

## ATTACHMENT E

### SUMMARY OF THE PUBLIC COMMENTS ACCESSORY DWELLING UNITS COMMUNITY MEETINGS

Meeting #1 – April 4, 2017 (First Church of the Nazarene)

Meeting #2 – April 6, 2017 (Senior Center)

The community meetings gathered public input on potential changes to the development standards that currently apply to accessory dwelling units created by adding new square footage (“exterior ADUs”). The meeting also collected comments on a number of other issues related to development of accessory dwelling units. The following summarizes the comments received:

#### Topics related to Development Standards for Exterior ADUs

- Minimum Lot Size:

While there were some comments that favored maintaining the existing 15,000 square feet requirement, most of the responses received supported lowering the current minimum lot size requirement for exterior ADUs, which included a significant number of responses favoring 5,000 square feet. Other sizes mentioned by other comments included no minimum size, 7,200 square feet, 10,000 square feet, and utilizing median housing size.

- Prohibition in Hillside Overlay District

There were slightly more number of responses that supported allowing exterior ADUs in the Hillside Overlay Districts than the number of comments that urged the City to keep the existing prohibition in the Hillside Overlay District. However, it should be noted that most of the responses that were in favor of allowing exterior ADUs in the Hillside Overlay District stated that the existing site conditions (e.g. slope, usable lot size, public safety, parking and view impacts, and street width) should be taken into account to ensure there is no negative impact to the area.

- Prohibition in Landmark Overlay District

A majority of responses commented that exterior ADUs should be allowed in the Landmark Overlay Districts, while others favored continued prohibition in the Landmark Overlay Districts. However, it should be noted that most of the responses that were in favor of allowing exterior ADUs in the Landmark Overlay Districts stated that the exterior ADUs should be reviewed for their compatibility with the historic nature of the property and/or the district through some type of design review process. There were also few comments suggesting that other historic districts and properties (i.e. state and national historic districts and individual monuments) be included in the same category as the Landmark Overlay District when ADUs are concerned.

- Maximum Unit Size

There were similar number of responses received between keeping the existing maximum unit size of 800 square feet and utilizing the maximum unit size

established by the State Law, which is 1,200 square feet. In addition, there were other responses that included utilizing 1,000 square feet, the existing lot size, existing house size, or the maximum lot coverage calculation.

- ADUs in Multi-Family Zoned Properties

Several comments urged the City to allow ADUs in Multi-Family zoned properties that consist of one single-family home, because these properties are subject to RS development standards.

- Second Story ADUs and Height Limits

A number of comments received requested that the City consider allowing second story ADUs and higher height limit standards, for both detached structures (i.e. detached garages) and single-story primary dwelling to allow for more flexibility. There was also an opposition to this suggestion, stating privacy and neighborhood compatibility concerns.

#### Other Topics related to Accessory Dwelling Units

- Residential Impact Fee

There were comments related to New Residential Impact Fee, which ranges between \$17,984.98 and \$33,290.96 depending on the number of bedrooms in a unit. Given the high cost of this fee, it was stated that this fee will deter some homeowners from constructing an ADU, and that there is a need for either a waiver or a significant reduction if the City's goal is to facilitate development of ADUs.

- Use of ADUs as Short-Term Rentals

There were equal amount of interest in both sides regarding whether to allow ADUs to be used as short-term rentals.

- Others

There were various comments related to ADUs and its impacts on housing supply and affordable housing. While some posited that ADUs would have negative impacts on property values, neighborhood character, neighbor relations, and parking availability, others argued that it will help in stabilizing the high cost of rent by increasing housing supply and providing necessary income to long-time property owners to remain at their home. It was also stated that ADUs already exist in the City and is part of the neighborhood character. Some expressed concerns related to the ADUs that are created by converting existing space, as there are very limited regulations that can be applied to such units. There were also concerns related to enforcement, as there is a perception the City does not have enough resources to conduct proactive enforcement on issues related to ADUs (e.g. owner-occupant requirement, prohibition of short-term rentals in ADUs, etc.).