 20, 2017 11:28 PM
To: Cisco, Patti
Cc: Gage, Eric
Subject: Accessory Dwelling Units Zoning Code Amendments

Dear Chair Cisco and Commissioners,

In reference to the Setbacks section, 2 b page 6 of the staff report, there is no mention of distances required from neighboring properties. If a property owner builds an accessory unit, can he/she build that unit at a further distance from his/her dwelling than from a neighbor's dwelling. I am very much in favor of increasing housing in Santa Rosa and adding accessory units is one of the ways of accomplishing this goal. However, consideration should be given to the impact a new unit has on neighbors.

Would it be possible to add an amendment to the Setbacks section that would state something to the effect that the accessory dwelling unit be situated closer to the main house than to the neighbor's home. This would in no way impede the construction of an accessory unit while protecting and minimizing the impact on neighboring homes.

Unfortunately I will be out of town on Thursday and will not be able to attend the Planning Commission meeting. I would appreciate your forwarding this message to the other commissioners.

Thank you for your consideration,

Nancy Richards
1009 Hyland Drive
Santa Rosa, CA 95404
nancyr@sonic.net

Gage, Eric

From: Ellen Nicosia <ellen@lilypadhomes.org>
Sent: Monday, June 19, 2017 4:02 PM
To: Gage, Eric
Cc: Rachel Ginis
Subject: proposed ADU code question

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Eric,

I have a question about section 20-42.130 E.2.c of the proposed ADU code:

Internal conversion. An accessory dwelling unit created entirely by the internal conversion of an existing single family dwelling or accessory structure shall not occupy more than 45 percent of the existing floor area of the building, excluding the garage, nor shall it exceed 1,200 square feet.

This seems to be saying that if you create an ADU in an existing accessory structure, you can only use 45% of it. Was that the intention? If so, it seems unnecessarily limiting. The non-garage accessory structures that our clients want to convert into ADUs are typically smaller than a two-car garage, so if they were limited to improving only 45% of those structures, the resulting ADU would probably be too small to be worth doing, and potential housing would be lost.

Ellen

Ellen Nicosia
Director, Finance and Operations, *Lilypad Homes*
creating housing one pad at a time

Ellen@LilypadHomes.org
415•720•0225

Gage, Eric

Subject: FW: Accessory Dwelling Unit Code Revision Update - PC Hearing 6/22

From: Craig Lawson [mailto:craig@calcbs.com]

Sent: Friday, June 16, 2017 1:57 PM

To: Gage, Eric <egage@srcity.org>

Cc: Jones, Jessica <JJones@srcity.org>; Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Guhin, David <dguhin@srcity.org>

Subject: RE: Accessory Dwelling Unit Code Revision Update - PC Hearing 6/22

Eric and Jessica,

I'm unable to attend the PC meeting next Tuesday, but have reviewed your staff report and believe you've captured many of the concerns reflected by the Development Community.

Good job!



Craig A. Lawson | President
CAL Custom Building Services, Inc. | License # 377330

Office: 707-579-9088 | Fax: 707-595-5085 | Mobile: 707-291-2122

Office: 55 Ridgeway Avenue, Suite E, Santa Rosa, CA 95401

Mailing address: P.O. Box 3597, Santa Rosa, CA 95402

craig@calcbs.com

www.calcbs.com



CERTIFIED
PROFESSIONAL

Certified Green Building Professional

Please consider the environment before printing this email

Pucci Residential Design

119 10th St

Petaluma, Ca, 94952

650-888-3793

mpucci40@yahoo.com



Ben Horenstein - Director of Water Department, City of Santa Rosa

It has come to my attention that the City of Santa Rosa requires a separate water meter for a new detached Accessory Unit Dwelling per City of Santa Rosa Design and Construction Standards, Section 7A, on page 8 of the Water Standards

At 2513 Greenvale Ct a new detached ADU (Accessory Dwelling Unit) is being permitted. I would like to appeal your findings and rescind the requirement for a separate water meter on the following grounds.

In Summary - I can find no reasonable justification for requiring separate water metering on New ADUs. At 2513 Greenvale Ct the current water meter can supply all the required plumbing fixtures, existing and new at the required pressure. No other utilities will be separately metered. However this separate meter requires the owners to spend an additional unjustifiable \$10,000 on Site work and Class A encroachment in the sidewalk to install this new meter.

1) No separate water meter required for detached ADUs in many other local jurisdictions

Petaluma - Not required

City of Cotati - Not required

City of Mill Valley - Not required

2) No requirement for separate metering of other utilities

Local jurisdictions and PG & E do not require separate metering of Gas, Electric, Cable, Telephone. This is at the discretion of the property owner. All property sewage is discharged through the Primary dwelling lateral to the street. No separate lateral required

3) Water delivery far exceeds the actual fixture units on the property. The water lateral is 1" with a manifold for two 5/8" meters one meter serving 2513 Greenvale Ct. and one meter serving 2509 Greenvale Ct. (lot 14).

Per the plumbing code a 5/8" x 3/4" meter @ 20gpm allows up 30 units flush type fixture unit.

4) No sprinklers installed or required - No sprinklers installed in Primary Dwelling. Per (Senate Bill 1069 and Assembly Bill 2299) no sprinklers required in ADU

5) Deed Restriction - The second dwelling unit shall not be sold separately.

Pucci Residential Design

119 10th St

Petaluma, Ca, 94952

650-888-3793

mpucci40@yahoo.com



6) Acute Housing Shortage - "Removing the most egregious obstacles to building these units will help to increase the supply of affordable housing in California and allow more people to remain in the communities they call home," said Wieckowski, a member of the Senate's Transportation and Housing Committee. (Senate Bill 1069 and Assembly Bill 2299) eliminated costly water and sewer fees for such ADU in an effort to remove key barriers to the construction of new ADU.

7) Meter Installation Cost

Per Shelli Allen, Civil Engineer Technician - This work will require a Class A contractor, an Encroachment Permit, and separate demand fees be paid:

Water: \$1195 + \$510 water processing fee (charged per meter) + \$310 5/8" meter fee.

Sewer: \$5097 (no processing fee as it is charged by lateral).

These costs for demand fees are high, but in addition to this are Class A contractor costs, and site trenching through an existing concrete driveway. These costs are estimated at \$10,000.

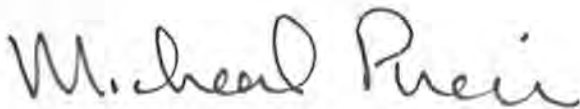
8) Alternate Installation - in-line water meters, which are becoming commercially available at a reasonable price. These small supplemental water meters are installed to the water supply line as it enters each rental unit and can be read each month for the actual usage of each rental unit. The water company can then bill your tenants directly.

9) Unnecessary Billing Paper work. Both the city and owner would be required to handle a second bill

If you have questions please don't hesitate to call me at 650-888-3793 or email @ mpucci40@yahoo.com

Thank You

Sincerely



Micheal Pucci

Pucci Residential Design

3.17.17

Gage, Eric

Subject: FW: ADU suggestions
Attachments: City Ordinance ADU.docx; ATT00001.htm

From: Joseph Romano <joe@generatorjoe.net>

Date: June 12, 2017 at 8:06:16 AM PDT

To: <dguhin@srcity.org>

Subject: ADU suggestions

Reply-To: <joe@generatorjoe.net>

David,

Attached is a document listing suggestions for ADU units and commenting on the City ADU list.

Thank you for your consideration of our ideas.

If any hearings or council items discussing these issues come up, please let me know so I can attend.

Regards, Joe

Joseph Romano JD

CITIZENS FOR HOUSING UNITS CHU

We are a group of citizens interested in housing issues and opposed to rent control and other government interference in rental commerce. We have over 100 interested members from every neighborhood in the City.

ADU regulation requests

- Accessory Dwelling Units per City definition should include JADU's granny units, second units, cottages, garage apartments, tiny houses, in-law units, guest houses and similar units which are attached or detached to primary single or multi-family units of any size, other than apartment houses and condominiums.
- The Director of Community Development or his designee shall review all ADU applications and shall apply the following rules for each application.
- If any variance or zoning adjustment is necessary to approve any ADU unit, the Director of Community Development (DCD) shall perform the evaluation that would be required by the Planning Commission, Design Review Board, Zoning Board or any other board requiring specific approval. The fee for all the above-mentioned reviews shall be \$100 per ADU unit. If the DCD disapproves of a ADU application based upon any Board or Commission rules, the applicant shall be entitled to a no cost review by the City Council who may overrule the DCD with a majority vote. The City Council shall not unreasonably withhold approval of ADU's except for demonstrated public safety, public health of other sufficient reasons.
- Applications for ADU's shall be given priority over all other building permits which are more complex in nature. Preferably a specialist in ADU approvals will be assigned to speed approval and develop expedited procedures.
- A streamlined permit shall be used to address the primary issues involved in ADU construction and shall conform to the rules stated in this document.
- ADU shall be approved without applying restrictive ordinances including specific restrictions in building codes as stated in this document.
- Codes that shall not apply to ADU's including the Hillside ordinance, sub-division restrictions and height restrictions shall not be applied except as stated in this document.
- Building code height limitations shall not apply except that the ADU may not exceed the height of the primary residence.
- The total square footage of the ADU cannot exceed 1200 or 50% of the primary residences foot print.
- Utility connection fees shall not be applied to any ADU if connection is made through or in parallel with the primary residences utilities connection. In situation where sewer or water cannot be connected to the primary residence utility connections, utility connection fees shall be limited to for taps and meter fees for water and sewer connection fees. No encroachment or other fees of any kind shall be applied.
- Separate water meters for the ADU will not be required if water is fed to the ADU from the primary residence.
- Additional backflow preventers on water lines shall not be required of ADU's placed on properties with wells provided that the primary residence has a backflow preventer installed per City codes.
- Park fees, facilities fees and school fees shall not be applied to ADU' for any reason.

- Sprinkler systems shall not be required in ADU units regardless of whether the primary residence has sprinklers or not.
- There shall no parking requirements for ADU' other than the parking requirements already imposed on primary residence.
- The City's, contracted waste disposal company may not impose additional can fees if the primary residence will provide the primary residence waste cans to be used by the ADU.
- No building fees shall be charged for installing solar systems on ADU units, whether serving the primary residence, the ADU or both.
- The City Council shall not impose any new fees on ADU's for 5 years from the date of the building permit issuance. If any fees are imposed on ADU's those fees shall also apply to all single family, apartment, multi-family units on a per unit basis.
- The style, color and architecture of ADU's shall be substantially the same as the primary residence. If the DCD determines the design, color or style of the proposed ADU is substantially different than the primary residence the applicant can either reform the to an DCD design or apply to the Design Review Board for an exception and pay the Review Board fees as necessary.
- The City of Santa Rosa will not impose rent control, registration fees, rental fees or taxes on any ADU at any time.
- ADU primary property owners must sign an agreement with Community Development stating that the primary home owner will not permit businesses to be operated from ADU's, that ADU tenants shall not generate visitor traffic for the operation of a business and shall not permit the repair, storage or painting of vehicles of any kind on the property or in the ADU structure. If the primary property owner violates the agreement the City may cite the homeowner for violation of the agreement as well as pay the cost of enforcement and abatement. In addition, the ADU involved in the violation shall no longer be available as a rental unit for 2 years.
- ADU units shall be limited to 1 person per XXX square ft of the ADU.
- An ADU must have at least one bedroom, one bathroom and a kitchen. Some standards of what constitutes a kitchen should be required. No disposals, no dishwasher, no compactor to be required.
- Homeowner association approval of ADU shall not be required.
- Landscaping of ADU's will be consistent with the primary residence and landscaping shall be maintain on a year-round basis.
- If tree need to be removed for placement of an ADU, the DCD shall determine if the tree removal is reasonable considering all the circumstances and if approved the tree mitigation fees will be waived. If the DCD disapproves the tree removal as unnecessary the applicant can appeal to the Design Review Board and pay the necessary fees.

