



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, September 11, 2017

6:30 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM

6:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0859](#)

File #: 2016-7573

Location: 623-625 N. Pastoria Avenue (APN's: 165-41-029,
165-41-030)

Zoning: PPSP/MIC

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT to construct a new
52,755 sq. ft. three-story office building with one level of
underground parking. The two existing industrial buildings totaling
23,520 sq. ft. will be demolished.

Applicant / Owner: Arc Tec, Inc., / George And Josefa Yagmourian
Trustee

Environmental Review: The project is exempt from additional CEQA
review per CEQA Guidelines section 15168(c)(2) and (4). The project is
within the scope of the Peery Park Specific Plan Program EIR as no new
environmental impacts will occur and no new mitigation measures are
required.

Project Planner: Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING**CALL TO ORDER**

Call to Order in the Council Chambers

SALUTE TO THE FLAG**ROLL CALL****ORAL COMMUNICATIONS**

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

1. A [17-0857](#) Approve Planning Commission Meeting Minutes of August 28, 2017

Recommendation: Approve Planning Commission Meeting Minutes of August 28, 2017 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0865](#) Study of Accessory Dwelling Unit Development Standards: Forward a Recommendation to the City Council to Adopt an Ordinance Amending Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units), Adopt a Resolution Amending the Master Fee Schedule to Impose Transportation Impact Fees for Accessory Dwelling Units, and Find that these Actions are Exempt from CEQA.
Project Planner: Shila Behzadiaria, (408) 730-7456, sbhezadiaria@sunnyvale.ca.gov

Recommendation: Staff recommends Alternatives 1, 5, 8, 11, 12, 13 and 14 as follows: 1. Reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 7,000 square feet in the R-0 zone; 5: Retain the 20-year owner-occupancy requirement and deed restriction; 8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF fee for ADUs as the same as the multi-family rate (Attachment 7 to this report); 11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7 of this report); 12. Clarify the ADU requirements in the zoning code (included in proposed ordinance, Attachment 7 of this report); 13. Find that the amendments to Sunnyvale Municipal Code Section 19.68.040 are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15378(b)(4); and 14. Find that the amendments to the Master Fee Schedule are exempt from CEQA.

3. [17-0756](#)**File #:** 2017-7556**Location:** 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs: 323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs: 323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs: 323-04-028 through 323-04-033).**Zoning:** R-1**Proposed Project:** Introduction of Ordinance to **REZONE** 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)**Applicant / Owner:** Tom Verbure (plus multiple owners)**Environmental Review:** The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).**Project Planner:** Aastha Vashist (408) 730-7458,
avashist@sunnyvale.ca.gov

Recommendation: Recommend to City Council: Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 2) Introduce an Ordinance to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

4. [17-0758](#)**File #:** 2017-7565

Location: 1666-1698 Swallow Drive (Assessor Parcel Number 313-41-010 thru 012, 313-41-027 and 028), 1104-1121 Lorne Way (APNs 313-41-013 thru 026), 1103-1111 Homestead Road (APNs 313-41-005 thru 009) and 18771 East Homestead Road (APNs 313-41-070 and 071).

Zoning: R-0 and R-0/PD for 18771 Homestead Road

Proposed Project: REZONE Introduction of Ordinance to **REZONE** 24 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story) and one single family home lot (with 2 assessor parcels) from R-0/PD (Low Density Residential/Planned Development) to R-0/S/PD (Low Density Residential/Single-Story) (25 lots total)

Applicant / Owner: Craig Milito (plus multiple owners)

Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Shétal Divatia (408) 730-7637,
sdivatia@sunnyvale.ca.gov

Recommendation: Recommend to City Council: Alternatives 1 and 4: 1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 4. Deny the rezone.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

ADJOURNMENT*Notice to the Public:*

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

Agenda information is available by contacting Katherine Hall at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting?

To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Agenda Item (Study Session)

17-0859

Agenda Date: 9/11/2017

SUBJECT

File #: 2016-7573

Location: 623-625 N. Pastoria Avenue (APN's: 165-41-029, 165-41-030)

Zoning: PPSP/MIC

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT to construct a new 52,755 sq. ft. three-story office building with one level of underground parking. The two existing industrial buildings totaling 23,520 sq. ft. will be demolished.

Applicant / Owner: Arc Tec, Inc., / George And Josefa Yagmourian Trustee

Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts will occur and no new mitigation measures are required.

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item 1.A.

17-0857

Agenda Date: 9/11/2017

SUBJECT

Approve Planning Commission Meeting Minutes of August 28, 2017

RECOMMENDATION

Approve Planning Commission Meeting Minutes of August 28, 2017 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, August 28, 2017

7:00 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 6 PM | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0833](#)

File #: 2015-8110

Location: 675 Almanor Ave. (APNs: 165-44-006 165-44-012)

Zoning: PPSP/IEAC

Approved Project Modification: To review increase in the size of the approved parking structure. This project was recommended for approval at the March 13th, 2017 Planning Commission meeting and approved at the April 18th, 2017 City Council meeting.

Applicant / Owner: Chang Architecture/Almanor Ventures LLC

Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

B. [17-0831](#)

File #: 2016-7173

Location: 265 Sobrante Way (APN: 165-27-002)

Zoning: PPSP/MIC (Peery Park Specific Plan/Mixed Industry Core)

Proposed Project:

PEERY PARK PLAN REVIEW: To allow redevelopment of a site with a new 4-story, 121,715 square foot office/R&D building with underground parking resulting in 80% Floor Area Ratio (FAR).

Applicant / Owner: Sobrante Properties LLC (applicant and owner)

Project Planner: Shetal Divatia, (408) 730-7637,

sdivatia@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Rheume called the meeting to order at 7:00 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheume led the salute to the flag.

ROLL CALL

Present: 4 - Chair Sue Harrison
Vice Chair Ken Rheume
Commissioner John Howe
Commissioner Ken Olevson
Absent: 3 - Commissioner Daniel Howard
Commissioner David Simons
Commissioner Carol Weiss

Status of absence; Commissioner Weiss's absence is excused.

Status of absence; Commissioner Howard's absence is excused.

Status of absence; Commissioner Simons's absence is excused.

ORAL COMMUNICATIONS

CONSENT CALENDAR

Commissioner Olevson commented that per his review, City staff reports meet the American Planning Association's outline for well written and presented reports.

Commissioner Olevson thanked staff for their efforts.

Commissioner Howe moved and Commissioner Harrison seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

Yes: 3 - Chair Harrison
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

Abstained: 1 - Vice Chair Rheume

1. A [17-0832](#) Approve Planning Commission Meeting Minutes of August 14, 2017

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0626](#) Single-Story Combining District Buffer Study: Forward a Recommendation to the City Council to Introduce an Ordinance to Rezone a 50-foot wide area along the rear (eastern) property lines of 696 Sheraton Drive (APN 202-09-020), 1158 Hollenbeck Avenue (APN 202-09-019), and 1160 Hollenbeck Avenue (APN 202-09-018), and a 20-foot wide area along the side (southern) property line of 1160 Hollenbeck Avenue (APN 202-09-018) from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S), and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Associate Planner Kelly Cha presented the staff report.

Commissioner Howe confirmed with Planning Officer Andrew Miner the number of votes required for a motion to move forward for each item on the agenda.

Commissioner Harrison asked staff to outline the petition and survey results for the property owners along Torrington Drive. Associate Planner Cha provided the results for those properties.

Chair Rheume asked staff to clarify the difference between this item and the split zoning item heard at the August 14th, 2017 Planning Commission meeting. Associate Planner Cha advised that the split zoning Ordinance could enable split zoning but that it was not recommended by the Planning Commission. Associate

Planner Cha noted that this Single Story Combining District (SSCD) Buffer Study is being heard tonight per the direction of the City Council.

Chair Rheaume asked staff about preventive measures for split zoning. Planning Officer Miner stated that split zoning can be used within an SSCD or as a Planning tool to help ensure visibility for property owners. Chair Rheaume asked staff about City residential properties that utilize split zoning. Planning Officer Miner provided an estimate and details about the use of split zoning. Planning Officer Miner commented that the Office of the City Attorney recommended to include split zoning standards in Title 19 (Zoning) of Sunnyvale's Municipal Code (SMC). Chair Rheaume noted his concern that implementing split zoning could impact future property resales. Planning Officer Miner stated that the zoning district would remain R-1 (Low Density Residential) except in the areas with split zoning which would have an R-1/S designation (Low Density Residential/Single-Story Combining District).

Commissioner Harrison clarified the petition and survey results for the property owners along Hollenbeck Avenue with Associate Planner Cha.

Chair Rheaume opened the Public Hearing.

Peter Anning, Sunnyvale resident, spoke in support of staff's recommendation for rezoning and commented on the general decimation of Eichler neighborhoods in the Bay area.

Scott McIntosh, Sunnyvale resident, spoke in support of staff's recommendation for rezoning and commented on the potential benefits of rezoning the Fairbrae properties.

Commissioner Harrison discussed with Mr. McIntosh his comment that this item is in the public interest.

Andrea Georgelos, Sunnyvale resident, spoke in opposition of staff's recommendation for rezoning and requested that the Planning Commission recommend a 50-foot buffer for the side property. Ms. Georgelos noted her opposition to the SSCD designation and a previous request to be excluded from the SSCD.

Commissioner Harrison confirmed with Ms. Georgelos that she would still request

exclusion of her properties from the SSCD and that in her opinion, that would negate the need for a buffer.

Walter Huber spoke in opposition of staff's recommendation for rezoning and noted that he only supported the original SSCD application before the three properties were excluded.

Commissioner Harrison confirmed with Mr. Huber that he would request to not have the SSCD designation on his property.

Gabriela Zuniga spoke in opposition of staff's recommendation for rezoning and requested a rezone to an R-1 designation. Ms. Zuniga commented on split zoning's potential impact on property values.

Commissioner Harrison confirmed with Ms. Zuniga that the property owner of 699 Torrington Drive is present at the public hearing.

Pete Whitfield, Sunnyvale resident, spoke in opposition of staff's recommendation for rezoning.

Commissioner Harrison confirmed with Mr. Whitfield that he would request to not have the SSCD designation on his property.

Carol Ferioli-Moe spoke in opposition of staff's recommendation for rezoning and stated an opinion that an R-1 designation makes the most sense. Ms. Ferioli-Moe commented on the available tools for privacy and questioned the burden that split zoning would impose on the smallest property.

Shian Lee presented images and information about the proposed rezoning and spoke in opposition of staff's recommendation for rezoning.

Roger Teter, Sunnyvale resident, spoke in support of staff's recommendation for rezoning.

Chair Rheaume closed the Public Hearing.

Commissioner Harrison asked staff about an alternative solution such as removing properties from the SSCD designation. Planning Officer Miner advised that a minimum of 20 properties must be added or removed per the current Ordinance.

Planning Officer Miner stated that this minimum could be reviewed if the SSCD Study Issue is amended. Commissioner Harrison discussed the subdivision of lots and redevelopment potential with Planning Officer Miner.

Commissioner Olevson commented that regardless of the buffer distance, based on the line of sight drawings the line of sight from the second story is into the adjacent property. Commissioner Olevson noted that the Planning Commission has imposed landscaping in previous applications to mitigate this issue and asked staff why this was not considered. Associate Planner Cha advised that landscaping is not a requirement in the rear yard for single-family homes. Planning Officer Miner commented on the greater potential for interruption in the line of sight with a greater buffer distance and noted the additional options for screening opportunities.

Commissioner Harrison discussed the potential for high sill windows with Planning Officer Miner.

Commissioner Howe commented that four votes are required for the Planning Commission to move forward with a recommendation to the City Council. Commissioner Howe stated that the SSCD for the Fairbrae area was approved but that the exclusion of three properties has eliminated a clear solution. Commissioner Howe reiterated that less than 20 properties cannot currently be removed from the SSCD and commented on the difference between buffer distances.