Our Group would endorse all the revisions of the City concerning ADU's such as:

Note: Italics and strikeouts are ours. Bold type especially important.

- Parking requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure, or within a half-mile of a bus stop, or in a historic preservation district.
- With some exceptions, setback requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure or built over an existing garage.

- The requirement for an owner occupancy deed restriction for ADUs would be removed.
- **A minimum 30-day rental period will be placed on all ADUs. VERY GOOD**
- Utility fee and connection requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure.
- ~~With some exceptions, fire sprinkler requirements for ADUs will be waived if no fire sprinklers are required for the primary residence.~~
- The maximum square footage of an ADU will be increased to 1,200 square feet, and the limitation of only one bedroom will be removed. *VERY GOOD*
- **The requirement for a permanent foundation will also be removed.**
- Standards will be provided for the development of ADUs in hillside areas and historic preservation districts. *THESE WILL END UP BEING EXCUSES FOR DENIAL*
- **Addition of a category for Junior Accessory Dwelling Units (JADUs).**
- A fee reduction program is being evaluated to address Affordable Units by design or under contract.
- two-story detached ADUs continue to be subject to the setbacks for the primary residence, and one-story detached ADUs only need to meet accessory structure setbacks instead of primary residence setbacks which are less restrictive.

-----Original Message-----

From: Lisa Landrus [mailto:ldlandrus@me.com]

Sent: Friday, May 05, 2017 6:15 PM

To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: Waiving of fees pursuant to Accessory dwelling unit tied to Sect. 8 Voucher holder

Hello:

My family background is in 80 units of low income sect. 8 housing, I am third generation and a lifetime Santa Rosa resident, and I attended the public forum a few months back on Junior suites and Accessory dwellings at the Finley Center.

I saw the enormous interest and I saw the crowd waiting for the City to provide some piece of the puzzle to help solve the problem of sheltering the homeless. I left that meeting very dejected when at every turn The City of Santa Rosa was intent on collecting full fees; all the while using the empty sentence that "they hoped that property owners would keep their proposed new rentals low in rent."

CONSIDER THIS PROPOSAL CAREFULLY:

A NEW APPROACH...a new approach where the City doesn't insist on fees (except as it pertains to hard costs) of implementing the program. Instead in the spirit of actually achieving some extra housing in a reasonable time frame, the City actually facilitates this process. The City makes pre approved plans for several acceptable prototypes of freestanding, small scale, residential structures accessible "Free" to property owners. (There are many architects that would love to donate to this effort and have their name on it. The City streamlines the permit process/inspection (Since the prototypes are prescreened and selected). The City only charges the actual hard cost of a second water meter; instead of the \$5,000 traditional fee. (since the City seemed to think this was crucial to water conservation). If a second meter simply cannot be introduced because of specifics at the site...The City implements a secondary tiering system whereby the extra unit has it's own lifeline amount per the structure.

The City of Santa Rosa could further insure that for a specified period of time the rental must remain available to sect. 8 voucher holders exclusively (regular tenant screening to be performed by landlord to insure a harmonious existence). A period of 5 years would seem to be a reasonable time period based on average homeownership and relocation times. In the event that the property owner breached this contract... All regular fees would now become due and be shown as a lien via unpaid property taxes until either paid or property dispensation sales contract generated the revenue to satisfy the lien when the property was sold.

I firmly believe that this action would have the effect of generating some additional low-income housing in the area and at very little sacrifice to the City of Santa Rosa. My reasoning is this... That these units will likely not get built at all otherwise (too cost prohibitive to many). So your "normal" revenues from fees would not materialize anyway. Secondly, most of the landlords wouldn't place their rents at the Capital expense to return of investment that Section 8 voucher holders rents would generate.

The City of Santa Rosa gets to pat themselves on their back for delivering some affordable homes quickly; as opposed to the normal grindingly slow process that has effectively stalled any forward motion.

My background is low income housing, real estate, rentals, vacation rentals, commercial property, and hospitality...I know how people think because I have served thousands of people their lunch, dinner, or party buffet. As much as you've conversed in your public and private lives ...I believe I have done threefold through mine.

Best regards,

Lisa Landrus

I will forward this to every civic serving low income housing coalition I can in the hopes that it gets tested.

Gage, Eric

From: Paula Viale <pcviale@sonic.net>
Sent: Friday, April 21, 2017 9:25 AM
To: Gage, Eric
Subject: ADU

Dear Eric,

Thanks for taking up the cause of housing the homeless. With the orange man acting as president, I feel little hope for the Feds building adequate, affordable housing so I see ADU's as a necessary "blight". Clearly, local action is the only way to go for now. Who know? With a sociopath attacking our most basic freedoms, I may find myself needing my own ADU.

Best Regards,

Paula Viale

3666 Spring Creek Drive

SR 95405

Gage, Eric

From: Stacey Carlo <stacey.elisabeth.carlo@gmail.com>
Sent: Thursday, April 20, 2017 8:22 AM
To: Gage, Eric
Subject: ADU Changes

Good morning, Mr. Gage:

As a community member recently effected by the possible construction of an accessory dwelling unit (hereafter ADU) being built on my neighbor's property, I feel compelled to share a few thoughts on the matter. I am hoping you will keep these in mind when discussing how to move forward with regulating such building.

- Parking
- Setbacks and Other Development Standards
- Dwelling Size
- Number of Bedrooms
- Owner Occupancy Deed Restrictions
- Short-term Rental Restrictions
- Utility Fees

Parking: the builder/property owner should have space either designated on their property for ADU parking, or have plentiful space *in front of their home*, to accommodate a renter's vehicle. Those living in neighboring residences should not have to bear the brunt of inaccessible parking in front of their homes, as a result of an ADU next door.

Setbacks and Development Standards: While I am not opposed to lessening setback regulations, per se, I do believe that an ADU on a neighboring property should not adversely effect the *privacy or value of properties around it*. I live in a historic district in the city. Many outbuildings have been constructed on or very near property lines. In my case, my neighbor wished to construct an ADU that sits directly on the property line and is, in fact, closer to my home than theirs. An ADU on or very near someone's property line, that infringes on a neighboring resident's privacy, does not make for harmonious relationships between parties. It can also be considered hazardous - I assume that is part of why setbacks between resident dwelling homes exist. Nor does it protect property values. My suggestion would be that any ADU built should be setback 10 feet from any *neighboring* structure, and the building of such should ensure that privacy is maintained for those living around it (trellises on the sides of buildings, frosted windows that may overlook neighboring yards, etc.).

Dwelling size/Bedrooms: Each unit should be registered with the City of Santa Rosa, should be taxed by its square footage, and should be restricted to a maximum number of residents as provided for by health and safety standards and codes. That number should be published and made public to encourage neighboring residents to assist the city in maintaining compliance. A fine should be levied against a homeowner/ADU owner who breeches said maximum.

Owner Occupancy Restrictions: If the owner isn't occupying the property, and has rented out an ADU on that property, there must be a property manager or a responsible party residing locally, *other than the resident and other than the property owner*, published for neighbors and city officials can contact if there is a problem. If

the property owner resides locally, they will suffice as property manager, but must be responsive in addressing issues of complaint or noncompliance.

Short-term Rental Restrictions: Short-term rentals should be allowed but should comply with all other restrictions noted above.

Utility fees: Increase in density means greater use of utilities. The ADU should only be permitted if the utility infrastructure of the surrounding neighborhood can support it, without detriment to existing residences/residents.

I understand that a great housing need exists, and that the city is looking for creative ways to fill that need. I also know that my opinions on this matter may not represent the "popular" ones - or at least the opinions that are being published. That being said, I also believe that there are ways to ensure that ALL are protected - including those that own their homes, pay taxes and support the community with the assistance of that asset.

I do not envy your job in leading the city to these difficult decisions, but I have faith that you and the rest of the committee members can come up with a *reasonable and balanced solution* that benefits those seeking housing, those building ADUs to support the effort, and those of us that wish to maintain our privacy and protect our property value.

Thank you for your consideration. I am more than happy to discuss this matter further, if you wish.

Regards,
Stacey Carlo
721 McDonald Ave., Santa Rosa
707-799-2837
Sent from my iPad

Gage, Eric

From: Margaret McNees <outlook_9984BE4C9F85DBD3@outlook.com> on behalf of Margaret McNees <megmcnees@yahoo.com>
Sent: Tuesday, April 11, 2017 5:54 PM
To: Gage, Eric
Subject: Granny unit update

Hello Eric Gage,

I have not seen in the paper or gotten any notice from you about your public meeting for April or update on your planning department's progress on the department's recommendations to the city council. Could you please let me know what is happening?

I continue to be concerned that your department is not seeing the bigger picture of how older middle class citizens are struggling to see their financial security here in Santa Rosa. We need to have the flexibility of income. It seems to me that the city should be supporting owner occupied Airbnb since that means income to the city. My neighbor pays \$300 a month to the city for her one bedroom Airbnb above her garage.

Thank you for trying to find creative solutions to a huge problem for housing and income on both sides of the question. My daughter and her husband can not see themselves living here because of the high costs of housing. We need affordable housing built on city, county owned land and we need flexibility for owner occupied homes.

Kindly, Meg McNees

Sent from Windows Mail

April 5, 2017
Bill Rose
City of Santa Rosa Planning Division
Supervising Planner
100 Santa Rosa Avenue Room 3
Santa Rosa, CA 95404

It's taken me a little while to get around to my comments after the community meeting and possible the Planning Department has already made some decisions. But the following are my comments and concerns

Accessory Dwelling Unit Concerns

Sq. Ftg. Restrictions:

Local concerns where properties can accommodate larger 2 bedroom Units and meet setback requirements and lot coverage. See comment below from San Luis Obispo policy.

Posted on the AIACC web site. Possible direction for The Santa Rosa Regulations:

Here in San Luis Obispo, the City tried to limit the size of said dwellings to 450 SF, but thanks in large part to our efforts at the AIA.CCC, the Planning Commission approved just last night to raise that minimum to 800 SF by right...and up to 1200 SF with approval of the Planning Director. YAY for us ! Really, we were just trying to get the City to comply with State law rather than impose their own arbitrary restrictions; ergo, pushback does appear to work if other jurisdictions are experiencing similar restrictions.

I'm sure there are many other communities that may have some insight which you may have investigated already.

For the most part the size limitation currently in the Santa Rosa Regulations limits them to 700 SF The suggested 800 SF would seem more reasonable. I would urge the City consider the greater limit for the following reason. I recently had spoken with two potential clients who had sizable properties 1.5 and 2.5 acres respectively who had 3000+ SF homes on their lots. They wished to build a ADU on their properties so they could retire in the smaller ADU and rent out their homes. The 700 SF limit would restrict them to 1 BR. Which was not practical for them. The potential 1200 SF limit would afford people like them to provide a living situation that works for them and others in the same situation. For the most part many properties would barely accommodate the 700 SF limit due to property setback requirements and others may afford larger units. My main concern is overly restrictive requirements that would limit participation in

boosting the housing stock for our community. I agree with the recent Press Democrat article in the March 12, paper. Quote *"So the planning department is rethinking it's approach, possibly looking for a way to allow the higher limit but incentivizing smaller ones"* This might be an area where reduced fees could be looked at.

Fees and Utility fees:

My second major concern are the fees and utility requirements. At this point I think many would balk at considering an ADU on their property (especially the smaller properties) considering the fees ~30K. At this point being cost prohibitive for many people. I sincerely hope the Planning Department can come up with a more reasonable approach (Sliding scale or otherwise).

In another recent Press Democrat article it suggested that Santa Rosa may no longer be affordable for many. There is a lot of young talent that might want to stay here but could be excluded. Some may stay but have to move to adjacent more affordable communities that would only boost the commute traffic that is now getting overloaded.

In spite of my tardiness in getting my comments to you I sincerely hope they could be considered.

Thank you very much,

Peter G, Hendrickson
Architect AIA
2171 Rivera Drive
Santa Rosa CA 95409
707-539-6613
peter.hendrickson@sbcglobal.net

From: Ron Hill [<mailto:ronald.p.hill@comcast.net>]
Sent: Saturday, March 25, 2017 10:47 AM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: Granny Units

We are writing to you to express our concern over the article, "Tweaking rules to ease widening rental crunch", that appeared in the Press Democrat regarding adding "granny units" to houses and the effects that these additions would have on existing neighborhoods. In particular we're concerned with Montgomery Village. Montgomery Village is nearly 70 years old, and while it's not officially a "historical neighborhood", it should be, for it captures the style of Hugh Coddington's one-story development which should be preserved as originally built. While we recognize that Santa Rosa needs additional housing, putting "boxes" on top of the houses that make up Montgomery Village will totally destroy the look and feel of the area. The City Council should take the same stand as Tennis Wick, director of the county Permit and Resource Management Department, on the proposed win-tasting center in Freestone. To quote Mr. Wick, "This is not the right use. It's not the right scale of use. It's development that's completely out of character with the community." The same can be said of adding granny units to Montgomery Village.

If people need a granny unit as a rental to generate income, a one-story unit could be built in the back yard where it wouldn't show. Will there be any limit to the number of granny units that could be added in any block? If adding granny units becomes wide spread, is it something that real estate agents will have to disclose prior to making a sale? Parking on Midway is completely full already. Almost all of these small homes only have one car garages. Where will the extra cars from rentals go? The City Council should seriously consider the impacts of additional granny units being built.

Sincerely,
Ron & Joanna Hill
3400 Midway Drive
544-1450

From: neil blazey [mailto:nhblaze@gmail.com]

Sent: Wednesday, March 15, 2017 3:15 PM

To: Murray, Susie <SMurray@srcity.org>

Subject: Fwd: Notice of Pending Zoning Administrator Action Kraemer Garage Addition – 309 Benton Street, Santa Rosa, File Number: LMA14-013

Dear Ms. Murray,

Two years later we can say with relief and gratitude that your diligent action in response to our complaint resulted in a return to normal livability for us.

In context that we are concerned about issues identified in the Press Democrat article of March 11, 2017 (*Santa Rosa thinks 'granny units' could help solve housing crisis*). The reporter said *"As Santa Rosa grapples with a historic housing crisis, one key way it is trying to encourage more affordable housing is by easing the restrictions on granny units, officially referred to as "accessory dwelling units."* and also that *"The proposed changes, however, have the potential to significantly impact the density and character of existing neighborhoods,...."*.

In this regard our experiences over at least the last 12 of the 28 years that we have lived here confirm that the impact is likely to be negative insofar as livability and historic resources is concerned. As City is aware we have, for many years, resisted development with substantial potential negative impact on these aspects and thankfully the Planning Commission and Cultural Heritage Board have denied City-supported development applications that would have had such impacts. Additionally we can say that, *without exception*, where a granny unit or additional "habitable space" has been added through e.g. garage conversion (permitted or otherwise), our livability has been degraded consequently in some fashion. Again we are thankful for diligent actions by SRPD, City Code Enforcement and SC Animal Control that have mitigated these to some extent. We recognize however that our efforts provide only transient relief and are not sustainable in the long term.

Santa Rosa's "housing crisis" results from its popularity as a place to live. This is a fairly common phenomenon that is better characterized as a population crisis. It is dwarfed in scale by the same problem in Neil's place of origin (see <https://www.theguardian.com/world/2016/sep/07/why-auckland-is-leading-the-worlds-housing-market-boom>). Simply constructing housing units of ever-increasing

"affordability" is not going to solve or mitigate the problem - it will perpetuate it while eroding the city's attractive qualities.

The newspaper quoted Clare Hartman, the city's deputy director of planning as saying "*We are going to be very thoughtful about this.*" That is a good thing, indeed.

Hope this finds you well.

Sincerely,

Neil & Heidi Blazey

-----Original Message-----

From: Lisa Landrus [mailto:ldlandrus@me.com]
Sent: Friday, March 10, 2017 11:45 AM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: Junior suites/Accessory Units

Dear Councilmember:

I am a voter and a property tax payer. I am also an airbnb host for three years standing now. I am in compliance with the City of SR and pay my TOT So. Co. Hotel tax fees...averaging \$300. Monthly. In addition to this tax I pay property taxes of \$3,300 annually. My airbnb space is a legal addition that is situated above my garage and extends over the backyard...with open space underneath.

I attended the public meeting regarding the crafting of new policies regarding these extra units.

I am deeply troubled by the following areas that were presented:

The restriction that Accessory units would have to have a secondary water meter/service. The cost of that process. Troublesome too is the restriction that you could only rent out your space 30 days per year as a short term rental.

My thoughts on that are that if it's a owner occupied home it should be left to their discretion whether or not they want this secondary meter.

The City should execute a different tiering structure to allow for the water used by this second dwelling. In the event that an investor(non owner occupied) property wants to add the second unit; perhaps this is a case for a second system.

The City should work with every person in spreading the cost of that new meter over at least 24 months. The City could always lien the property if payment isn't received in a timely manner.

If you don't streamline and ECONOMIZE THE PROCESS ...Owners will not undertake this and these units will not become available as affordable units.

The thirty day short term restriction doesn't allow homeowners to change directions in the rental market as the rest of their life and economic structure evolves.

I urge you to consider carefully and with an eye for the long term impacts of your proposals. Please do not be shortsighted and cause more problems than you solve. Have another public meeting soon...this was not enough time for all to be heard.

Sincerely,
Lisa Landrus
3209 Midway Dr.
Santa Rosa, CA. 95405
7072176664

Gage, Eric

From: Guhin, David
Sent: Wednesday, March 15, 2017 3:02 PM
To: Gage, Eric
Subject: FW: Eliminating requirements

-----Original Message-----

From: Sally Mullen [mailto:shmu@sonic.net]
Sent: Wednesday, March 15, 2017 2:55 PM
To: Guhin, David <dguhin@srcity.org>
Subject: Eliminating requirements

Dear Mr. Guhin,

Michael VonDerPorten is correct. Getting rid of the owner occupancy restriction for so-called granny units is a very bad idea. Granny units may add to the housing stock, but with consequences such as neighborhoods of homeowners being replaced by units owned by absentee landlords. You know the face of those neighborhoods will change. And it is very difficult to hold absentee landlords accountable. Think of all the paperwork necessary to go after a bad landlord now. Think of it doubling if that deed restriction is eliminated.

Sincerely,
Sally Mullen

Sent from my iPad

Gage, Eric

From: david moll <david@lionawake.com> ✓
Sent: Tuesday, March 14, 2017 9:46 AM
To: Gage, Eric
Subject: Zoning draft

Hi Eric, it was nice talking with you yesterday.

I've got a call and an email into Clare. Thank you for pointing me in her direction.

I'm going to list off some of the ideas and thoughts I have about the new zoning draft. Some of the points are things we discussed yesterday and others are ideas and questions to consider, improve or modify it.

It would be helpful for the city to have some concrete numbers to determine the actual need for housing in Santa Rosa. We all know housing is tight, but how many people are actually in need of homes? How many of those people are houseless as opposed to homeless, i.e. are they capable of housing themselves except there is not inventory, or are they in need of assistance to be able to afford the housing? If there was a house available under these new guidelines would they even be able to afford it?

What percentage of potential rentals are off the market due to vacation rentals? The tourism dollar is a real and significant number in Sonoma County. It's estimated that when Russian River Brewery releases it's fabled Pliny the Younger in February for two weeks, it brings in upwards of two million dollars into the county. That is significant. 99% of the guests who stay in my vacation rentals patronize local businesses and services.

The zoning for vacation rentals should be that you must also live on the same property as your vacation rentals, and that homeowner has the authority to rent out their property however they wish. No investor-based vacation rentals. Oversight on this would be tricky, so you'd want to create an incentive for homeowners and possibly their neighbors to self-report/be reported. Fines and stripping of use permits can be consequences for code violations, and vouchers for the city and it's services or business for the whistleblowers. Keeping everyone on the up and up.

It is helpful for the State and now the City to relax zoning laws for accessory units, but there is also the general affordability of living in California et al. It's important to provide housing, and that burden needs to also be on the shoulders of the city. What is the city doing with its properties? Developed or not? There is a tremendous amount of vacant space in Santa Rosa that could be converted to housing with a similar change to zoning laws. Worth considering.

If the city is wanting to increase the supply of affordable housing, and depending on the conversion method (1200sf) or the new structure (700sf) how affordable do you think the rent is going to be on a 700-1200sf home? \$150-\$250 per square foot to build. Taxes, insurance, mortgage and upkeep would be in the range of \$1000-\$1500 per month. How many people looking for housing can afford rent around \$2000. Great if they can afford this, and it does not solve the affordable housing problem.

Is the city considering the impact of increasing the population density? And an unpopular thought... Maybe Santa Rosa has reached its general population capacity. That we should not be treating this like an housing emergency but more like a thought-out 20 year plan to meaningfully increase housing stock while the city manages the resources and departments for it's current population.