MOTION: Commissioner Howe moved the staff recommendation for Alternatives 1, 3 and 6 –

1. Rezone 50 feet of the rear properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue and 1160 Hollenbeck Avenue adjoining 675, 679, 683, and 682 Tiffany Court from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S);
3. Rezone 20 feet of the side property of 1160 Hollenbeck Avenue adjoining 689, 695, and 699 Torrington Drive from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S);
- and,
6. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).

This motion failed for lack of a second.

MOTION: Commissioner Harrison moved and Commissioner Olevson seconded the motion for Alternatives 5 and 6 –

5. Do not rezone the three properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue, and make no changes to zoning district boundaries
6. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3)

Commissioner Harrison commented that based on public opinion the entirety of the Fairbrae area doesn't want the SSCD designation and that the closest action the Planning Commission can take is to recommend that the three properties are not rezoned with split zoning. Commissioner Harrison stated an opinion that there are large properties with redevelopment potential to single-family homes. Commissioner Harrison noted that the combination of solar shading requirements, setbacks and Design Guidelines could prohibit a large second story development if split zoning were implemented. Commissioner Harrison stated that there may be future potential for a change in the entire block.

Commissioner Olevson stated an appreciation of the practical reasons outlined by Commissioner Harrison. Commissioner Olevson commented that the City has created an SSCD designation which allows residents in a contiguous area to create additional restrictions beyond the original zoning for their properties. Commissioner Olevson stated an opinion that now residents are looking to exert influence beyond that area and commented that land use should respect the rights of all owners. Commissioner Olevson stated an opinion that this is not a taking legally but that it is a taking practically. Commissioner Olevson stated that his recommendation to the City Council is that these properties not be rezoned.

Commissioner Howe asked staff to outline the number of lots that would legally exist if the three properties were split. Planning Officer Miner advised that the Fairbrae Swim and Racquet Club could be split into five lots, 1158 Hollenbeck Avenue into three lots and 1160 Hollenbeck Avenue into two lots.

Commissioner Howe commented on the potential for multiple lots and their adjacent nature to the rear of the existing Eichler homes. Commissioner Howe stated that the majority of Fairbrae residents agreed to the SSCD designation, that three properties were excluded and that now potentially ten lots could back up to the existing Eichler homes.

Chair Rheume stated that he will be supporting the motion and noted his agreement with the statements made by Commissioner Harrison and Commissioner Olevson. Chair Rheume commented that City Council approved the SSCD with the exclusion of three properties and that now additional zoning is being considered for those three properties. Chair Rheume stated an opinion that it would not be in the best public interest and that the existing guidelines sufficiently address privacy concerns. Chair Rheume commented that he doesn't personally support the SSCD and that additional zoning shouldn't be added.

Commissioner Howe stated an opinion that the majority of the Planning Commission should move forward with a recommendation and that he will reluctantly support the motion. Commissioner Howe stated an opinion that it is a taking despite that legally it is not a taking.

The motion carried by the following vote:

Yes: 4 - Chair Harrison
Vice Chair Rheume
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

Planning Officer Miner advised that this item goes to the City Council on September 12th, 2017 along with the Split Zoning Ordinance.

3. [17-0818](#) Nomination of a Planning Commission Representative to the Climate Action Plan (CAP 2.0) Advisory Committee (CAC)

Environmental Services Department Regulatory Programs Division Manager Melody Tovar presented the staff report.

Chair Rheume opened the Public Hearing.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Olevson seconded the

motion to nominate Commissioner Harrison to serve on the Climate Action Plan (CAP 2.0) Advisory Committee (CAC) –

The motion carried by the following vote:

Yes: 4 - Chair Harrison
Vice Chair Rheaume
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

4. [17-0706](#) **File #:** 2017-7290
Location: 887 Spinosa Drive (APN:201-29-006)
Zoning: R-0
Proposed Project: **DESIGN REVIEW** to allow a 305 square feet first-floor addition and 492 square feet second-floor addition to an existing two-story single family residence resulting in 3,535 square feet floor area (3,068 square feet living area and 467 square feet garage) with 58.7 percent Floor Area Ratio (FAR).
Applicant / Owner: Phan Architects (applicant) / Andrew Trung and Donabel Le (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Guidelines, Section 15301).
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Chair Rheaume opened the Public Hearing.

Phoi Phan, representing Phan Architects, presented information about the proposed project.

Andrew Le, applicant, presented information about the proposed project.

Phoi Phan, representing Phan Architects, presented additional information about the proposed project.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Olevson moved and Commissioner Harrison seconded the motion for Alternative 1– Approve the Design Review with the Conditions of Approval in Attachment 4.

Commissioner Olevson commented that it is unusual to have a project which meets the City's Municipal Code and is attractive. Commissioner Olevson stated that the only reason for the public hearing is the project's Floor Area Ratio (FAR). Commissioner Olevson commented that this will be a nice addition to the neighborhood and that he recommends approval for this project.

Commissioner Harrison stated that she can make the findings in regards to the design principles and commented that the updated floor plan is suitable for the present time.

Chair Rheume stated that he will be supporting the motion, can make the findings and noted that all the setbacks have been met. Chair Rheume noted his appreciation of the quality design, such as the window trim, and commented that this project will be a nice addition for the neighborhood.

The motion carried by the following vote:

Yes: 4 - Chair Harrison
Vice Chair Rheume
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

5. [17-0707](#) **File #:** 2017-7213
 Location: 925 Amador Avenue (APN: 205-06-045)
 Zoning: R-0

Proposed Project: **DESIGN REVIEW** to allow a 507 square feet first-floor addition and 470 square feet second-floor addition to an existing one-story single family residence resulting in 2,509 square feet floor area (2,084 square feet living area and 425 square feet garage) with 48.3 percent Floor Area Ratio (FAR). The existing 8 feet 10 inch high, 120 square feet detached accessory structure (shed) is proposed to be demolished.

Applicant / Owner: Jimmy Dinh's Drafting (applicant) / Trinh Thai And Trung Du (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Commissioner Harrison commented on Condition of Approval (COA) GC-2 and asked staff what permit is required for an Accessory Dwelling Unit (ADU) conversion and to confirm that it is not permissible to add two separate ADU's to an existing property. Assistant Planner Vashist provided details about the potential conversion to an ADU, noted there is no threshold for the lot size and stated that it would require a staff level Miscellaneous Plan Permit (MPP) with a deed restriction.

Commissioner Harrison noted the potential to add two ADU's based on the site plan and asked staff about the minimum square footage for an ADU. Assistant Planner Vashist clarified that only one ADU is allowed. Commissioner Harrison stated an opinion that the likelihood is that two ADU's will develop. Planning Officer Miner noted that the Planning Commission can clarify conversion of only one ADU as part of their motion. Commissioner Harrison asked about the permit requirements. Assistant Planner Vashist advised that the ADU's would have to adhere to the Building and Fire Codes. Planning Officer Miner commented that this adherence must be met for any new construction, regardless of an ADU conversion.

Chair Rheame opened the Public Hearing.

Trinh Thai And Trung Du presented information about the proposed project.

Commissioner Harrison asked the applicant if they would be amenable to sharing one wet bar between bedrooms and Ms. Thai confirmed. Commissioner Harrison commented that this would be a compromise that allows a potential future owner to

meet the City's ADU requirements.

Trinh Thai And Trung Du presented additional information about the proposed project.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Harrison moved and Chair Rheume seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –

1. Modify COA GC-2 to permit only one wet bar for the upstairs area

Planning Officer Miner clarified the modification with Commissioner Harrison.

Commissioner Harrison stated that she can make the findings for the Design Review in regards to the lot's position and privacy. Commissioner Harrison noted her concern regarding the potential for multiple ADU's but stated that the modified COA will allow for only one ADU conversion.

Chair Rheume stated that he can make the findings and noted his agreement with Commissioner Harrison's concern regarding potential future conversion to multiple ADU's.

The motion failed by the following vote:

Yes: 2 - Chair Harrison
Vice Chair Rheume

No: 2 - Commissioner Howe
Commissioner Olevson

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

MOTION: Commissioner Olevson moved and Chair Rheume seconded the motion for Alternative 1 - Approve the Design Review with the Conditions of Approval in Attachment 4.

Commissioner Olevson noted his appreciation of the concern for conversion into multiple ADU's. Commissioner Olevson stated that staff has imposed an

enforcement mechanism with the required permit and that the City would be aware if the COA weren't met. Commissioner Olevson commented that the applicant has provided clear reasons for these changes and noted that these changes will be attractive for the neighborhood.

The motion carried by the following vote:

Yes: 3 - Chair Harrison
Vice Chair Rheaume
Commissioner Olevson

No: 1 - Commissioner Howe

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

6. [17-0716](#) Adopt ordinance amending Chapter 9.86 the Sunnyvale Municipal Code and amending various sections of Title 19 to update the existing prohibition against commercial marijuana activity in the City to expressly include non-medical marijuana, to reasonably regulate indoor personal cultivation of marijuana consistent with state law, and to prohibit outdoor personal cultivation of marijuana. Exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) and 15305.

Deputy Chief Carl Rushmeyer presented the staff report.

Commissioner Howe asked staff if marijuana could be grown inside an Eichler atrium without a roof. Planning Officer Miner advised that this item before the Planning Commission pertains only to the commercial distribution and personal cultivation as outlined in Title 19 of SMC. Deputy Chief Rushmeyer provided details about the requirements and the rationale for the ban. Commissioner Howe confirmed with Deputy Chief Rushmeyer that a locked atrium would meet the growing requirements.

Chair Rheaume opened the Public Hearing.

Chair Rheaume closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Olevson seconded the

motion for Alternative 1 – Find that the activity is exempt from environmental review pursuant to CEQA Guideline sections 15061 (b)(3) and 15305, and recommend that the City Council adopt an ordinance amending various sections of Title 19 to update the existing prohibition against commercial marijuana activity in the City to expressly include non-medical marijuana.

FRIENDLY AMENDMENT: Commissioner Olevson requested a clerical correction on page ten of the staff report from “licenses” to “licensees”. Commissioner Howe accepted the friendly amendment.

Commissioner Howe thanked staff for the report.

Commissioner Olevson commented that approval of this item will conform City law to State law.

The motion carried by the following vote:

Yes: 4 - Chair Harrison
Vice Chair Rheume
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 3 - Commissioner Howard
Commissioner Simons
Commissioner Weiss

Planning Officer Miner advised that this item goes to the City Council on September 26th, 2017.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Chair Rheume opened the Public Hearing.

Chair Rheume closed the Public Hearing.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Planning Officer Miner stated that the Fortinet General Plan Amendment Initiation (GPI) was continued to the City Council meeting of August 22, 2017 due to the length of the August 15th, 2017 City Council meeting. Planning Officer Miner advised that City Council did approve the Fortinet study per the Planning Commission and staff recommendations. Planning Officer Miner reiterated that the Downtown Specific Plan GPI's were also approved with recommendations and that staff will send that information to the Planning Commission.

ADJOURNMENT

Chair Rheaume adjourned the meeting at 8:44 PM.



City of Sunnyvale

Agenda Item 2

17-0865

Agenda Date: 9/11/2017

REPORT TO PLANNING COMMISSION

SUBJECT

Study of Accessory Dwelling Unit Development Standards: Forward a Recommendation to the City Council to Adopt an Ordinance Amending Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units), Adopt a Resolution Amending the Master Fee Schedule to Impose Transportation Impact Fees for Accessory Dwelling Units, and Find that these Actions are Exempt from CEQA.
Project Planner: Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

REPORT IN BRIEF

An Accessory Dwelling Unit (ADU), also known as a granny unit or second unit, is a small dwelling unit accessory to a single-family home and has been a development option on certain single-family home properties in Sunnyvale since the early 1980s. The regulations have been revised three times since they were first adopted. The City committed to examine the ADU regulations again, as an action in the adopted 2015 Housing Element of the General Plan. In 2016, state legislation was enacted that required cities to update the local ADU regulations, which Sunnyvale completed in December 2016 noting that further study, as specified in the Housing Element, would be completed in 2017.