In regards to the zoning change of on-street parking, there are some streets that are already very congested with parked cars. There needs to be some way to assess potential impact of parking issues if the density increases. Pictures taken of the street at 7am and 6pm during weekdays. It's possibly the population of any given street could increase by 20% and obviously as much as 100%.

20-42.130

B. 1.

Wording is a bit confusing. If the lot is zoned for multi-family, is the accessory structure in addition to the potential future building options to satisfy the "multi-family" designation. For instance, my house is zoned multi-family, and I have the two attached studios. Can I also build an an accessory structure in addition to what I already have?

That's all I have for now Eric. Lightly edited, so forgive any typing missteps... Please be sure to send me info on when meetings will be happening to discuss this issue. I'd like to be a part of the discussion, preferably before the City Council meeting.

Let me know your thoughts, and I hope we talk soon!

David
748 Slater Street

David Moll
Lion Awake Productions
lionawake.com
707-322-1608

Gage, Eric

From: Nancy Richards <nancyr@sonic.net>
Sent: Wednesday, March 08, 2017 3:44 PM
To: Gage, Eric
Cc: Guhin, David
Subject: Accessory Dwelling Units

> Hello Eric,

>

> I have read some information about ADUs on the Santa Rosa website. I have not seen anything in the ordinance that addresses proximity to neighbors' structures. Is there anything that specifically addresses this issue?

>

> I believe that an ADU should not be closer to a neighbor's home than to the home that is building the ADU. My concern is that an ADU could be built at the very back of a lot which would impact the adjoining property owner more than the homeowner building the ADU.

>

> I will admit that this is somewhat personal. In the past a granny unit was proposed to be built very close - about 50 feet- to our house at 1009 Hyland Dr. The proposed unit would have been at least 150 feet from the home where the owner lived.- 957 Hyland Dr. and it would have been separated partly by an 8 foot wooden fence. The owner at 957 Hyland had obtained a non-conforming lot line adjustment in order to buy the back of his neighbor's lot - 961 Hyland Dr. - which abutted our property line. That is where the granny unit was going to be built. This may sound a bit confusing but a Google maps shows the current buildings and property lines.

> ADUs or granny units are a good way to increase housing, especially more affordable housing which the city needs. But the impact of the unit on neighboring properties should be considered. I believe that neighbors should not feel the impact more than the owner who is building the ADU. Do you have any comments or suggestions on how i could further address this matter?

>

> Thank you for your attention.

>

> Sincerely,

> Nancy Richards

> 1009 Hyland Drive

> Santa Rosa, CA 95404

> 707-575-7160

Gage, Eric

From: Alima Silverman <Alima.Silverman@tierrarc.com>
Sent: Monday, March 06, 2017 9:12 AM
To: Gage, Eric
Subject: ADU regulations for Santa Rosa

Goo morning,

I was at the last public meeting on February 8th regarding ADU regulations in Santa Rosa. The following day I did some research and sent a response to Bill Rose and Lisa Kranz. At the time I didn't catch your name otherwise I would have sent it to you as well. I wasn't able to make comments that night so I'm sending those comments now.

Sent on February 10th:

Good Afternoon Planning Staff,

I attended the meeting last night regarding new ADU guidelines for the City of Santa Rosa and I wanted to give some feedback that I couldn't give last night. Your timeframe was a bit too short for the number of people that were there.

1. I believe the maximum 1200 square foot ADU should be allowed as per current State regulations. We need to be realistic about what is needed for housing. People can always build smaller.
2. Fees should be reduced because again, if you want affordable housing, the development of it needs to be affordable. Senior owners won't be able to develop ADUs if the fees remain as high as they are.
3. The information presented last night wasn't totally accurate and I'm sure it's been difficult to review all the legislation that was passed. No judgement. However, I do think it's important for all the accurate information to be available, maybe somewhere on your website.
4. Two attendees sitting by me are just trying to provide housing for family members that need care. All the more reason to make the regulations less restrictive rather than more restrictive. You can do that!

I did some of my own research this morning and I've highlighted some information from the bills that were passed. With kindness and generosity I'll share some information I found. I know that code interpretation is always subjective and I'm sure you are doing your best to sort it all out. I'm also aware that you didn't have time last night to present all the nuances of the bills and that you were highlighting the main points. Some of the following information was given but not all of it, so it was a bit confusing. Sorry for the length of the message but there were so many things that seemed different and/or omitted from what was reported last night. I think that it's important to clarify things on your website for the hundreds of people who were there last night and don't have time to do the research.

SB 1069 Chapter 720

The bill would prohibit a local agency from requiring an applicant for this permit to install a new or separate utility connection directly between the unit and the utility or imposing a related connection fee or capacity charge.

Comment: I know that on February 8th the person from the Water Department kept repeating that if you meter people's water use, they use less water. However, charging the property owner to install this meter is excessive and would cause owners not to add an ADU to their property, as noted in the following sentence. Reducing excessive fees is the point of the Senate bills.

It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to

matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.

A local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units. No minimum or maximum size for an accessory dwelling unit, or size based upon a percentage of the existing dwelling, shall be established by ordinance for either attached or detached dwellings that does not otherwise permit at least an efficiency unit to be constructed in compliance with local development standards. **Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.**

Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon fire and life safety conditions. This subdivision shall not apply to a unit that is described in subdivision (e)

(e) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

For an accessory dwelling unit described in subdivision (f), a local agency shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of accessory dwelling units.

Comment: If you truly want affordable housing in Santa Rosa, you will make the ADU requirements less restrictive.

All of this was deleted so deed restrictions are not required. It's probably better if you don't require them.

~~D) Require the accessory dwelling units to comply with all of the following:~~

- ~~(i) The unit is not intended for sale separate from the primary residence and may be rented.~~
- ~~(ii) The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.~~
- ~~(iii) The accessory dwelling unit is either attached to the existing dwelling or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.~~
- ~~(iv) The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.~~
- ~~(v) The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet.~~
- ~~(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.~~
- ~~(vii) No setback shall be required for an existing garage that is converted to a accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.~~
- ~~(viii) Local building code requirements that apply to detached dwellings, as appropriate.~~
- ~~(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.~~
- ~~(x) (1) Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway.~~

~~(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.~~

~~(III) This clause shall not apply to a unit that is described in subdivision (d).~~

~~(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the local agency requires that those offstreet parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. This clause shall not apply to a unit that is described in subdivision (d).~~

AB 2299 Chapter 735

Most of the language of this bill matches the SB 1068 Chapter 720 so I won't repeat the language. However, there were a few exceptions.

The information about square footage was not clear last night. The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area but the square footage of a detached dwelling unit can be up to 1200 square feet.

No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.

This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed accessory dwelling units on lots zoned for residential use that contain an existing single-family dwelling. **No additional standards, other than those provided in this subdivision, shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.** A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of accessory dwelling units, if these provisions are consistent with the limitations of this subdivision.

I don't mean to overwhelm you with comments. I'd like to help people in the community to be able to build ADU units and to infuse our housing supply. I think we can all agree on that.

Now, a month later, I still believe that the City should be less restrictive in their requirements for ADUs rather than more restrictive, if you expect property owners to create this infill housing. It is one of the best housing solutions for Santa Rosa that has been proposed, but it won't happen if property owners are required to have separate water meters and fire sprinklers (if they are within the 150 feet required by the fire department) for ADUs. The ADU fees need to be reduced to make it affordable for property owners to provide this housing that Santa Rosa so desperately needs. As a planner with long term vision, I hope that you can assist the planning staff in making some wise decisions. I will also be at future meetings of the Planning Board and City Council regarding this issue.

Thank you.

Respectfully Submitted,

Alima Silverman, Architect
3016 Midway Drive
Santa Rosa, CA 95405
alimas@sbcglobal.net

Gage, Eric

From: Lisa Landrus <ldlandrus@me.com> ✓
Sent: Sunday, March 05, 2017 4:12 PM
To: Gage, Eric
Subject: Citizen Meeting/Revision of Secondary Unit Requirements

Hello!

I attended the meeting and was very pleased to see such a large turnout and have downloaded a copy of the document.
(We ran out at the meeting)

I am in full support of making it more streamlined and less restrictive on carving out or adding a second unit for the purpose of providing a number of affordable housing units here in the City of SR.

My family worked in junction with Housing Authority to provide many units that were for low income qualified individuals. This was in the late 70's when low interest loan money was made available to landlords for the purpose of updating and rehabbing defunct properties with the agreement contract providing for a number of years locked into Section 8 voucher/Rental pool. I was a very positive thing for both sides of the agreement.

I heard one individual state that her agency is able to provide a similar structuring. This needs to get more attention and exposure.

The concerns I had after listening and reading are as follows:

For an owner occupied SFD/owner (in residence). I believe the choice should be their's as to whether or not a separate water meter (and fees) is a necessary component when constructing an accessory unit.

If the property is not owner occupied and is a professional real estate investment perhaps this is a case where a second water meter is deemed necessary,

The fees for nearly every agency seemed to be prohibitive and not the least bit encouraging as to move these ideas forward in enough quantity as to generate a new pool of affordable housing units.

On that note...perhaps the fee structure could be brought in line with affordability for the homeowner embarking on this path.

Perhaps fees could be paid in installments and levied as a title lien in the event of default.

Folks would then have income from a tenant to pay these installments on fees.

IT IS MY HOPE YOU WILL SHARE THIS LETTER WITH ALL CONCERNED PARTIES...THERE DID NOT SEEM TO BE A LIST WHERE WE SHOULD SEND OUR COMMENTS AND IDEAS.

LISA LANDRUS
3209 MIDWAY DR.
SR. 95405

Gage, Eric

From: Meg McNees <megamcnees@gmail.com> ✓
Sent: Monday, February 27, 2017 8:44 PM
To: Gage, Eric
Subject: Follow up on ADU and JADU public meeting

Community Development

February 27, 2017

Eric Gage, City Planner

Dear Eric Gage,

Thank you for your follow-up call to me last week about the Accessory Dwelling Units. Your public program was informative. I look forward to your presentation/recommendations in April. I am thrilled that the state of California has taken measures to address the housing crisis. I hope Santa Rosa can improve on their lead.

We are a Montgomery Village home owner wishing to add a unit (800-900 sq.') as a second floor over the garage and part of the house. We have many reasons for doing this as we discussed in our phone conversation. We love this neighborhood and wish to die here. Being 68, we need to secure my future financially and socially. Our financial counselor recommended adding a unit to provide income and social support. We cannot afford nor do not want senior housing or a rest home. This house is our main asset. We need to utilize it as much as possible for the next 20 years. Life time chronic illness prevented us from doing much more than buying and maintaining this house since moving here in 1987.

A granny unit would give us the option of having a care giver living on the premises, my daughter and family visiting/caring for us or as a rental for short term use like Airbnb or long term rental use. Building with this type of flexibility in usage is very important to us. As I stated, in Europe they have the wisdom to make housing expand or contract upon need by creating individual innovated housing plans with hallways and doors that allow extended family members to live together or for rooms to be rented out as necessary.