As described in the Housing Element, the goals of the study are to: consider whether revisions to the current ADU codes are warranted to facilitate ADU development; evaluate the capacity for ADUs under current codes and property conditions in relevant zones; and identify possible code changes that could facilitate creation of ADUs in appropriate locations.

Staff has analyzed lot sizes of properties zoned for single-family houses, researched what other cities are allowing and requiring for ADUs, and conducted community outreach on the topic. Staff recommends reducing the minimum lot sizes to construct an ADU for the R-1 and R-0 zoning districts properties from 8,500 square feet (both zoning districts) to 8,000 square feet (R-1) and 7,000 square feet (R-0) and that ADUs be subject to the current multi-family rate for Transportation Impact Fees (TIF). Staff also recommends minor modifications to the accessory dwelling unit standards, including adjustment to the provision that the entry door of the ADU not be visible from public streets. Staff recommends that all other standards remain the same.

The City Council consideration is scheduled for October 17, 2017.

BACKGROUND

An Accessory Dwelling Unit (ADU), also known as a granny unit or second unit, is a small dwelling unit accessory to a single-family home. ADUs are typically studios or one-bedroom units, with a kitchen, bathroom, and bedroom or sleeping area. ADUs may be attached to or detached from the primary home. Detached means that they are not physically connected to the main home at any point. This study of ADUs was planned in response to concerns expressed during outreach meetings on the 2015 Housing Element update that current ADU standards were too restrictive. The 2015

minimum lot size of 9,000 square feet was noted as a constraint. The Housing Element implementation plan included Program 15, Study of ADU Development Standards, with a planned completion date of 2017. The goals of the study were to: consider whether revisions to the current ADU codes are warranted to facilitate ADU development; evaluate the capacity for ADUs under current codes and property conditions in relevant zones; and identify possible code changes that could facilitate creation of ADUs in appropriate locations.

History of ADU Policies in Sunnyvale

The first ADU regulations were codified in the City's zoning code in 1983 in response to State laws requiring local jurisdictions to allow ADUs unless strict findings are made that ADUs have an adverse impact on the community. The first ordinance allowed limited development of ADUs: detached ADUs were not allowed; the minimum lot size was 12,000 square feet; they were only allowed in single family zones (R-1 and R-0); and two covered parking spaces were required. In 1990 the ADU codes were revised to increase ADU opportunities. Minimum lot size in single family zones was reduced to 9,000 square feet; and ADUs were allowed in two additional zones (Medium-Low Density Residential or "R-2" and residential blocks of the Downtown Specific Plan), both with a minimum lot size of 5,000 square feet. Detached ADUs were allowed with a use permit, and the parking requirement was reduced to one uncovered parking space.

Two State laws (Senate Bill 1069 and Assembly Bill 2299) were enacted in late 2016 to further streamline ADU permitting by local governments. These bills clarified that local governments shall consider ADUs to be consistent with single-family residential zoning and density standards and required local jurisdictions to update their codes to be consistent with State requirements by January 1, 2017, otherwise the new State standards would prevail. On December 6, 2016, the City Council adopted an ordinance to comply with these State laws. Sunnyvale was the first city in the State to submit its ordinance to the State Department of Housing and Community Development (HCD), as required by the new laws. The most significant changes made by the 2016 ordinance included:

- Parking: ADUs were exempted from local parking requirements, and more flexibility was provided for creating replacement parking spaces in cases where an existing garage, carport, or covered parking structure is converted to an ADU.
- Converting part of an existing home into an ADU ("Conversion ADUs"): No minimum lot size is required when a portion of an existing home, including garage, is converted to an ADU. To qualify as a Conversion ADU, the project must include only minimal construction work, mainly related to egress and fire safety, and the existing space to be converted must have been built with permits. If additional square footage must be added to the home's footprint or height to create the ADU, it must comply with all the standards for a new ADU.
- Minimum Lot Size: The minimum lot size in R-0 and R-1 zoning districts (the most prominent single-family residential zones) was reduced from 9,000 to 8,500 square feet.

Some objectives of the Housing Element implementation were addressed by these code changes; however, Council directed staff to complete the study as planned, to consider whether additional changes are warranted, particularly regarding any further reduction to minimum lot size. A summary of the current ADU codes is provided in Attachment 2.

EXISTING POLICY

Sunnyvale General Plan, Housing Element:

GOAL HE-D - Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.

Policy D.7 Take advantage of existing infrastructure and public improvements to provide additional housing by allowing accessory living units within residential neighborhoods.

GOAL HE-C- Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.

Policy C.1 Monitor and revise when appropriate all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply.

Sunnyvale Municipal Code Section 19.68.040: Accessory Dwelling Units

Existing zoning codes for ADUs were updated in 2016 to comply with new State laws. See Attachment 2 for summary.

ENVIRONMENTAL REVIEW

The amendments to Sunnyvale Municipal Code Section 19.68.040 are statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17, which provides that the California Environmental Quality Act (CEQA) does not apply to the adoption of an ordinance under Government Code Section 65852.2 regulating accessory dwelling units. In addition, the amendments to the Master Fee Schedule do not require environmental review pursuant to CEQA Guidelines Section 15378(b)(4), which provides that a "project" within the meaning of CEQA does not include the creation of funding mechanisms and other fiscal activities that do not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment.

DISCUSSION

Many policy makers and advocates assert that ADUs are a good way to add housing in existing neighborhoods with minimal impacts on existing residents. Many also assert that ADUs typically tend to be more affordable to rent than standard single-family homes or apartments, and that they are usually developed without public subsidies. ADUs can allow homeowners to house an elderly parent or other extended family on site with more privacy than if they were to share the main home. Alternatively, the homeowner can rent out the ADU if desired, to earn rental income which can help in their retirement, or with home maintenance expenses or other financial needs.

Study Methods

To better understand existing property conditions and other issues related to ADUs, staff conducted the following research:

1. Reviewed current ADU policies and gathered data on ADUs approved to date.
2. Conducted spatial analysis of existing single family lots in zones where ADUs are allowed, and their proximity to major transit routes, using the City's geographic information system (GIS).
3. Reviewed ADU policies of other cities in Santa Clara County, such as minimum lot size and owner-occupancy requirements.
4. Gathered community input on ADU policies through public outreach meetings held on June 13, a Planning Commission study session held on July 10, and a survey on Open City Hall.

ADUs Approved to Date

Between 1996 and 2016, the City issued Planning permits for 111 ADUs, while 83 received Building permits. Of the remaining 28 ADUs that received Planning permits, 10 are still active, pending final

inspection, 5 were issued building permits that have expired without final inspection, and 13 never applied for the building permit. Staff was not able to easily identify any ADUs that may have been permitted before 1996, as dwelling unit recordkeeping was not as detailed prior to that time.

Results of Spatial Analysis

Staff analyzed the size of existing single family lots in R-0 and R-1 zones to see how many of them could add an ADU if the minimum lot size was less than 8,500 square feet (see Attachment 3 for detailed analysis). There are currently 19,266 lots within R-0 and R-1 zones with a single-family home and no other uses on them. Fifteen percent of these lots are 8,500 or larger, meeting the current standard for ADUs. Within each zone, 44% of R-1 lots and 7% of R-0 lots meet the current minimum lot size. Staff analyzed how many more lots could add an ADU if the minimum lot size was further reduced, in 500 square foot increments.

Table 1. Summary of Lot Size Analysis

	R-1		R-0		Total R-1 + R-0	
	# Lots	% of R-1	# Lots	% of R-0	# Lots R-1 + R-0	% R-1 + R-0
Current Minimum Lot Size • 8,500 s.f.	1,958	44%	1,005	7%	2,963	15%
Recommended Minimum • R-1: 8,000 s.f. • R-0: 7,000 s.f.	3,247	72%	2,964	20%	6,211	32%
Total Lots in Zone	4,499	100%	14,767	100%	19,266	100%

Those findings, summarized above, show that if the minimum lot size were reduced to 8,000 square feet in R-1 and 7,000 square feet in the R-0 zone, 32% of the total single family lots in these zones could potentially add an ADU. This would essentially double the percentage of lots that would meet the ADU minimum lot size, while not overwhelming existing single-family neighborhoods by allowing ADUs on every lot. Under that scenario, 72% of R-1 lots and 20% of R-0 lots, which are much smaller on average, could potentially add an ADU, although based on past permit records, not all property owners that can will add one. This incremental change would provide additional opportunities for ADUs, with limits to address concerns about smaller lot neighborhoods.

Two additional zones, R-2 and DSP residential blocks, allow ADUs with a minimum lot size of 5,000 square feet. Staff is not recommending any further reduction in lot size for these zones because it would be difficult to meet other development standards, such as setbacks and FAR, on lots smaller than that. In addition, per the most recent changes to State law, Conversion ADUs are allowed on lots of any size.

Proximity to Transit

Staff analyzed single-family lots in all four zones noted above to see how many properties are near high-quality transit corridors, defined in State law as corridors with fixed-route bus or rail service with headways of 15 minutes or less during peak commute hours. Two bus routes along El Camino Real (22 and 522) and one light rail line (902) meet the definition for high-quality transit. According to VTA, two planned routes (20 and 523) will begin service in late 2017; one route is north-south along Mathilda Avenue and Sunnyvale-Saratoga Road and the other route is east-west along Arques to

Downtown Sunnyvale. Maps provided in Attachment 5 show the single-family lots located within a quarter-mile and half-mile of those routes. Approximately 20% of the lots in the zones studied are within a quarter-mile, and 52% are within a half-mile of high quality transit corridors. Lowering the minimum lot size for properties near high-quality transit would result in more eligible ADU sites. Proximity (“as the crow flies” distances) does not always translate into convenient access due to long blocks and circuitous street patterns in Sunnyvale. Smaller distances such as 500 or 1,000 feet could be explored; however, this approach would not result in very many additional eligible properties and is more challenging to implement.

Owner-Occupancy Requirement

The City currently requires properties to be owner-occupied to obtain an ADU permit. The owner must record a deed restriction that requires either the main home or the ADU to be owner-occupied for a term of 20 years. The owner may rent out one of the units, but must live in the other. The 2016 State legislation allows cities to require owner-occupancy and/or prohibit use of the ADU as a short-term rental (for stays of 30 or fewer days). If such requirements are imposed, the law states that a deed restriction should be recorded against the property to provide “constructive notice” to future owners, lenders, or others with an interest in the property. The rationale for requiring owner-occupancy is to address concerns of neighbors that believe that rental properties without an owner on site are not managed as well as those that are owner-occupied.

The owner-occupancy issue has been a point of community dialog during this study effort with several meeting attendees and many survey respondents expressing opposition and/or confusion about it. Some residents thought that it could prevent the original homeowner from moving out or selling the property during the 20-year term, or that it could impair its resale value. Other residents noted that the restriction may not be effective or enforceable. On the other hand, community members have expressed support for the occupancy requirement, including some who think the term should be longer or permanent. Staff has not seen any evidence of impacts on home values due to this requirement. It is more likely that the presence of an ADU would add more value to the property than would be lost due to any concerns about the deed restriction. There is also no evidence that the values of adjacent or near-by property are negatively affected.

The purpose of recording the deed restriction requiring owner-occupancy is to ensure prospective buyers, lenders, and others are informed of the owner-occupancy requirement. The recently passed State law on ADUs also states that if cities are going to require owner-occupancy as a condition of approval, they shall require a deed restriction to be recorded against title to the home, to provide constructive notice. The home owner may move from the property during the 20-year term and retain ownership, but they would not be able to rent out both units (separately) after that point.

If any party on title lives in one of the units, it could count as an owner-occupant and the other unit could be rented out. If the owner sells the property during the 20-year term, the new property owner would be subject to the owner-occupancy requirement for the remainder of the term; alternatively, both units could be rented to the same tenant. If a property owner decides to not live in either unit during the 20-year deed restriction period, the owner could rent/lease the entire property to a single household. If the property owner wants to remove the deed restriction, they would have to remove the ADU kitchen. An ADU does not have to be demolished, nor is the original homeowner bound to remain at the property for 20 years.