As you create your plan for our city, can you please think outside of the box and give home owners more options rather than more restrictions.

To be more specific about our particular plan, we wish to build an exterior and interior staircase to the granny unit, partly as a safety factor in case of fire or earthquake but also because it would give us more flexibility. We could close off rooms as we need them for personal use or as income. I could have a junior accessory unit in the main house while keeping the regular granny unit rented.

There were many folks with gray hair at that meeting. We are all trying to figure out how to stretch our dollars so we can stay in Sonoma County. Adding ADU and JADU housing for the possibility of income to owner occupied homes is a win-win situation for those who need housing and those who need steady income. Our older generation, middle and lower class, is facing economic hardship without some clear thinking and planning on your part as our city planner.

I do not approve of the idea you posted on the screen at the meeting that investors would be allowed to come in and buy up houses to turn into ADUs and JADUs. This will not help the little guys like us. Could you put a plan in place for owner occupied homes to expand for the next five years and see the results first? I agreed

with the SHARE organization that approving investors to create this housing boom at this point would be a greater disaster for middle and lower income people and increase rents.

To summarize my concerns:

1. Santa Rosa city needs a code that expands the ADUs beyond the present 700 sq.' to at least 900 sq.' and maybe 1200 sq.' for larger properties. The fees could be graded to the size.
2. Create more flexibility in the city plans for housing to expand or contract space in individual homes as they do in Europe.
3. We need owner occupied ADUs for long and short term rentals. Airbnbs are not a problem in a neighborhood when the owner lives on the property and there is onsite parking. There should not be a limitation on renting an ADU for less than 30 days. My neighbor is a single mom paying her mortgage with an Airbnb. She pays her city tax for that purpose and we have no problems with her or her guests. We just stayed in an Airbnb in Denver where they passed a law forbidding short term rentals unless there is an owner living on the premises and the Airbnb is taxed accordingly.
4. Recommend to the city council and the building department to reduce permit fees to encourage more ADUs and stream line the approval process so units can be built in a reasonable time frame.
5. Do not allow investors to buy homes to convert to ADUs and JADUs because this will raise rents even more. Keep ADUs and JADUs as options for home owners only.

Thank you for your time. Please keep me posted.

Meg McNees

Jonas Weisel

3200 Midway Drive, Santa Rosa, Ca, 95405

707-576-1570

megamcnees@gmail.com

Gage, Eric

From: Hartman, Clare
Sent: Saturday, February 25, 2017 9:44 AM
To: Guhin, David; Rose, William; Kranz, Lisa; Gage, Eric
Subject: Fwd: Comments on ADU ordinance
Attachments: ADU.xlsx; ATT00001.htm; ADU.pdf; ATT00002.htm

Sent from my iPad

Begin forwarded message:

From: randi adair <randiadair@gmail.com>
Date: February 24, 2017 at 10:22:45 PM PST
To: planningcommission@srcity.org
Subject: Comments on ADU ordinance

Dear Santa Rosa Planning Commission,

I live a block away from the Santa Rosa Junior College and was very excited when you first passed the new ADU ordinance. It seemed like a great opportunity to invest in my both local community and affordable housing. Unfortunately, an ADU project does not seem to be feasible for me given current conditions. I wanted to share my experience so that the ordinance can be revisited in the future to make ADUs a better option.

To evaluate an ADU's feasibility, I did some rough calculations (attached) to determine how an ADU might compare to other types of investments. Initially I wanted to make my ADU affordable to someone making minimum wage. I had a backyard studio apartment on my previous property, which I rented at \$850; it was rented within 15 minutes of being posted on Craigslist. Shocking. However, for a person making \$10/hour, the current California minimum, the maximum recommended rent (30% of gross income) would be \$520. Based on an analysis of costs, I determined I would unfortunately lose money at this rate. I raised my rent threshold to \$1000, which would be affordable to someone making \$19.23 an hour and would provide a net return of \$3500/year before income tax. Not amazing for such a large capital investment, but I felt it was still worth pursuing.

When I went to the Planning Department to inquire about zoning, setbacks and other requirements, staff indicated that fees would be around \$20K, as ADUs require full payment for utility hookups, impact fees, etc. just as for primary dwellings. This is a big chunk of my total budget but was not unexpected. I have to admit I do find it a bit ironic that I would be expected to pay an affordable housing impact fee for providing affordable housing.

To keep construction costs and rent low, I had in mind a small 12X20-foot studio unit. I know 240sf seems small for the rent, but I was planning to incorporate high quality fixtures, add solar panels and build to passive house standards (or the equivalent), and cover all utility costs in the rent. The unit would also share my large yard with a vegetable garden and fruit trees, and the location is very walkable/bus-able. I had a spot for the ADU picked out behind my garage that would allow separation between my house and the ADU, affording both units privacy and access

to shared spaces.

Treating the ADU as if it were an accessory structure, I assumed a 5-foot side setback and a 7-foot rear setback. When I talked to Planning, they indicated that they use primary unit standards for ADUs and I would need a 15-foot rear setback, which would mean reorienting the unit to take up more of the backyard open space. Behind my parcel is a surface parking lot owned by the JC and overlooked by an apartment building, so the need for such a large setback was difficult to appreciate. On top of that, the Planning Department indicated that I would have to record a deed restriction on my property and certify that I will occupy the main house as long as the ADU is in use. I suppose I understand the concept - it keeps people from converting single-family housing - but what a terrible disincentive this is for building these units.

This problem with setbacks and the deed restriction requirement are ultimately what made me decide to discard my project. I would be fine with shifting my money out of potentially more lucrative investments, paying the high impact fees, increases in both property AND income taxes, and even OK with someone living in my backyard, which can be a challenge even with great renters; however, the inefficient use of open space and unnecessary property restrictions just aren't for me.

I hope changes are made to allow a little more flexibility and to remove some of the interpretation challenges (unclear setbacks) and disincentives (high fees, deed restrictions) in the current ordinance. I would really like to do something to help the local housing crisis.

Thank you for your time and consideration. I would prefer that my name be kept anonymous in the public record, although I don't mind if you wish to include my comments.

Randi Adair

Accessory Dwelling Unit Estimates

Low Income Studio

Minimum wage, hourly	\$	10.00
Monthly full-time average income at minimum wage (pre-tax)	\$	1,733.33
Maximum rent at 30% of total income	\$	520.00
Monthly rent	\$	520.00
Annual rent	\$	6,240.00

Annual rental costs (maintenance, utilities, vacancies, etc.)	\$	624.00
Marginal property tax increase	\$	1,000.00
Annual net	\$	4,616.00
Initial equity added to home	\$	75,000.00

Build costs:

Design	\$	10,000.00
Construction	\$	100,000.00
Permits	\$	20,000.00
Subtotal, build costs	\$	130,000.00
Years to cover build costs		28.2

Finance costs:

Closing costs	\$	6,000.00
Interest rate		5%
Term		60 5.0
Downpayment	\$	75,000.00
Financed amount (build - downpayment + closing)	\$	61,000.00
Monthly payment	\$	1,151.15
Subtotal, finance costs (interest and closing)	\$	7,782.12
Additional years to cover finance costs		1.7

Total costs (build + finance)	\$	137,782.12
-------------------------------	----	------------

Moderate Income Studio

Wage equivalent, hourly	\$	19.23
Monthly full-time average income at minimum wage (pre-tax)	\$	3,333.33
Maximum rent at 30% of total income	\$	1,000.00
Monthly rent	\$	1,000.00
Annual rent	\$	12,000.00

Annual rental costs (maintenance, utilities, vacancies, etc.)	\$	1,200.00
Marginal property tax increase	\$	1,000.00
Annual net	\$	9,800.00
Initial equity added to home	\$	75,000.00

Build costs:

Design	\$	10,000.00
Construction	\$	100,000.00
Permits	\$	20,000.00
Subtotal, build costs	\$	130,000.00
Years to cover build costs		13.3

Finance costs:

Closing costs	\$	6,000.00
Interest rate		5%
Term		60
Downpayment	\$	75,000.00
Financed amount (build - downpayment + closing)	\$	61,000.00
Monthly payment	\$	1,151.15
Subtotal, finance costs (interest and closing)	\$	7,782.12
Additional years to cover finance costs		0.8

Total costs (build + finance)	\$	137,782.12
-------------------------------	----	------------

Accessory Dwelling Unit Estimates

Low Income Studio

Comparison of returns/cost recovery
(include real estate taxes):

Years to break-even/cost
recovery point for rental
(equity+returns-debt) - would
require sale of house 4.3

Comparable investment, cost
recovery period, 7% interest \$ 101,252.12

Opportunity cost during cost
recovery period \$ 26,252.12

Years for rental to equal
investment at 7% int (e.g.
stocks) Not possible

Comparable investment, value
at 25 years \$ 429,406.37

Rental, value at 25 years,
interest reinvested (not
adjusted for income tax and
depreciation) \$ 330,557.84

Depreciation

Useful life 27.5

Basis \$ 130,000.00

Annual \$ 4,727.27

Taxable income (annual)

Gross \$ 4,616.00

Depreciation deduction \$ 4,727.27

Interest deduction \$ 1,556.42

Property tax deduction \$ 1,000.00

Net -\$ 1,667.70

Estimated Tax -\$ 416.92

Moderate Income Studio

Comparison of returns/cost recovery
(include real estate taxes):

Years to break-even/cost
recovery point for rental
(equity+returns-debt) - would
require sale of house 4.3

Comparable investment, cost
recovery period, 7% interest \$ 101,252.12

Opportunity cost during cost
recovery period \$ 26,252.12

Years for rental to equal
investment at 7% int (e.g.
stocks) 9.3

Comparable investment, value
at 25 years \$ 429,406.37

Rental, value at 25 years,
interest reinvested (not
adjusted for income tax and
depreciation) \$ 614,039.16

Depreciation

Useful life 27.5

Basis \$ 130,000.00

Annual \$ 4,727.27

Taxable income (annual)