ADU Policies in Other Cities

In researching other cities’ ADU policies, staff focused primarily on minimum lot size and owner-

occupancy requirements. Five cities in Santa Clara County have no minimum lot size requirement for ADUs, but apply Floor Area Ratio (FAR) and lot coverage standards to ADUs. In other cities, the minimum lot size varies from 5,000 square feet to one acre. It is challenging to compare minimum ADU lot sizes of the various cities due to the overall differences in lot size standards and local geography. Regarding owner-occupancy requirements, six other cities require the property to be owner-occupied. Of those, three cities (plus Sunnyvale) require a deed restriction to be recorded. Attachment 3 provides details on these aspects of ADU policy for each city within Santa Clara County.

Impact and Connection Fees

Impact fees are imposed on new development or new uses for a variety of purposes. Generally, these fees are required to address the impacts of new development and are used to provide new facilities or infrastructure. The fees associated with Sunnyvale are described below. Staff also reviewed the practice of other cities relative to impact fees and ADUs and concludes that, similar to Sunnyvale, there is no uniform policy regarding impact fees for ADUs.

California Government Code Section 65852.2 does not prohibit cities from imposing impact fees on ADUs. However, the fees must be proportionate to the actual impact of the ADU on City facilities and services. Furthermore, the law provides that ADUs cannot be considered “new residential uses” for purposes of calculating fees. The fees must reflect a reasonable estimate of the likely impact of ADUs on City facilities and services, which may be less than other types residential uses. State law also provides that fees must not be 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” (Government Code Section 65852.150). According to the Technical Guidance manual published by California Department of Housing and Community Development in December 2016, ADU fees for sewer, traffic, and other impacts should be “significantly less than a single family home”.

Housing Impact Fees

Sunnyvale Municipal Code Chapter 19.75 requires payment of a housing impact fee for net new nonresidential and residential development. The fees are required to mitigate the impact of developments on the need for housing for lower-income households in the city. Regarding residential development, the Master Fee Schedule lists housing impact fees for projects of four or more dwelling units; ADUs do not meet this threshold.

Park Dedication In-Lieu Fees

The zoning code has provisions for new rental development to dedicate land or pay a park dedication in-lieu fee. This park dedication requirements apply only to multi-family rental development (three or more attached units) which excludes duplex development and ADUs as these are not included in the definition of a multi-family development. Rental housing units that are designated as affordable housing are expressly exempt from this requirement.

Transportation Impact Fees (TIF)

Sunnyvale Municipal Code Chapter 3.50 requires payment of TIF by new development or a change of use that results in an increase in peak hour traffic. The Sunnyvale TIF fees are based on published peak hour trip data from the Institute of Transportation Engineers. The fee structure for TIF is based on broad categories of land use (e.g., retail covers all types of retail uses including department stores, restaurants and shoe stores) and the structure includes only single-family detached and multi-

family categories. There is a catch-all peak hour trip for uses not enumerated. Fees for residential development are charged for each new dwelling unit and no fee is required for remodeling or for an addition to an existing unit, which does not result in a new unit. ADUs have been considered new residential units and have been required to pay TIF since the TIF program was adopted in 2003. Staff has previously applied a multi-family TIF rate to ADUs, acknowledging that the amount of traffic of these smaller units, on average, is less than a single-family detached home and more similar to multi-family development. Under state law, the amount of the TIF must be proportionate to the transportation impacts ADUs will have, without assuming that the impact will be the same as other types of residential uses. City Council recently updated the TIF rates.

Staff research, which included discussion with several transportation consultants, reveals that there is no statistically valid information on the number of peak hour trips associated with an ADU; therefore, agencies rely on the most similar land use in order to determine the appropriate fees. Six of the 15 Santa Clara County cities require traffic/transportation impact fees for new residential development (only in limited Specific Plan areas in San Jose) and two cities are currently studying traffic impact fees. Since, in most cities, ADUs are relatively low in number, are typically geographically dispersed and are integrated with another land use, it would be challenging to determine trip generation rates specific to ADUs. Even if an ADU resident does not drive a vehicle, there are vehicle trips associated with services, deliveries and visitors. In Santa Clara County, there are three general approaches for setting the TIF for ADUs: 1) at the multi-family rate (approximately 60%-80% of the single-family rate in the cities surveyed), 2) at the senior housing rate (approximately 25% of the single-family detached rate in the cities surveyed), or 3) exempt ADUs from TIF. All three approaches are used by the six Santa Clara County cities that have TIF requirements for residential development.

Despite the lack of published data on the specific traffic impacts of ADUs, there is evidence to support a conclusion that occupants of ADUs have an impact on the City's streets and other traffic infrastructure similar to occupants of multi-family housing. The surveys that do exist have found a high rate of car ownership by ADU occupants. In 2013, the State of Oregon surveyed 860 owners of ADUs in Portland, Eugene, and Ashland, Oregon (Attachment 9). The survey found that 80% of ADUs were being occupied as someone's primary residence and 81% of ADU households owned one or more cars. The vehicle ownership rate in the Oregon survey may be lower than we would expect to find in California. Portland has an excellent mass transit system, and Eugene and Ashland are both college towns where a high number of renters are college students who may not own vehicles.

In 2011, the City of Sausalito surveyed 63 owners of ADUs (Attachment 10). Of these, 35 owners (56%) reported that the occupant of their ADU used a car as their primary mode of transportation, 4 (6%) used alternative means of transportation, and 19 owners (30%) did not respond to the question; so, based on only those who responded, 35 out of 39 (90%) of those ADU occupants owned a car.

For comparison, the 2012 California Household Transportation Survey (http://www.dot.ca.gov/hq/tpp/offices/omsp/statewide_travel_analysis/chts.html) found that 92% of households in California own one or more cars overall. Based on data published by the federal Department of Transportation, residents of rental housing are six times more likely to be a zero-vehicle household. As noted, even persons who do not own a vehicle generate vehicle trips due to deliveries, visitors, services, and use of taxis or other private transportation services (such as Uber or

Lyft). However, persons who own vehicles can be expected to generate a higher number of vehicle trips than those without a vehicle. Therefore, the available data supports a conclusion that ADU occupants have a high rate of vehicle ownership and do not in fact generate fewer vehicle trips than similar-sized rental households. Based on this information, staff believes it is appropriate to continue to impose a TIF on ADUs at the existing rate for multi-family housing, which is approximately 60% of the single-family rate. This reduction from a single-family home is a significant reduction and is consistent with the guidance provided by HCD in their 2016 Technical Guidance (i.e., “significantly less than a single-family home”).

However, if the City Council would like to eliminate or reduce the TIF for ADUs the Council could ask staff to return with an amendment the Sunnyvale Municipal Code Chapter 3.50 to exempt ADUs from the TIF or perhaps to adopt a TIF similar to TIFs imposed on senior housing (25% of the single-family detached home rate). Community members, who are promoting ADUs as an affordable infill housing option in the City, generally favor a “no TIF” approach.

Over the past 21 years there have been an average of five ADUs per year. Five ADUs per year, at the historical multi-family residential rate, would yield (in 2017 dollars) about \$193,000 over twenty years. If the new ADU standards result in an increased average of ten ADUs per year, the result would be about twice the TIF revenue or \$386,000 (on 2017 dollars), at the multi-family rate. If the fee were reduced to the senior rate, the revenue over 20 years would be about \$161,000 (in 2017 dollars).

The potential TIF revenue from ADUs would be about 0.31 percent of the total expected TIF of \$126 million (or 0.04 percent of the \$906 million worth of transportation improvements). The requirement for roughly proportionate TIF fees does not allow the City to increase the fees of other land uses to cover the difference (

https://www.rita.dot.gov/bts/sites/rita.dot.gov.bts/files/publications/highlights_of_the_2001_national_household_travel_survey/html/section_01.html); however, it could be argued that a lower or zero rate does not harm other participants in the program.

Utility Connection Fees

The state legislation that became effective on January 1, 2017 specifically precludes a city from requiring separate utility connections (e.g., water, sewer) for an ADU (although owner can voluntarily request a separate connection which would require connection fees). It further prohibits a city from increasing the utility charges for existing area converted to an ADU. New construction, whether an ADU or other addition to the site, may have fees associated with the upgraded services.

School Impact Fees

The public school districts that serve Sunnyvale residents collect fees on new residential construction. An addition to a house would be required to pay the fee, if the addition is over 500 square feet (whether or not it is an ADU). ADUs would be subject to the fees if it is new construction over 500 square feet but would be exempt if the ADU is a conversion of existing floor area, or less than 500 square feet. The City of Sunnyvale has no authority over these fees.

Impact Fee Summary

The following table summarizes the impact fee requirement for ADUs in Sunnyvale

Table 2. Summary of Sunnyvale Impact Fee Requirements for ADUs

IMPACT FEE	No Fee for ADU	Fee for ADU	Upgrade Fee
Housing	X		
Park Dedication	X		
Transportation		X	
Utility	X		X
Schools			X

Staff recommends continuation of the fees as currently structured, including using the multi-family TIF fee rate. Staff recommends that a TIF fee be expressly adopted for ADUs, by resolution amending the fee schedule.

OPTIONS

Minimum lot size

1. Reduce to 8,000 square feet for R-1 and 7,000 square feet for R-0 lots.
2. Reduce further, if the lot is within ½ mile of high-quality transit.
3. Consider other minimum lot sizes than those shown in Option 1.
4. Make no change.

Staff recommends option 1. because, as shown in Table 1 above, it would double the percentage of lots in R-1 and R-0 zones that could potentially add an ADU from 15% currently to 32% with the proposed minimum lot sizes, while still preventing very small lots from adding ADUs in slightly denser single-family neighborhoods.

Owner-occupancy requirement and deed restriction

5. Retain the current 20-year restriction.
6. Make it permanent.
7. Eliminate the requirement.

Staff recommends retaining the 20-year restriction because it has been in place for several decades, and staff has not received many complaints about it, either from ADU applicants or from neighbors of those properties with expired restrictions. Further, it balances the community feedback on the topic which ranged from no requirement to a permanent occupancy requirement.

Other policies related to ADU development

- **Transportation Impact Fees**
 8. Adopt a Resolution specifying the TIF fee for ADUs to be same as the multi-family rate.
 9. Adopt a Resolution specifying the TIF fee for ADUs to be same as the senior housing rate, or other specified rate.
 10. Adopt a Resolution specifying the TIF fee for ADUs to be zero and direct staff to return with an amendment to Chapter 3.50 of the Sunnyvale Municipal Code to expressly exempt ADUs from the payment of TIF.
- **Other Zoning Code Modifications**
 11. Modify the requirement that the entry door of ADU not face the public street.
 12. Clarify the ADU requirements in the zoning code.

Staff recommends maintaining the current multi-family TIF rate for ADUs. Staff also recommends modifications to the front door locations restrictions and clarification to the ADU provisions, as presented in the Draft Ordinance (Attachment 7).

Conclusion

Staff has completed the research objectives of the ADU study as described in the 2015 Housing Element Program 15. Public input received to date suggests concerns that the current ADU standards are too restrictive, particularly the minimum lot size; confusion or concerns about the owner-occupancy/deed restriction requirement; and concerns that ADUs could negatively impact single-family neighbors. Many are in favor of encouraging ADUs near transit and providing technical assistance to homeowners interested in adding ADUs. In addition to presenting the study findings and possible municipal code amendments to the Planning Commission, the findings and possible municipal code amendments will be considered by the Housing and Human Services Commission on September 20 and by City Council on October 17, 2017.

FISCAL IMPACT

The recommended actions are not anticipated to have any significant fiscal impacts. If the City Council decides to reduce or eliminate the TIF for ADUs, there would be a decrease in potential revenue; as discussed above, staff does not find the decrease to be significant compared to the entire revenue stream for the Transportation Strategic Program.