Gross \$ 9,800.00

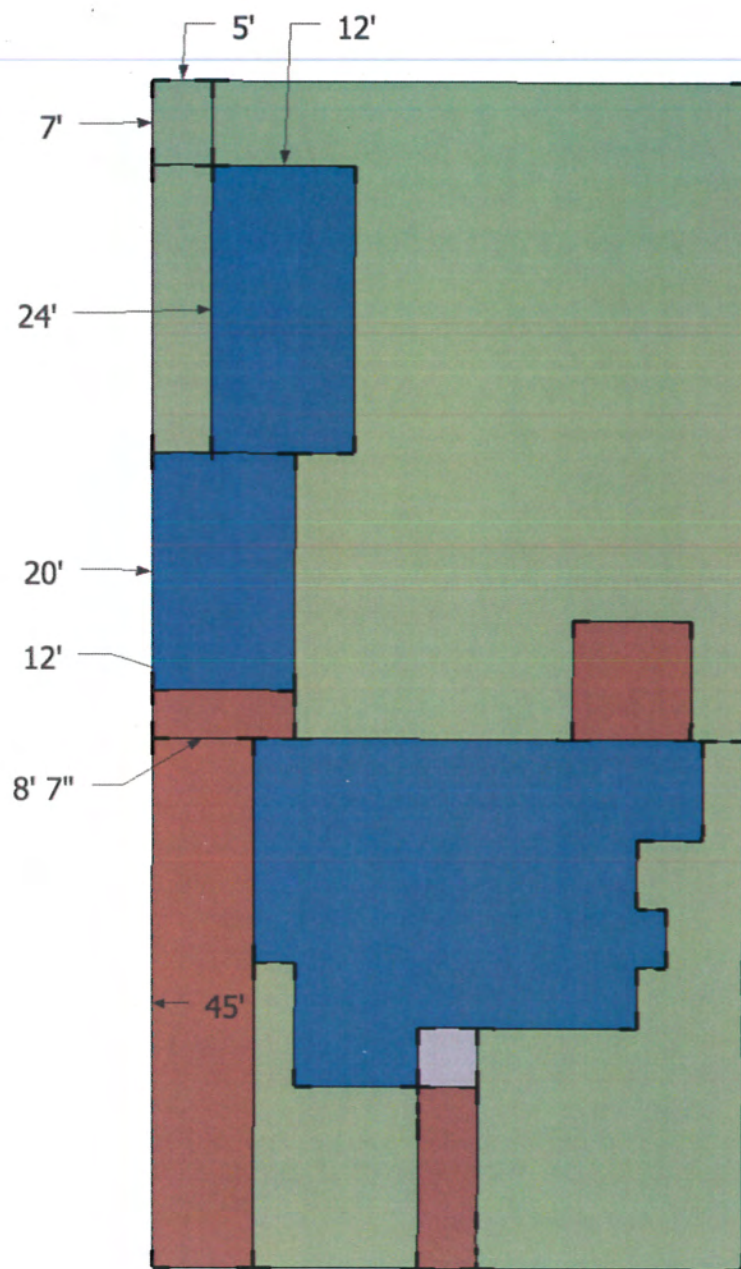
Depreciation deduction \$ 4,727.27

Interest deduction \$ 1,556.42

Property tax deduction \$ 1,000.00

Net \$ 3,516.30

Estimated Tax \$ 879.08



Gage, Eric

From: Guhin, David
Sent: Friday, February 24, 2017 3:26 PM
To: Gage, Eric; Kranz, Lisa; Rose, William
Subject: FW: Accessory Dwelling Unit Zoning Code Amendment

FYI, for the file

From: Froschl, Angela
Sent: Thursday, February 16, 2017 9:17 AM
To: Guhin, David <dguhin@srcity.org>
Cc: Bliss, Sandi <sbliss@srcity.org>
Subject: FW: Accessory Dwelling Unit Zoning Code Amendment

Good Morning,

FYI...

Thank you,

Angela Froschl | Senior Administrative Assistant
City Managers Office | 100 Santa Rosa Ave, Suite 10 | Santa Rosa, CA 95404
Tel. (707) 543-3014 | Fax (707) 543-3030 | afroschl@srcity.org



From: Kara Mannix [<mailto:karamannix@yahoo.com>] ✓
Sent: Wednesday, February 15, 2017 6:11 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: Accessory Dwelling Unit Zoning Code Amendment

February 15, 2017

Kara Mannix
1449 Corby Ave
Santa Rosa, CA 95407

Santa Rosa City Council
100 Santa Rosa Ave
Santa Rosa, CA 95404

Dear City Council Members:

I am writing in support of the proposed changes to the Accessory Dwelling Unit Regulations. In 2013-2014 I built an Accessory Dwelling Unit on my property, and the process of obtaining the necessary

permits was something my architect referred to as "a nightmare," and the difficulty, confusion, and cost of the permitting process came close to shutting the project down before it started.

While my actual address is within city limits, I live in the Roseland area, and know that many of my neighbors are renting out un-permitted units on their properties. I believe that if your proposed changes make the permitting process more accessible and cost effective, future additions will be permitted and regulated and increase the safety of their residents while increasing housing options in the city.

I am also strongly in favor of removal of the owner-occupancy deed restriction. When I attended the February 8 information session at the Finley Community Center, one person spoke out saying that the owner occupancy requirement will allow more options to lower income home buyers due to the rental income potential, and I completely disagree with her reasoning. A house with an ADU would be, by definition, likely larger and more costly than a comparable, single-family and single-unit home, and more of a reach for a limited income or first time home buyer.

While I do not believe ADUs encourage home ownership, I do believe the removal of the owner occupancy would increase the available affordable housing in the city, an issue I know is important to the Council. In my case, for example, I would be able to rent out both my ADU as well as my small home, providing additional affordable rental options in the city.

My existing ADU has been rented out since completion, providing one more affordable rental unit in the city. Because my unit was fully permitted, it complies with all regulations for the city, ensuring that it blends in with my neighborhood and does not create issues for my neighbors. More than one neighbor commented that they were concerned when they saw construction happening, but have been pleasantly surprised at how unobtrusive the addition is. If the permitting process is made simpler and more affordable, I believe there will be a reduction in un-permitted structures causing neighborhood strife.

Thank you for seeking input on this matter.
Sincerely,

Kara Mannix
650-269-3674
karamannix@yahoo.com

Gage, Eric

From: Guhin, David
Sent: Tuesday, February 14, 2017 1:05 PM
To: Kranz, Lisa; Hartman, Clare; Gage, Eric; Rose, William; Lozada, Caryn
Subject: FW: Accessory Dwelling Units

FYI

From: Froschl, Angela
Sent: Tuesday, February 14, 2017 12:59 PM
To: Guhin, David <dguhin@srcity.org>; Gouin, David <DGouin@srcity.org>
Cc: Bliss, Sandi <sbliss@srcity.org>; Rathbun, Nicole <NRathbun@srcity.org>
Subject: FW: Accessory Dwelling Units

Good Afternoon,


Assuming this mostly relates to PED – but thought housing may keep aware of this topic too so forwarding to both. Just an FYI.

Let me know if it isn't of interest to your department!

Thank you,

Angela Froschl | Senior Administrative Assistant
City Managers Office | 100 Santa Rosa Ave, Suite 10 | Santa Rosa, CA 95404
Tel. (707) 543-3014 | Fax (707) 543-3030 | afroschl@srcity.org



 **From:** donelle robert [<mailto:donellerobert@gmail.com>] ✓
Sent: Monday, February 13, 2017 5:53 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: Accessory Dwelling Units

I recently attended a Community Meeting on ADU (Feb.8, 2017). I am very excited about the changes that will be made in regard to ADU units. I do have a few concerns from the meeting that I would like the city council to consider when they meet.

Concern:

#1. I was VERY, VERY disappointed to hear that the water company will still charge a hook up and meter fee for all ADU. I don't see why the ADU could not tap into the existing sewer line with no additional charge. I think the hook up charge is very high and not necessary

#2 I would like to make sure that SR follows the CA state guidelines and that an ADU could be up to 1200 square feet

#3 I don't want to see the ADU have a limit on how many rooms it can have.

Thank you for considering this concerns.

Santa Rosa Resident,

Donelle Robert

Gage, Eric

From: Al Petrie <alpetrie7@aol.com>
Sent: Thursday, February 09, 2017 2:02 PM
To: Gage, Eric; Rose, Ben
Subject: Comments as follow-up to ADU meeting last night at Finley Center

Eric Gage and Bill Rose,

I attended the meeting last night and have a few comments for your consideration:

- 1) I share the frustration expressed by several persons in the audience concerning existing single family homes and the need for new utilities to be extended from the street (versus off the existing house) for proposed ADU's. You will need the support of the general public to get new ADU's built throughout the City and this means the proposed ADU projects have got to "work" financially for the project applicant. Promoting/allowing the extension of the 7 utilities (sewer, water, gas, electricity, storm drain, telephone and cable) off the existing house to the proposed ADU is much cheaper and keeps the disruption to the property frontage and street to a minimum (a selling point to neighborhood support).
- 2) The reduction/negation of sewer and water connection fees (suggested by the representative from City Water) has got to be consistent with the BPU charter which says that sewer/water operations should be conducted like a business. Water and sewer consumption is related to number of people in a unit; thereby I would suggest that a one bedroom proposed ADU may put about 50% (or below) demand on the water/sewer system versus the existing house and should therefore be charged from 33% to 50% of the connection fee for a single family home.
- 3) It was indicated last night that the City would not attempt to enforce subdivision CC&R's. While I agree with the City staff position; I would suggest that the ADU application include a requirement that the applicant attach the CC&R's with the applicant's ADU application. I would estimate that over 50% of the subdivisions approved/built in Santa Rosa have CC&R's, most of which are normal in their content. However, there are some subdivisions (Countryside on the west side of Fulton is a good example) that have structure requirements that may/will exceed the ADU's requirements. I would propose that the City wants to avoid a conflict situation wherein the ADU applicant gets City approval and starts building and is then stopped by neighborhood civil action based on violation of CC&R's. City staff, upon reviewing the CC&R's with the ADU application, can advise the applicant (if an conflict exists) that he/she can proceed with his/her project but only at his/her sole risk relative to CC&R violation.
- 4) There are many users of City water and sewer whose property lies outside the City limits; therefore I understand that they are subject to County Planning regulations as well as City Planning regulations. It sure would be productive if the new City ADU regulations and County ADU regulations were the same for County residents living outside the City but using City sewer and water.
- 5) I would think that City proposed lot coverage requirements and "no ADU parking areas in setback areas" will negate many proposed ADU applications for a non-attached ADU. While I agree in general sense, I would propose that ADU parking areas be allowed in side yard and rear yard setbacks only (not front yard because that is an infringement on the neighborhood) and the lot coverage requirements mirror those of the City's small lot ordinance.

6) I would propose that City staff "address but not require" solar system placement on new non-attached ADU structure roof when applicant first approaches City for proposed ADU application. There is not a better time for placement of a solar system on a roof then when the roof is new. Depending on the size of the existing house and proposed ADU structure; from 135 SF to 300 SF of solar panels should be enough to negate the electrical bill for the existing house and proposed ADU unit. The applicant can either buy the solar system or lease the solar system (current day solar leases do not require any up front monies or future capital payments).

Thanks,

Al Petrie P.E.

Good Afternoon Planning Staff,

I attended the meeting last night regarding new ADU guidelines for the City of Santa Rosa and I wanted to give some feedback that I couldn't give last night. Your timeframe was a bit too short for the number of people that were there.

1. I believe the maximum 1200 square foot ADU should be allowed as per current State regulations. We need to be realistic about what is needed for housing. People can always build smaller.
2. Fees should be reduced because again, if you want affordable housing, the development of it needs to be affordable. Senior owners won't be able to develop ADUs if the fees remain as high as they are.
3. The information presented last night wasn't totally accurate and I'm sure it's been difficult to review all the legislation that was passed. No judgement. However, I do think it's important for all the accurate information to be available, maybe somewhere on your website.
4. Two attendees sitting by me are just trying to provide housing for family members that need care. All the more reason to make the regulations less restrictive rather than more restrictive. You can do that!