PUBLIC CONTACT

Outreach Efforts

Public input was gathered from two main sources: comments made at two outreach meetings in June, and responses to the online survey launched on June 12. A detailed summary of the survey responses received to date is provided in Attachment 5. Input from both sources has been relatively consistent so far, reflecting two main points of view on ADU regulations. The majority viewpoint (based on responses to date) is that the current ADU codes are too restrictive, preventing interested property owners from adding ADUs. The minority viewpoint reflects concerns about ADUs and fears of negative impacts to existing single-family neighborhoods, such as increased density and population, short-term rental of ADUs, traffic, noise, air pollution, and lower quality of life. Slightly more than half of the respondents were in favor of reducing the minimum lot size, and nearly a quarter were against reducing it. Many respondents (43%) were opposed to the owner-occupancy requirement, although 12% were in favor of keeping it with the 20-year term, and 20% would like it to be permanent.

Most of the survey respondents indicated that they are Sunnyvale single-family home owners residing in their home in Sunnyvale. The survey respondents and meeting attendees were self-selected, so input received so far may over-represent property owners interested in adding an ADU, compared to those with other viewpoints, who may not be as motivated to participate. Staff attempted to get input from a broad group including homeowners, renters, and others, by emailing outreach notices to neighborhood associations, housing stakeholders, and including an announcement in the City Manager's Blog. Additional input is anticipated at each of the hearings.

Public contact was also made by posting the Planning Commission agenda on the City's official notice bulletin board and on the City's website. Notice of the public hearing was posted at City Hall, at the Sunnyvale Library, and on the City's website. Information about the ADU Study and

opportunities for community engagement was published on City's website and in the City Manager's Blog, emailed to interested stakeholders and neighborhood associations, and shared on social media.

ALTERNATIVES

Recommend that the City Council:

Minimum lot size:

1. Introduce an ordinance to reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 7,000 square feet in the R-0 zone (Attachment 7).
2. Adopt an ordinance to reduce lot size further than Alternative 1, if the lot is within ½ mile of high-quality transit.
3. Consider other minimum lot sizes than those shown in Alternative 1.
4. Make no change to minimum lot size.

Owner-occupancy requirement and deed restriction:

5. Retain the current 20-year owner-occupancy requirement and deed restriction.
6. Lengthen or make permanent the owner-occupancy requirement and deed restriction.
7. Eliminate owner occupancy requirement for ADU sites.

Other policies related to ADU development:

8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF for ADUs to be same as the multi-family rate (Attachment 8).
9. Adopt a Resolution amending the Master Fee Schedule to establish the TIF for ADUs to be same as the senior housing rate, or other specific rate.
10. Adopt a Resolution amending the Master Fee Schedule to establish the TIF for ADUs to be zero and direct staff to return with an amendment to Chapter 3.50 of the Sunnyvale Municipal Code to expressly exempt ADUs from the payment of TIF.
11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7).
12. Clarify the ADU requirements in the zoning code (included in proposed ordinance, Attachment 7).

CEQA

13. Find that the amendments to Municipal Code Section 19.68.040 are exempt from CEQA pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15378(b)(4).
14. Find that amendments to the Master Fee Schedule are exempt from CEQA.

STAFF RECOMMENDATION

Staff recommends Alternatives 1, 5, 8, 11, 12, 13 and 14 as follows: 1. Reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 7,000 square feet in the R-0 zone; 5: Retain the 20-year owner-occupancy requirement and deed restriction; 8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF fee for ADUs as the same as the multi-family rate (Attachment 7 to this report); 11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7 of this report); 12. Clarify the ADU requirements in the zoning code (included in proposed ordinance, Attachment 7 of this report); 13. Find that the amendments to Sunnyvale Municipal Code Section 19.68.040 are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17

and CEQA Guidelines Section 15378(b)(4); and 14. Find that the amendments to the Master Fee Schedule are exempt from CEQA.

The recommended alternatives would allow more homeowners to add an ADU for extended family or a tenant. ADUs can help address local needs for housing at relatively affordable costs, and allow families to keep aging relatives out of expensive care facilities as long as possible. ADUs are an efficient use of land and infrastructure in existing lower density neighborhoods. When ADU standards are too restrictive, law-abiding homeowners will not pursue this option, while other property owners may build them illegally or without permits, which can lead to unsafe situations. The 20-year occupancy restriction has been implemented smoothly for several decades and has not generated many complaints. The TIF should be continued at a multi-family rate, which meets state legal requirements and establishes a fee significantly lower than fees for single family homes.

Prepared by: Shila Behzadiaria, Assistant Planner

Reviewed by: Suzanne Isé, Housing Officer

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director, Community Development Department

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. *Not Used* (Reserved for Report to Council)
2. Summary of Current ADU Codes
3. ADU Policies in Nearby Cities
4. Analysis of ADU Capacity and Transit Lines
5. Summary of Outreach Meetings and Survey Results
6. Summary of July 10, 2017 Planning Commission Study Session
7. Proposed Ordinance
8. Resolution amending the Master Fee Schedule to establish the Transportation Impact Fee for Accessory Dwelling Units
9. Accessory Dwelling Unit Survey - Portland, Eugene, and Ashland, Oregon
10. Accessory Dwelling Unit Survey - Sausalito

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Summary of Existing ADU Zoning Requirements

	Attached or Detached	Conversion of Existing Space
Permit Required	MPP	MPP
Allowed Zoning Districts	R-0, R-1, R-2, and Residential DSP Blocks	R-0 and R-1 only
Minimum Lot Size	8,500 sq.ft. for R-0 and R-1 5,000 sq.ft. for R-2 and DSP Residential Blocks	None
Unit Size	150 sq.ft. minimum 700 sq.ft. maximum	150 sq.ft. minimum No maximum
Parking	No additional parking required	If a garage is converted or demolished in conjunction with the construction of an accessory dwelling unit, those off-street parking spaces shall be replaced in any configuration

Setback Requirements for ADUs

Attached

Zoning	Front	Side	Combined	Rear
R-0	20'	4'	20% of lot width* or 10' min	20'
R-1	20'	6'	20% of lot width* or 15' min	20'

Detached

Front	Side	Rear
Prohibited	Zoning Setback	10'

ADU Policies in Nearby Cities

Minimum Lot Size to Add ADU Required by Cities in Santa Clara County

City	Min Lot Size (Sq. Ft.)	Notes
San Jose	5,445 – 5 acre	Varying by zoning district/Different unit size based on lot size
Los Gatos	5,000 – 30,000	Only conforming lots
Morgan Hill	6,000 – 5 acre	Varying by zoning district
Santa Clara	7,000	Proposing 6,000 Sq. Ft.
Monte Sereno	8,000	
Saratoga	9,000	Or 90% of the min. conforming lot size
Campbell	10,000	
Los Altos	10,000	
Los Altos Hills	1 acre	

Owner Occupancy in Other Cities in Santa Clara County

8 Cities do not require owner occupancy:

Cupertino, Gilroy, Los Gatos, Los Altos Hills, Morgan Hill, Mountain View, San Jose, Santa Clara

7 Cities require owner occupancy:

Campbell, Los Altos, Milpitas, Monte Sereno, Palo Alto, Saratoga, Sunnyvale

4 Cities require deed restriction:

Campbell, Los Altos, Palo Alto , Sunnyvale

Analysis of ADU Capacity and Proximity to Transit

Part 1: Analysis of ADU Capacity

Figure 1 shows all single-family lots in all zones (R-0, R-1, R-2, and DSP residential blocks) where ADUs are currently allowed. In this context, “single-family lots” means only those lots in these four zones which have an existing single-family home on them, and no other land uses/structures (i.e., commercial or mixed uses).

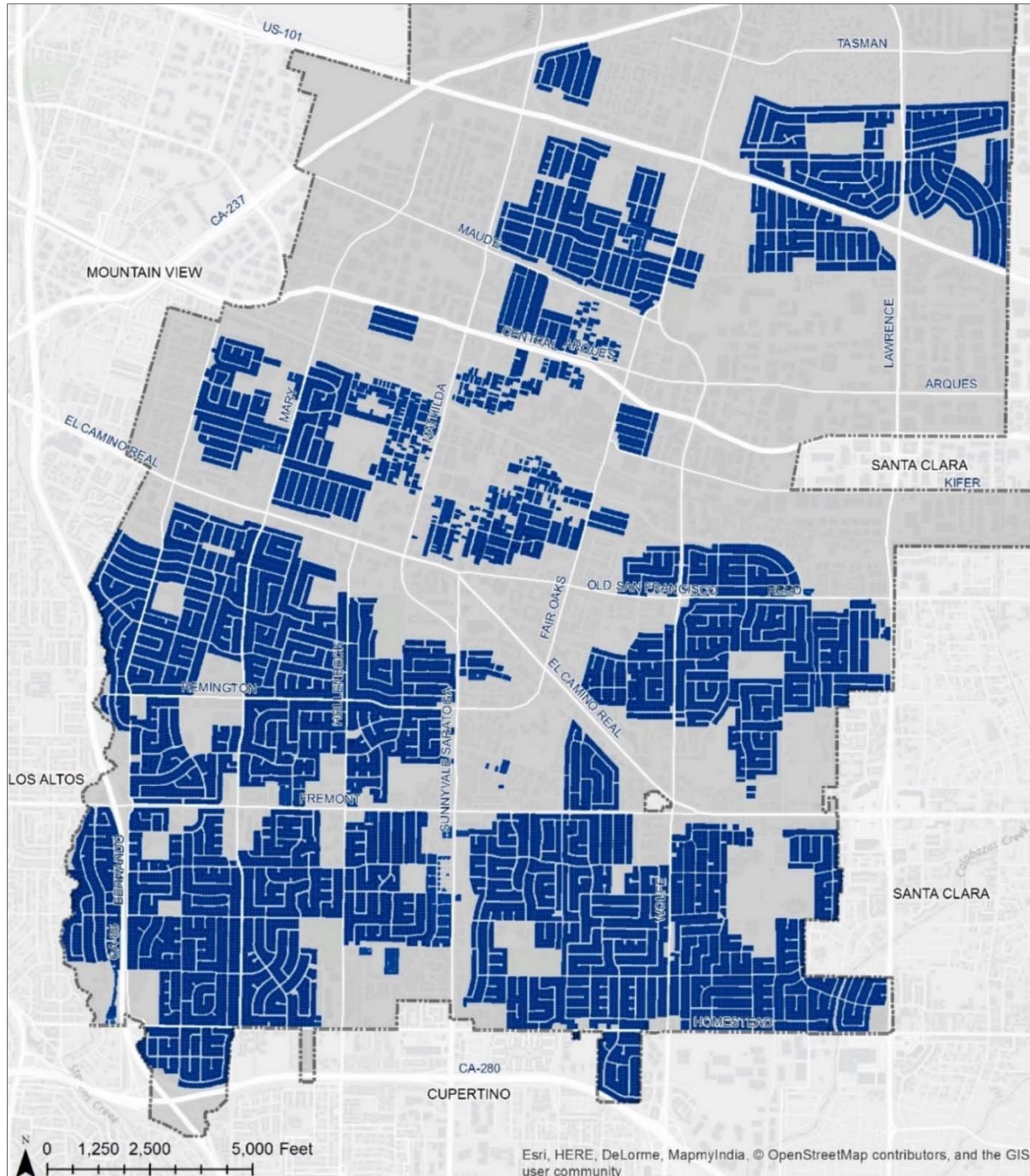


Figure 1. All single-family lots in R-0, R-1 and R-2 zones and residential blocks of DSP Area.

Analysis of ADU Capacity and Proximity to Transit

Figure 2 shows a subset of the lots shown in Figure 1: only those single-family lots that meet the minimum lot size currently required for an ADU (8,500 SF in R-1 and R-0, and 5,000 SF in R-2 and DSP-R). Only 17.6% of the lots shown on **Figure 1** meet the applicable minimum lot size for an ADU.

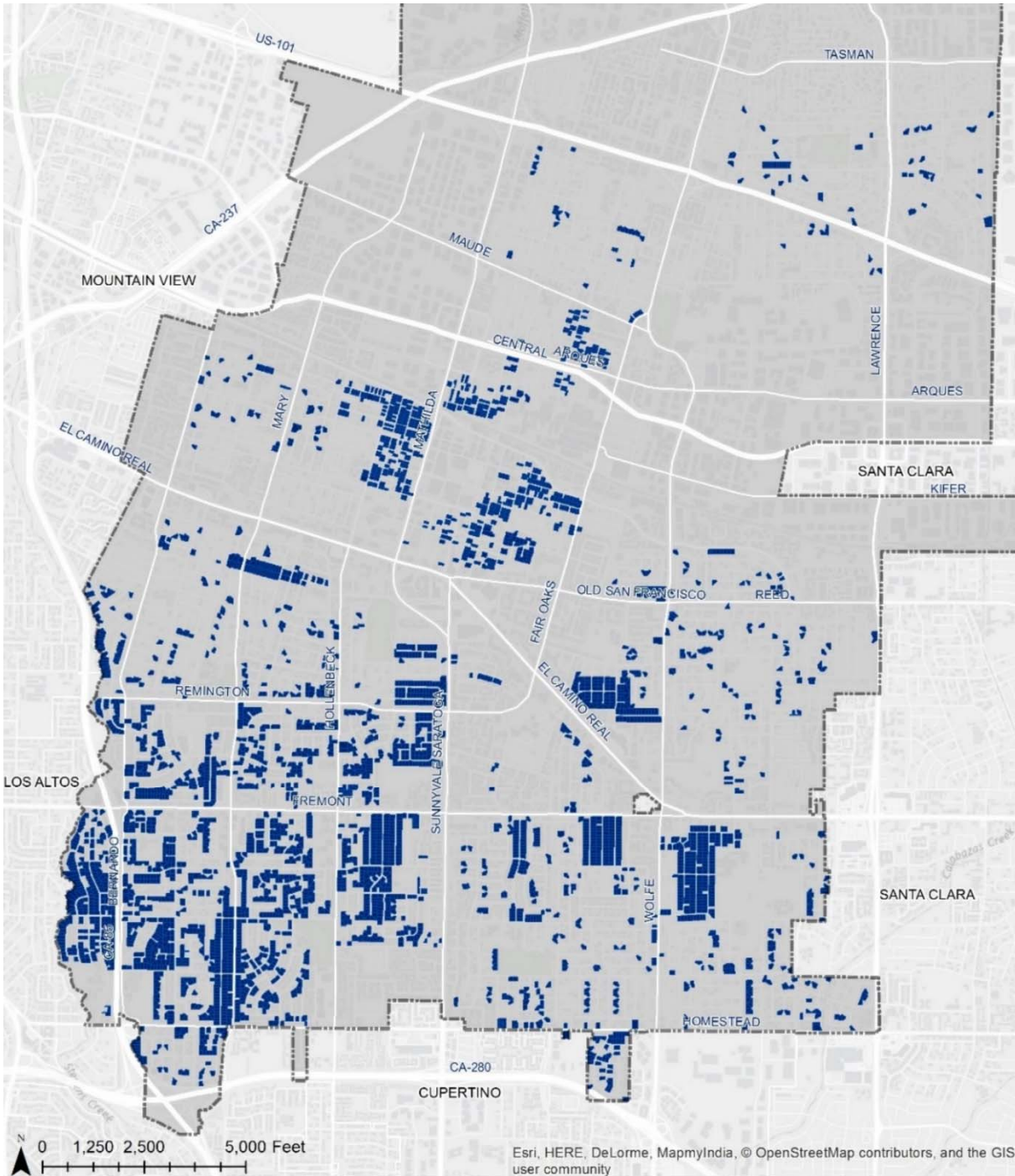


Figure 2. All single-family lots that meet the current minimum lot size for ADUs.

Analysis of ADU Capacity and Proximity to Transit

Lot Sizes in R-0 and R-1 Zoning District

Currently the minimum lot size for newly built ADUs is 8,500 SF in R-0 and R-1 zones. There are currently 19,266 single-family lots within these two zones. Slightly more than fifteen percent of them, or 2,963 lots, meet the current ADU minimum lot size. The average lot size in R-0 is 6,467 SF, and in R-1 it is 8,770 SF. Since the average lot size in the R-0 zone is much smaller than in R-1, staff studied the two zones separately. By zone, 44% of the R-1 lots and 7% of the R-0 lots currently meet the ADU minimum lot size (8,500 SF). Two-thirds of the 2,963 lots of at least 8,500 SF are zoned R-1. Nearly 30 percent of the total single-family lots, or nearly 5,800 lots, are legal non-conforming (i.e., less than 6,000 SF in R-0 or 8,000 SF in R-1), which is less than the minimum lot size required today for new single-family subdivisions. This is not necessarily relevant to the ADU issue, but provided for context.

Single-family Lots in R-1 Zone

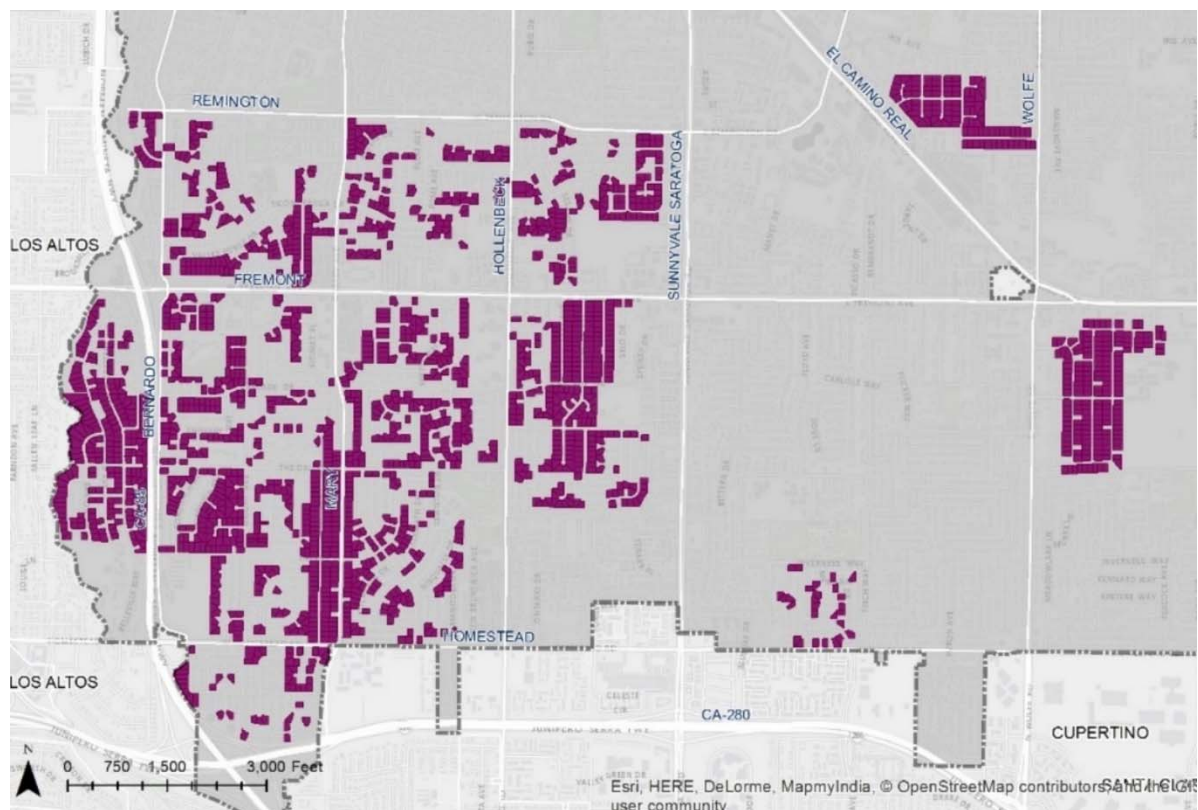


Figure 3. 44% of R-1 lots meet the current minimum lot size for ADUs (8,500 SF).

Analysis of ADU Capacity and Proximity to Transit

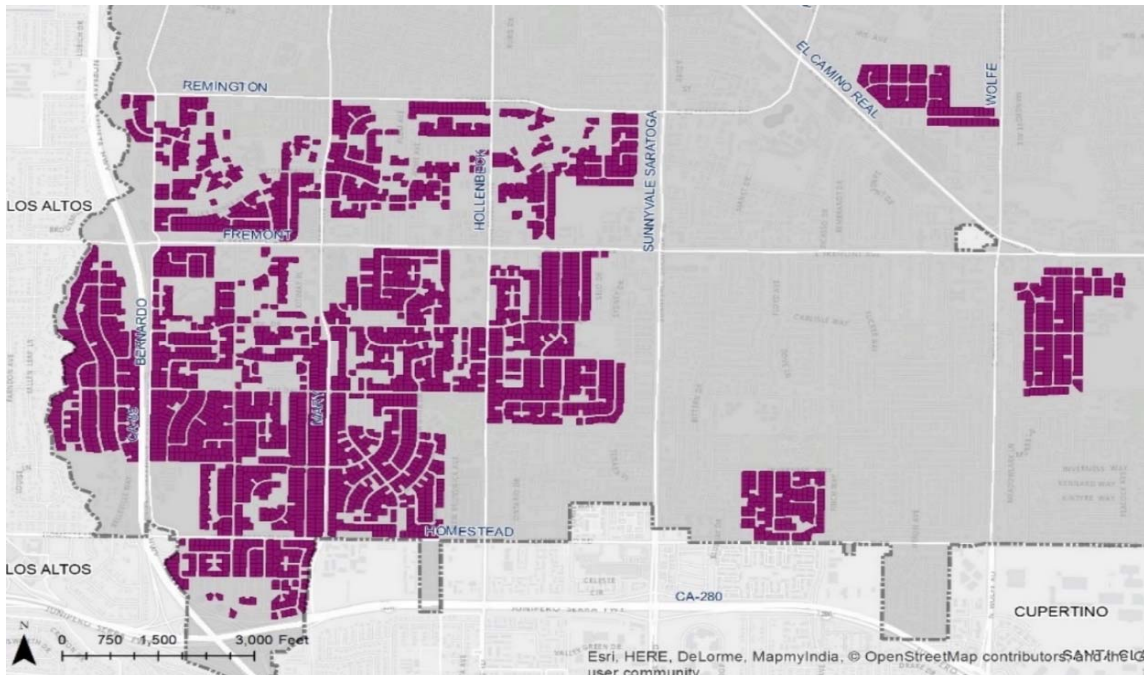


Figure 4. If minimum lot size in R-1 was 8,000 SF, 72% of R-1 lots could potentially add an ADU.

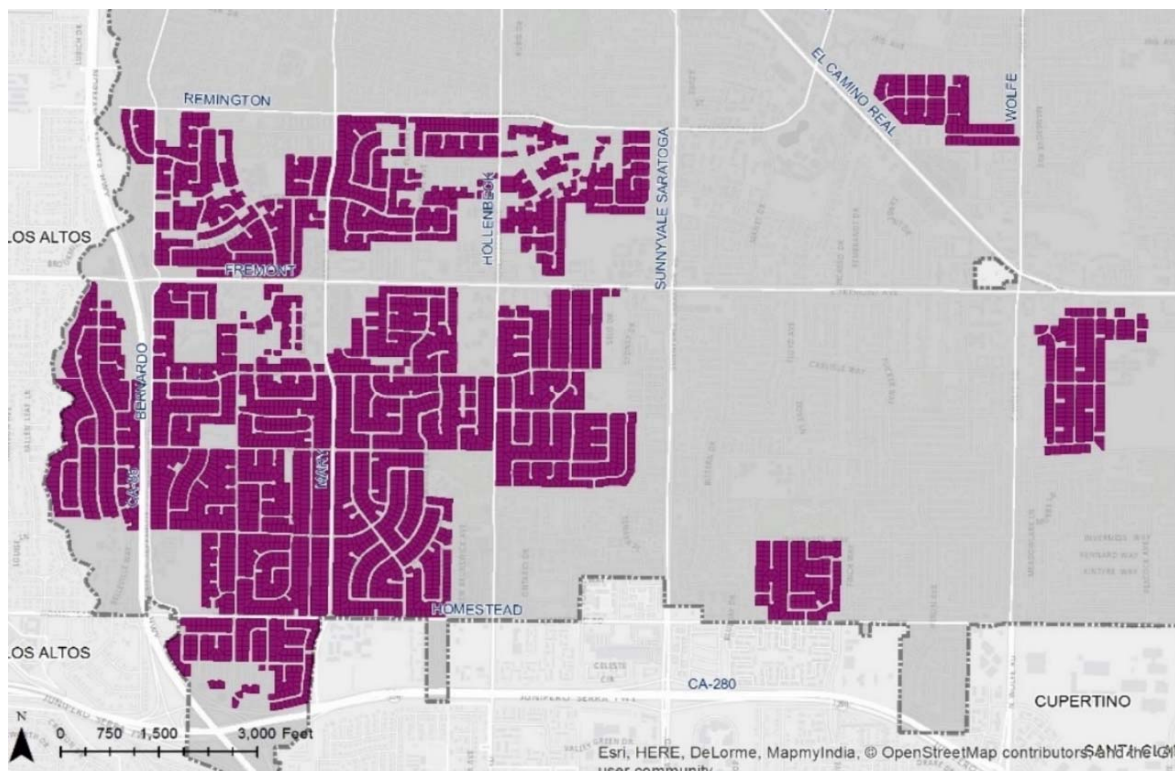


Figure 5. If minimum lot size in R-1 was 7,500 SF, 88% of lots could potentially add an ADU.