I did some of my own research this morning and I've highlighted some information from the three bills that were passed. With kindness and generosity I'll share some information I found. I know that code interpretation is always subjective and I'm sure you are doing your best to sort it all out. I'm also aware that you didn't have time last night to present all the nuances of the bills and that you were highlighting the main points. Some of the following information was given but not all of it, so it was a bit confusing. Sorry for the length of the message but there were so many things that seemed different and/or omitted from what was reported last night. I think that it's important to clarify things on your website for the hundreds of people who were there last night and don't have time to do the research.

SB 1069 Chapter 720

The bill would prohibit a local agency from requiring an applicant for this permit to install a new or separate utility connection directly between the unit and the utility or imposing a related connection fee or capacity charge.

It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.

A local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units. No minimum or maximum size for an accessory dwelling unit, or size based upon a percentage of the existing dwelling, shall be established by ordinance for either attached or detached dwellings that does not otherwise permit at least an efficiency unit to be constructed in compliance with local development standards. Accessory

dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon fire and life safety conditions. This subdivision shall not apply to a unit that is described in subdivision (e)

(e) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

For an accessory dwelling unit described in subdivision (f), a local agency shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of accessory dwelling units.

Comment: If you truly want affordable housing in Santa Rosa, you will make the ADU requirements less restrictive.

All of this was deleted so deed restrictions are not required. It's probably better if you don't require them.

~~D) Require the accessory dwelling units to comply with all of the following:~~

- ~~(i) The unit is not intended for sale separate from the primary residence and may be rented.~~
- ~~(ii) The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.~~

- ~~(iii) The accessory dwelling unit is either attached to the existing dwelling or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.~~
- ~~(iv) The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.~~
- ~~(v) The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet.~~
- ~~(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.~~
- ~~(vii) No setback shall be required for an existing garage that is converted to a accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.~~
- ~~(viii) Local building code requirements that apply to detached dwellings, as appropriate.~~
- ~~(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.~~
- ~~(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway.~~
- ~~(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.~~
- ~~(III) This clause shall not apply to a unit that is described in subdivision (d).~~
- ~~(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the local agency requires that those offstreet parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. This clause shall not apply to a unit that is described in subdivision (d).~~

AB 2299 Chapter 735

Most of the language of this bill matches the SB 1068 Chapter 720 so I won't repeat the language. However, there were a few exceptions.

The information about square footage was not clear last night. The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area but the square footage of a detached dwelling unit can be up to 1200 square feet.

No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.

This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed accessory dwelling units on lots zoned for residential use that contain an existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant. A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of accessory dwelling units, if these provisions are consistent with the limitations of this subdivision.

I don't mean to overwhelm you with comments. I'd like to help people in the community to be able to build ADU units and to infuse our housing supply. I think we can all agree on that.

Thank you.

Respectfully Submitted,

Alima Silverman, Architect
3016 Midway Drive
Santa Rosa, CA 95405
alimas@sbcglobal.net✓

Gage, Eric

From: Amy Appleton <amy@sharesonamacounty.org>
Sent: Thursday, February 09, 2017 9:03 AM
To: Gage, Eric
Cc: Guhin, David
Subject: SHARE Sonoma County
Attachments: SHARE Sonoma County Flyer.pdf

Good morning, Eric.

Thank you for last evening's public meeting. Obviously, there's a lot of interest in ADUs.

I wanted to further introduce myself to you and have attached my flyer as an FYI. In grabbing that low-hanging fruit (or existing housing stock), with nearly 200 home shares completed since 2014 and an attrition rate of >6%, we are creating affordable housing through home sharing, which includes second dwelling unit rentals.

A small percentage of our SDU clients/owners are willing to accept less rent in exchange for some defined services, such as gardening, maintenance, driving, etc. I have 2 clients in Santa Rosa at this time considering an ADU or JADU conversion and have introduced Lilypad Homes.

SHARE facilitates rent, service exchange home shares and Community Houses (CH). CH's are structured so that each room is rented with an agreement directly with landlord/owner, who does not live within the household. We are in 11 cities throughout Sonoma County thus far.

The only cost of this program is the \$10.00 background fee, which is a nation-wide FBI, DMV search for criminal and eviction history. We prove the ongoing financial sustainability of each participant.

We conduct the background check, screening and vetting of all potential matches / tenants, preparation of rental agreements, and provide ongoing collaborative support services to ensure rent's paid on time, help resolve tenancy issues, introduce other agencies if additional services are needed, etc.

I am a part of the Santa Rosa Housing Collective subcommittee which includes David Guhin.

Please do not hesitate to contact me should you have any questions. I can be reached at 707.241.0200.

*It's all about providing affordable housing,
-amy*

Amy Appleton
Executive Director
SHARE Sonoma County
1500 Petaluma Boulevard, South
Petaluma, CA 94952

tel. 707.766.8800

-fax 707 766 8899

SHARE

SONOMA COUNTY

A Shared Housing And Resource Exchange Program

SHARE Sonoma County is offering a **Home Sharing Program** to provide affordable housing and to help seniors **"age in place"**. **SHARE (Shared Housing And Resource Exchange)** facilitates secure home shares for homeowners and renters who are currently stressed financially, experiencing life transitions, looking for companionship, or needing basic assistance (service exchange) to help them thrive and remain safely at home.

HOME PROVIDER + **SEEKER** = **HOME SHARING**
HOMEOWNER/RENTER TENANT PARTNERSHIP

SHARE Home Shares are living arrangements between two or more unrelated people, one of whom is 60 years of age or older, who agree to share a home, an apartment or access to a private living space in the form of a second dwelling unit or accessory dwelling unit located on the premises.

Home Sharing benefits include:

- Generate additional income
- Companionship
- Security of not living alone
- Remain home and "age in place"
- Help with basic assistance
- Peace of mind for you and your family
- Become more healthy, happy and thrive!
- Collaborative ongoing supportive services

**SHARE is now accepting applications to screen,
identify, and match potential Home Sharers.**

For more information about the **SHARE Sonoma County Home Sharing Program**, please contact:

Phone: (707) 766-8800

Fax: (707) 766-8899

Email: info@sharesonomacounty.org

Website: www.sharesonomacounty.org

Mail: SHARE Sonoma County
1500 Petaluma Boulevard, South
Petaluma, CA, 94952

IT'S ALL ABOUT PROVIDING AFFORDABLE HOUSING



SPONSOR



Gage, Eric

From: Leslie Melody <lmacmel@sonic.net>
Sent: Friday, February 03, 2017 7:49 PM
To: Gage, Eric
Subject: Revised zoning

Eric,

I am writing regarding the proposed revision to residential zoning restrictions for accessory structures. While I appreciate the homeless plight and lack of available housing I am concerned about your proposal. I am in the 'state streets' near Howard's park. We have homeowners and renters on the block. Mostly owners, the and there is already one or two cars front of every house. Garages have either been filled with storage items or illegally converted to some other use. If you allow additional structures even as one bedroom places, that could be two more cars for every house. I already get neighbors company blocking part of my two car driveway. Then people would be jockeying for spaces and good natured neighbors would become adversaries. A compromise should be a limit on how many accessory structures would be allowed. Say one for every 4 SFD. More than that and you are changing a nice residential neighborhood into a high density apartment complex. I also think you need to keep the owner occupied requirement. That way there is accountability and awareness of the impact of the renters. Unfortunately I won't be able to make the meeting. Please forward my concerns to the appropriate decision makers.

Thank you
Leslie Melody

Sent from my iPhone

20-42.130 Residential Accessory~~second~~ dwelling units.

~~Second-Accessory~~ dwelling units shall comply with the requirements of this Section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Purpose. The provisions of this Section are intended ~~to comply with amendments made in 2002 to California Government Code Section 65852.2 which provides for cities to set standards, in compliance with California Government Code Sections 65582.1, 65852.2, and 65852.22,~~ for the development of ~~second~~ accessory dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with the existing neighborhood. It is not the intent of this ordinance to override lawful use restrictions as set forth in Conditions, Covenants and Restrictions.
- B. ~~Location~~ General requirements. ~~A second~~ An accessory dwelling unit:
 1. May be located on any residentially zoned lot that allows ~~single~~ single-family or multifamily dwellings and that is ~~either undeveloped or~~ contains only one legal single-family detached dwelling;
 2. ~~Shall not be allowed where the review authority determines that roadways, public utilities or services are inadequate;~~
 3. Is not subject to ~~required to meet~~ the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
 4. Shall not be allowed on, or adjacent to, real property that is listed in the California Register of Historic Places.
 5. Shall not be used for rentals with terms of less than 30 days.
- C. Permit requirements. An application for a ~~second~~ an accessory dwelling unit that complies with all applicable requirements of this Section shall be approved ministerially ~~without a public hearing.~~
- D. Application and processing requirements.
 1. Step One—Submittal. The application for a ~~second~~ an accessory dwelling unit building permit shall be submitted to the Department concurrent with an application for a Building pPermit. In addition to the standard submittal requirements for a building permit, ~~the an application for an second-accessory dwelling unit permit application shall include all of the following (except as noted below):~~
 - a. Plot plan. A plot plan, drawn to scale, showing the dimensions of the perimeter of the parcel proposed for the ~~second-accessory~~ dwelling unit; the location and dimensioned setbacks of all existing and proposed structures on the site and structures located within 50 feet of the site; all easements, building envelopes, and special requirements of the subdivision as shown on the Final Map and improvement plans, if any; and average slope calculations for the site. ← If the site is flat, why is this needed?
 - b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, and the resulting floor area. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.
 - c. Elevations. Architectural elevations of each side of the proposed structure showing all openings, exterior finishes, original and finish grades, stepped footing outline, and roof pitch.
 - d. ~~Materials and color board. A materials and color board for the existing residence and the proposed second dwelling unit.~~
 - e. Cross sections. Building cross sections including structural wall elements, roof, foundation, fireplace and any other sections necessary to illustrate earth-to-wood clearances and floor to ceiling heights.
 - f. Photographs. Color photographs of the site and adjacent properties, taken from each property line of the site, to show the project site and adjacent sites. Label each photograph and reference to a separate site plan indicating the location and direction of each photograph.

~~g. Deed restrictions. Deed restrictions completed as required, signed and ready for recordation, in compliance with Subsection F.~~

~~Applications for accessory dwelling units which do not modify a building's exterior are not required to submit c, d, or e.~~

2. Step two—Issuance. The Department shall issue ~~a second~~ an accessory dwelling unit Building Permit within 120 days of submittal of a complete application ~~if the proposed accessory dwelling unit submittal complies with all applicable standards in this Section.~~ ← 4 months if something complies is a reasonable time?

3. Connection Fees.

a. Except as provided in subsection (b), a separate new utility connection and payment of a connection fee or capacity charge pursuant to State law and City fee schedule will be required for any new accessory dwelling unit. ← State law needs to be changed

b. No new or separate utility connection and will be required for accessory dwelling units that are internal conversions of existing space within a single family residence or an accessory structure. Connection fees and capacity charges will be assessed pursuant to State law and City fee schedule. ← Again, State law needs to be changed

E. Development standards. ~~A second~~ An accessory dwelling unit permit shall be issued only if the unit complies with the following development standards:

1. Setbacks.

a. Residential district. ~~A second~~ An accessory dwelling unit shall comply with the setback requirements of the applicable residential zoning district for the primary dwelling, except in a residential small lot subdivision in compliance with Section 20-42.140.

(1) ~~A second~~ A detached accessory dwelling unit shall be located within 100 feet of the primary dwelling, but no closer to the primary dwelling than permitted by the ~~Uniform~~ California Building Code.

(2) No portion of an attached or detached ~~second~~ accessory dwelling unit shall be closer than 10 feet to a primary dwelling on an adjacent lot.

b. PD District. Within a PD district ~~in effect on or before October 4, 1985~~, and without setbacks specified in a Policy Statement or Development Plan, an attached or detached ~~second~~ accessory dwelling unit not consisting of a garage conversion, shall maintain a rear setback of 15 feet, an interior side setback of 5 feet for a one-story portion, and 10 feet for a two-story portion, and an exterior side setback of 15 feet.

c. ~~No setback shall be required for an existing garage that is converted to an accessory dwelling unit. A setback of five feet from the side and rear property lines is required for an accessory structure constructed above an existing garage.~~

This is a Hugh flaw in the ordinance. Needs to be amended to reflect what will fit so parents/family will move into one.

2. Maximum floor area.

a. ~~New attached or detached unit.~~ No newly constructed ~~second~~ accessory dwelling unit (attached or detached) may have more than one bedroom, nor contain habitable space in excess of 700 square feet.

b. Internal conversion. ~~A second~~ An accessory dwelling unit created entirely by the internal conversion of an existing single family dwelling or accessory structure shall have no more than one bedroom, and shall not occupy more than 45 percent of the ~~existing habitable space of the building, excluding the garage, nor shall it exceed 1,200 square feet.~~ ← Same argument, what will fit, not based on a prescriptive formula

3. Height limit. ~~A second~~ An accessory dwelling unit shall not exceed two stories, or a maximum height of 27 feet.

City of Santa Rosa;
Distinguished Mayor;
Council Members; and
Community Development Staff,

Via email to: engage@srcity.gov

Re: Accessory Dwelling Unit-Impact Fees and Affordable Housing

As a property Owner within the City limits of Santa Rosa, and a 39-year veteran of the Real Estate Industry in San Francisco, San Mateo and Sonoma Counties, I feel uniquely qualified to offer my opinion on the subject of: Rental Property dynamics affecting the supply, and ultimately, the value of rental housing in the greater Santa Rosa area.

Prior to the horror and devastation brought upon the Citizens of Santa Rosa and others by the Tubbs (Sonoma/Napa) Wildfires this past October, the most widely discussed and debated subject effecting our Community and its citizenry for the past several years has been the lack of adequate supply of rental housing and the high cost of what rental housing can be found.

For the minority, rental housing is a life-style choice; offering relief from the burden of home-maintenance and the non-mobility home ownership demands. For others making up the overwhelming majority, rental housing has been a historical “affordable” option to home ownership. The problem facing our community today is: the *affordable* rental option is no longer *affordable*.

I am honored to be able to offer this opinion for your consideration today. If not for you honorable Mayor, distinguished Council members and the commendable work of the Community Development Staff who have worked tirelessly on this very important issue, it would not be calendared today for debate and consideration. I thank you for this opportunity.

The basic economic principals at play driving up the cost of housing is supply-and-demand. The present “lack of supply” is at the foundation of the current high-cost of rental housing. I’m certain I am not the only one interested in the subject who recognizes this as the root of the problem.

How can this trend be reversed?

State of California Legislators have recently acted to reverse the shortage of affordable housing State-wide. Recognizing this shortage of housing as a wide-spread problem, AB 2266 was authored and passed into law, taking effect January of 2017. It is a start and appropriate action in answering the pleas for affordable rental housing in the State. Santa Rosa City Government, quick to move into compliance, issued their ADU Guidance Document. A start, but not yet a complete solution.

Taking the next step in completing the solution, City Government must assist and encourage developers to develop “affordable” rental housing. This can be accomplished without compromising City Services, infrastructure development, maintenance of existing service facilities; at the same time waiving “new construction” development impact fees. Impact fees have been historically been funded by charging fees at the permit issuance stage of the development. These fees are necessary to fund the development, maintenance and replacement of drainage systems, new parks, water and sewer upgrades and should be paid by new conventional single-family and commercial development.

Firstly- AB-2266 didn’t focus on the new development of rental housing requiring additional strain on the infrastructure. Instead: the legislation is meant to encourage the development of under-utilized space into a more efficient use of space offered by the “re-configuration” of the under-utilized space into a separate habitable living space for another person or family.

Secondly- With the improvement of under-utilized space already constructed and in existence, the burden placed on the City Infrastructure is negligible. The waiver of development impact fees usually charged for new-construction is reasonable as a monetary incentive to encourage developers to improve these under-utilized spaces as additions to the rental stock. By doing so, this will ultimately add to the supply and reduce the cost of rental housing.

My rationale for the waiver of sewer/water connection and impact fees as the City's contributory incentive encouraging the conversion of under-utilized space into separate rental units and the construction of new ADUs is reasonable. The thought process followed to arrive at this conclusion is outlined in this hypothetical scenario:

A developer builds a "for sale" 3-bedroom 2 bath home. The developer pays the sewer/water connection fees and required impact fees prior to the construction of the Single-Family Home. Subsequently, the developer sells the home to a couple with no children. Time passes, the owners find a need to off-set their monthly mortgage; to achieve this: The homeowners rent 2 of the bedrooms in this existing home at \$750.00 each- no additional connection or impact fees are required.

Another may be:

The same as above, but the Developer sells this home to a couple with three children who occupy two of the three bedrooms. Needing to off-set their monthly mortgage payment, this couple reconfigure their garage into a separate 1 bedroom living unit complete with bathroom, kitchenette and laundry area. Again- no additional connection or impact fees should be required; the space was pre-existing.

It is true: More people live in the house; more water is used; more sewage is treated, and park services might be used- yet, no additional connection/impact fees should be required; the additional utility usages are paid-for as they're consumed.

How do these scenarios benefit our community?

In both scenarios presented, the homeowners were able to add to the rental housing stock by utilizing *underutilized* previously constructed space and eliminate the necessity for the citizens in these examples to search for high-priced rental housing; if enough of these hypothetical scenarios become reality, absorption of conventional rental housing will be reduced; landlords would be forced to lower the rents to attract new tenants for their vacant rental units.

Why is affordable housing so important?

The State of California has adopted a Minimum Wage Standard (MWS). That is to say: a lower limit of pay for entry-level service workers set at \$10.00 per hour. The County of Sonoma MWS mirrors the State standard and recognizes \$12.99 as a "fair-living wage" allowing entry level workers to be provided with a reasonable living wage for those providing the required service labor to run our community businesses; without this labor pool businesses cannot operate.

If service level workers cannot afford to live comfortably in Santa Rosa, businesses will struggle to find and retain employees.

Some business owners complain: "the minimum wages currently in effect make it nearly impossible to operate their businesses profitably"; workers counter: "we cannot afford to live here." I agree: a service level worker working 40 hours at \$12.99 per hour earns \$519.00 in gross pay, the take-home pay is roughly \$1,637.00 per month (assuming a 30% tax obligation). How then, is it possible for the entry-level worker to pay \$1,500 to \$2,000 per month to rent a 1-2-bedroom apartment and live comfortably in our community?

I am a proponent of affordable housing and support the creation of any reasonable approach to encourage the development of additional rental housing in Santa Rosa. Moreover, I support the introduction of any reasonable financial development incentives that can be offered by City Government to help developers achieve this goal.

In addition to the waiver of sewer/water connection fees for the reconfiguration of underutilized space to encourage development of additional rental housing, I am hopeful the City considers and adopts a resolution encouraging the development of attached or detached ADUs of 750 or less square feet in conjunction with all new residential projects. This can be accomplished by reducing building permit and or tentative/final mapping fees, stream-lining the plan-check process and waiving all additional sewer/water connection fees and impact fees for those projects/lots adding separate rental units; but paying all customary fees based on the gross square footage of the new development.

If you have questions or comments, please feel free to email me at greglevy@msn.com or call (707) 888-0419.
Sincerely,

Greg Levy

Gage, Eric

From: Meg McNees <megamcnees@gmail.com>
Sent: Saturday, November 11, 2017 1:50 PM
To: Gage, Eric
Cc: Jonas Weisel
Subject: Re: Granny unit update

Hello Eric,

I wondered where we are with your departments recommendations and when you will be presenting to the City Council. I have not gotten an email from you since June.

Now with all the displaced people from the fires, the granny unit provisions are even more important. I spoke with someone from your office at the community outreach event at Finley Hall this summer and at the city table in The Local Assistance Center recently. I have been trying to keep track of this issue as it is so important to me. I know you were working still on details but when is the next meeting to present recommendations? What are your final recommendations?

I am concerned still that you were wanting to make a recommendation to keep a 30 day rule on renting out a granny unit for Airbnb purposes. I wish I could give you data about this but my experience tells me two things. One, when the unit for rent is on property where the owner lives there are no neighborhood noise or other issues. It is when there is no owner on the property that the house becomes a party house that neighbors hate, as well they should be upset. So there need to be different rules for these two different rental arrangements. Second, Airbnb is usually a short term operation for home owners. It is a lot of work for them, changing beds, cleaning, doing the promotion and paper work. My neighbor needed extra income for three years to get her daughter through college then she reverted her unit over the garage back to a long term rental when her daughter graduated. This is the flexibility home owners need. Can there not be agreements between the city and home owners that allow for this? What is being done to bring hundreds of illegal units under compliance by offering special provisions?

I am also concerned that you are limiting home owners by making the granny units too small if we are doing a second story. I would want to do the set back to protect my neighbors but I should not be limited by the square footage. I do not have room for a separate unit in my backyard. I want to be able to add on so I expand my house while adding a granny unit. This would give me an interior staircase to the second floor and a exterior one for the granny unit. To me this is a safety issue plus a way of expanding or reducing bedrooms as I need them.

What a horror we have been through this last month. These fires will be living with all of us for a very long time. It is a heart ache to see the ruins of so many homes. I hope you and yours were not one of the unfortunate ones. I hope, as a community, we can grow more compassion and respect for each other in the years ahead. We can build a better city. My husband and I have read about the rebuilding of a Kansas town destroyed by a tornado in 2007. We visited the town several years ago and it was remarkable to see how Greensburg became a model for ecological sustainability. We would gladly give you a copy of *The Greening of OZ* by Robert Fraga for your department and the City Counsel. Let me know and I can bring it by.

With Kind Regards,

Meg McNees and Jonas Weisel