Analysis of ADU Capacity and Proximity to Transit

Table 1 below shows the number of R-0 and R-1 lots that would have potential to add an ADU if the lot size was reduced to various levels, shown in 500 SF increments.

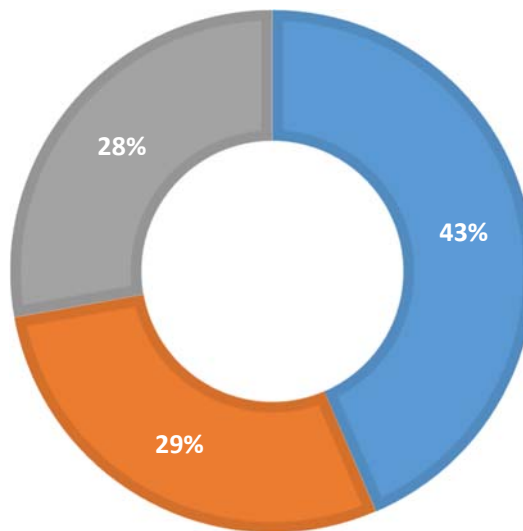
Table 1.

R-1	Minimum Lot Size for New Single Family Lot Subdivision	8,000 SF
	Average Size of Existing Single Family Lots	8,770 SF
	Minimum Lot Size Requirement for ADU	8,500 SF

Minimum Lot Size (SF)	No. of Lots (#)	Percent of Lots (%)	Cumulative (#)	Cumulative (%)
>=8,500	1,958	44%	1,958	44%
8,000-8,499	1,289	29%	3,247	72%
<8,000	1,252	28%	4,499	100%
Total	4,499	100%	4,499	100%

LOT SIZES IN R-1 ZONING DISTRICT (SQ FT)

■ >=8500 ■ 8000-8499 ■ <8000



Analysis of ADU Capacity and Proximity to Transit

Single-Family Lots in R-0 Zoning District

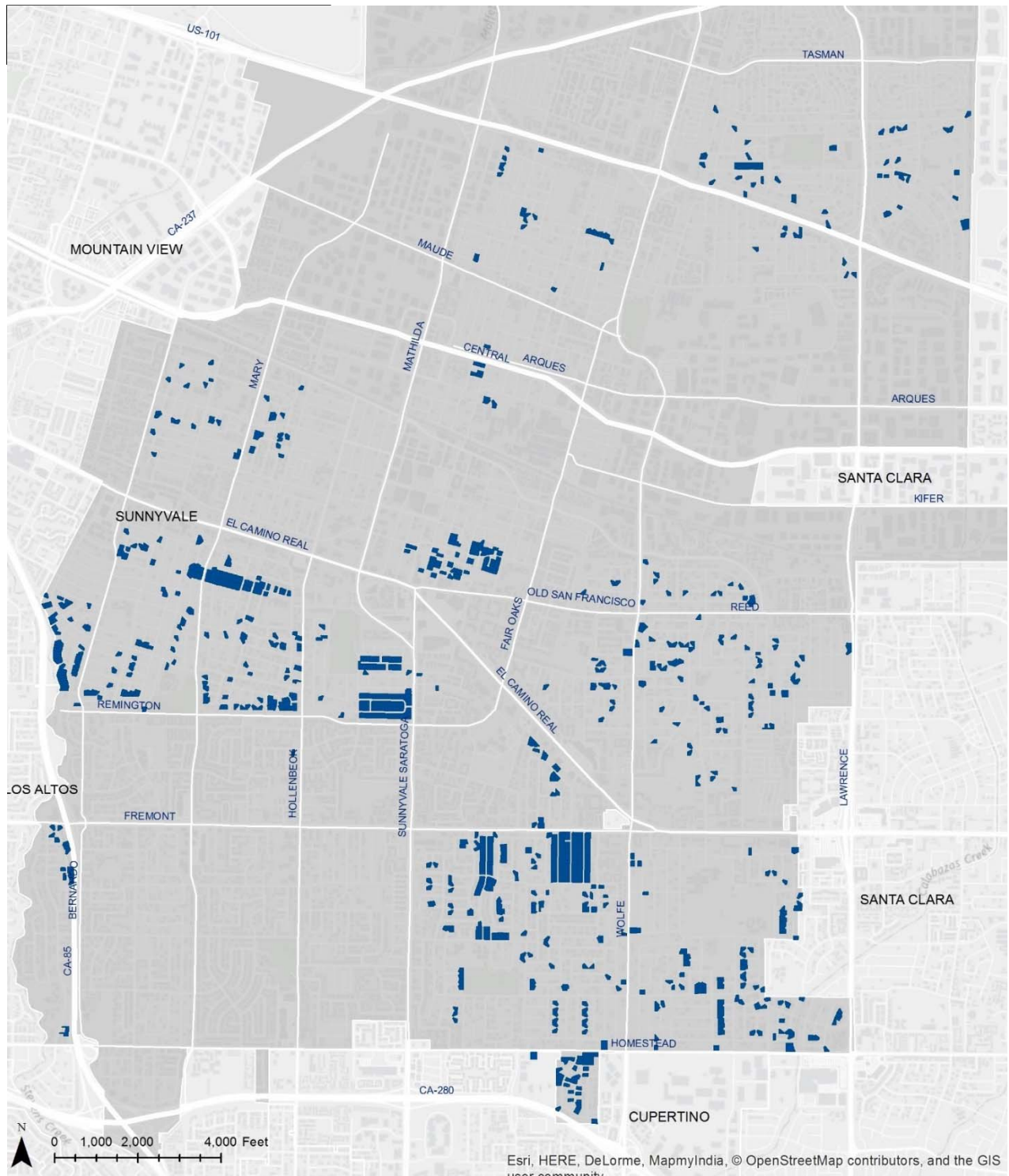


Figure 6. 7% of R-0 lots meet the current minimum lot size of 8,500 SF.

Analysis of ADU Capacity and Proximity to Transit

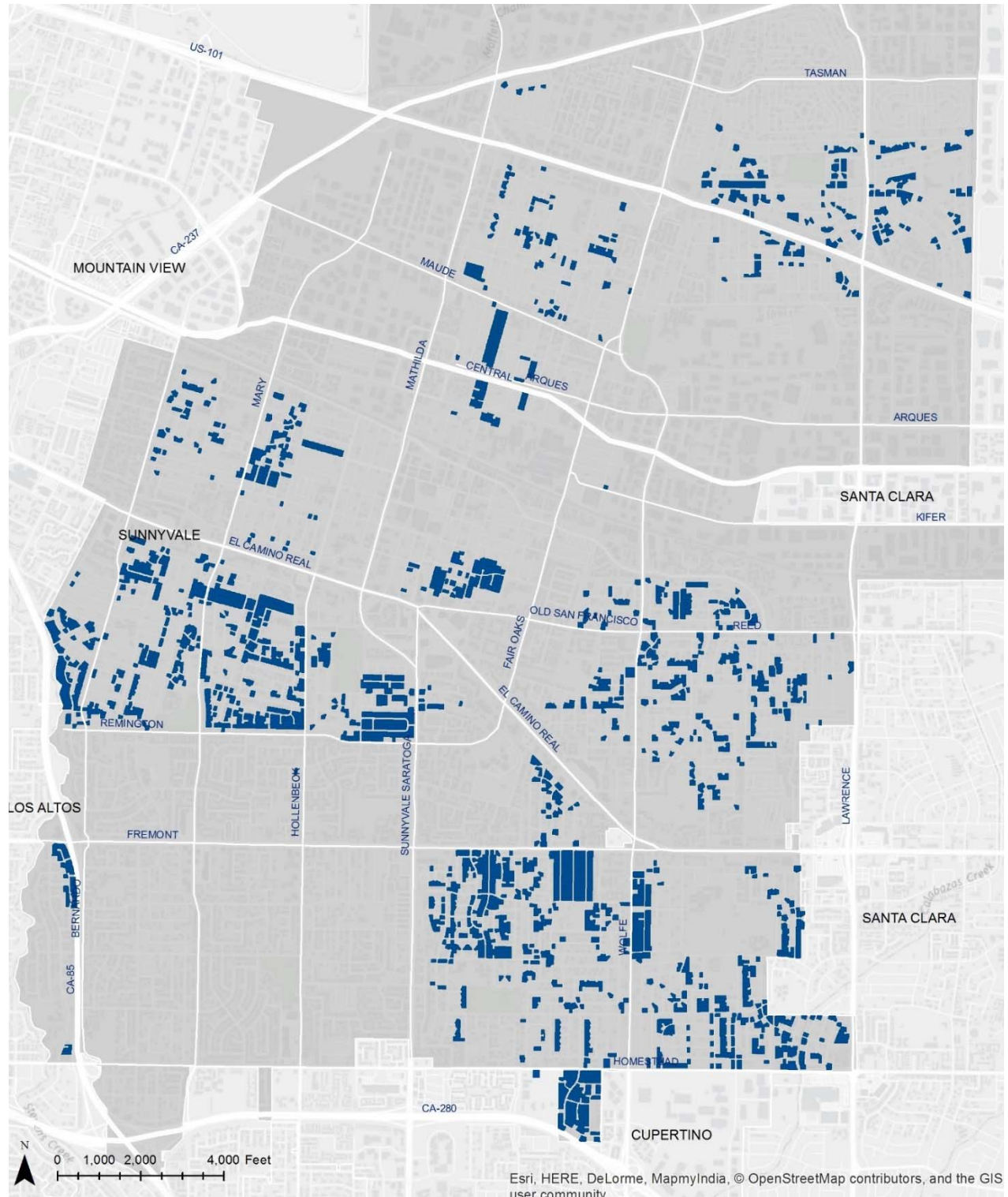


Figure 7. If minimum lot size was reduced to 7,000 SF, 20% of R-0 lots could potentially add an ADU.

Analysis of ADU Capacity and Proximity to Transit

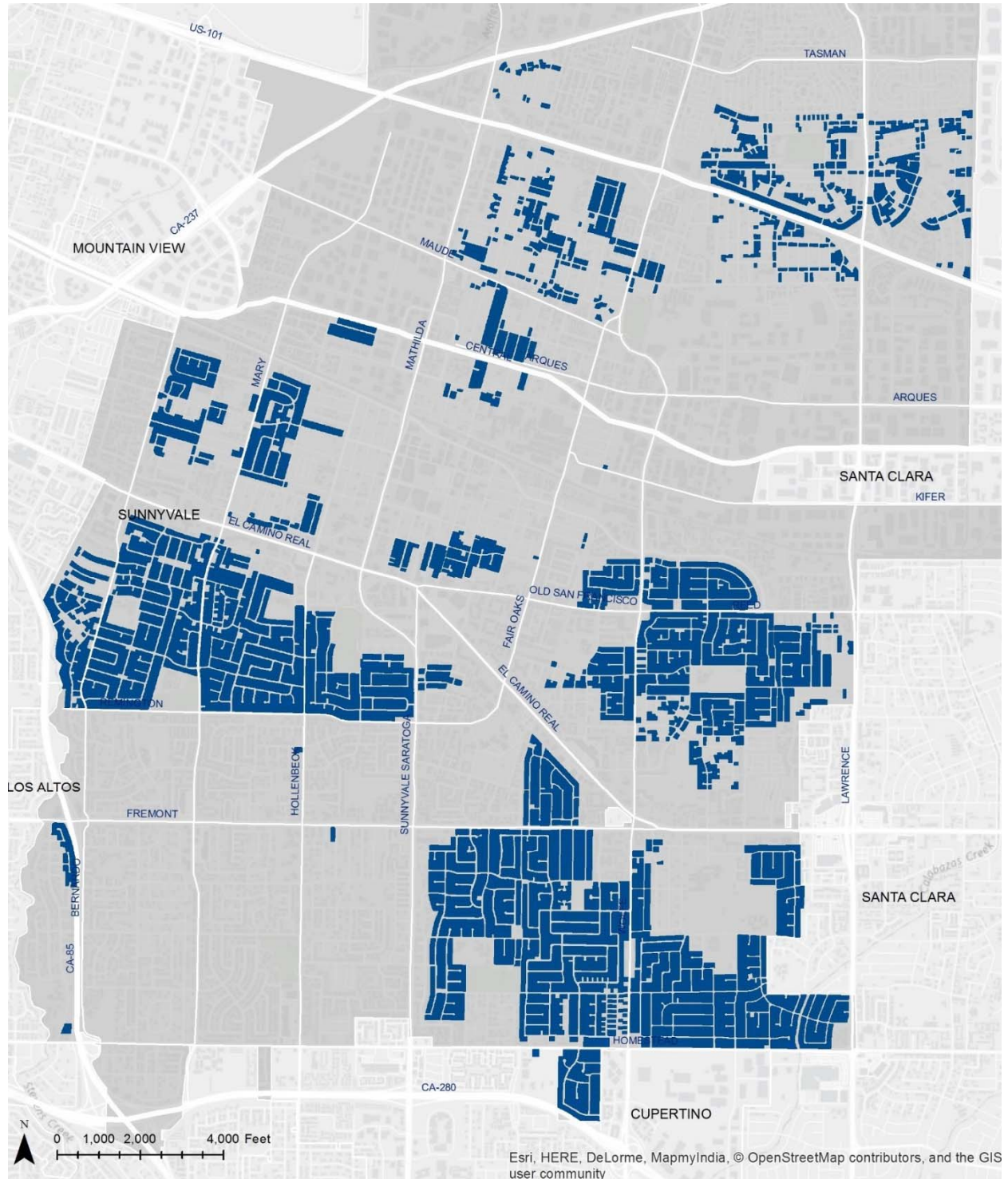


Figure 8. If minimum lot size were reduced to 6,000 SF, 69% of R-0 lots could potentially add an ADU.

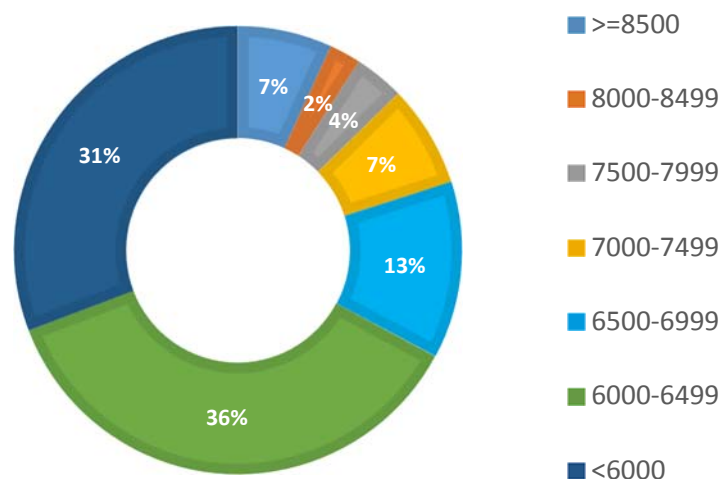
Analysis of ADU Capacity and Proximity to Transit

Table 2. The number of R-0 lots that could potentially add an ADU if minimum lot size was reduced, in 500 SF increments.

R-0	Minimum Lot Size for New Single Family Lot Subdivision	6,000 SF
	Average Size of Existing Single Family Lots	6,467 SF
	Minimum Lot Size Requirement for ADU	8,500 SF

Minimum Lot Size (SF)	No. of Lots (#)	Percent of Lots (%)	Cumulative (#)	Cumulative (%)
>=8,500	1,005	7%	1,005	7%
8,000-8,499	336	2%	1,341	9%
7,500-7,999	534	4%	1,875	13%
7,000-7,499	1,089	7%	2,964	20%
6,500-6,999	1,883	13%	4,847	33%
6,000-6,499	5,373	36%	10,220	69%
<6,000	4,547	31%	14,767	100%
Total	14,767	100%	14,767	100%

LOT SIZES IN R-0 ZONE (SF)



Analysis of ADU Capacity and Proximity to Transit

Part 2: Proximity to High Quality Transit

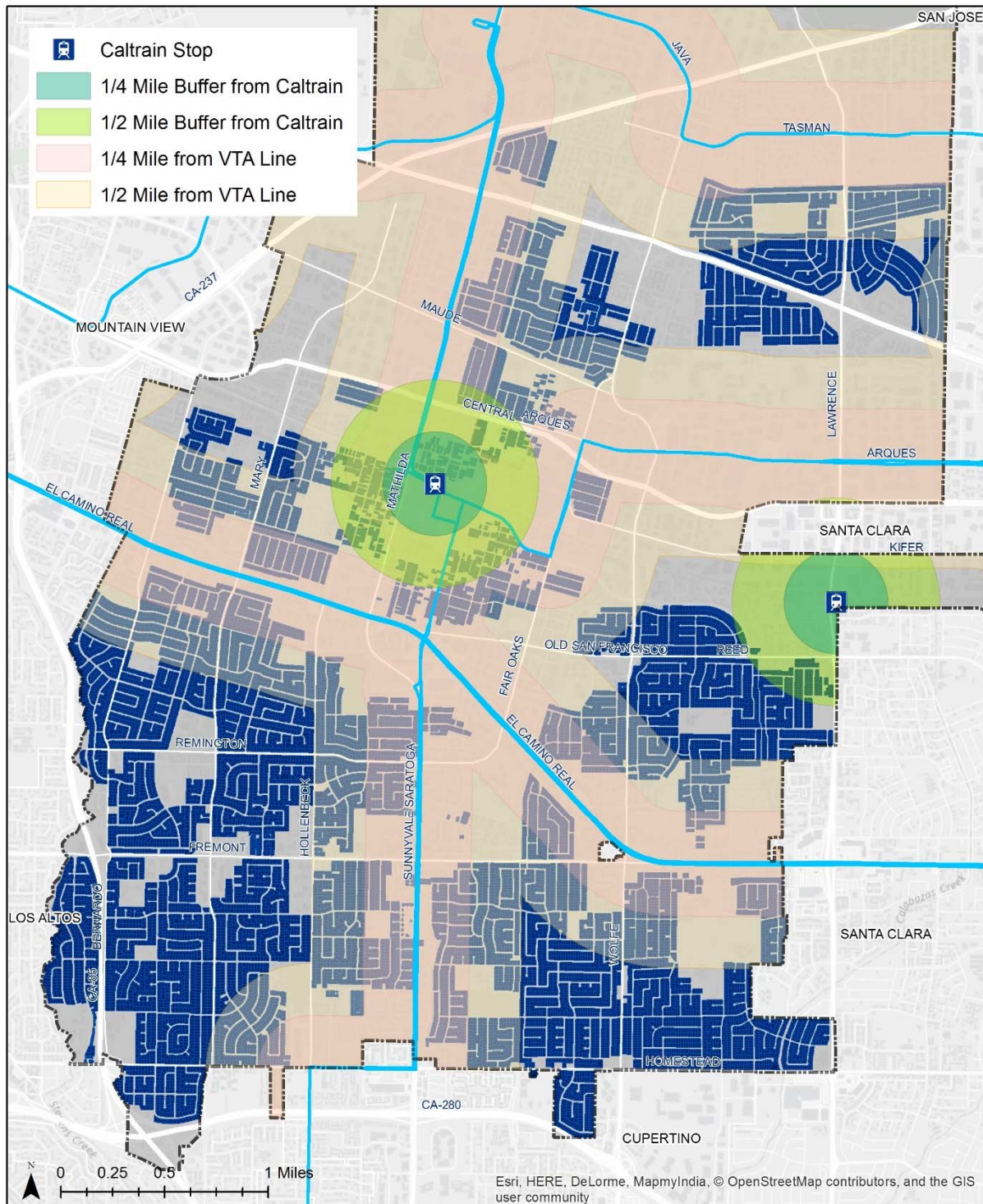


Figure 9. Single family lots (in R-0, R-1, R-2, and DSP-R zones) within ¼ mile and ½ mile of high-quality transit and Caltrain stations within the City.

Analysis of ADU Capacity and Proximity to Transit

A high-quality transit corridor is defined by the State as a corridor with fixed route bus or rail service with service headways of 15 minutes or less during peak commute hours. Currently two bus routes along El Camino Real (22 and 522) and one light rail line (902) meet that definition. The Santa Clara Valley Transportation Authority (VTA) plans to increase bus service along the north-south corridor in Sunnyvale in late 2017, coinciding with the start of BART service to Santa Clara County. At that time, two new routes (20 and 523) will begin service along Sunnyvale-Saratoga Road / Mathilda Avenue (20 and 523). The chart below shows the percentage of all single-family lots (in the four zones studied) near these high-quality transit routes, as shown on Figure 9. This analysis was done in responses to suggestions that perhaps a lower minimum lot size for ADUs could or should be applied to lots closer to high-quality transit. Staff presents the results of the spatial analysis below for information and discussion purposes.

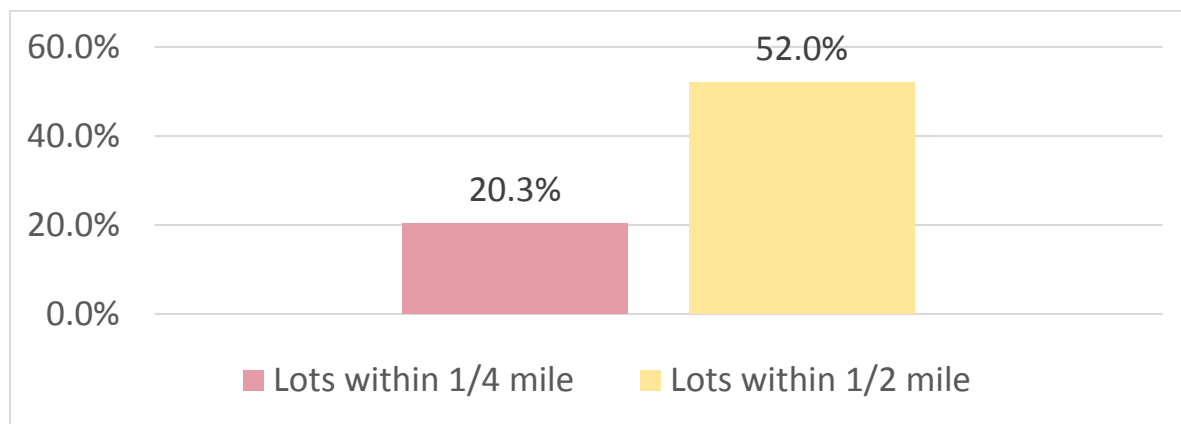


Table 3. Number of R-0 lots near current and planned high-quality transit corridors, by lot size, in 500 SF increments.

Number of R-0 Lots within 1/2 Mile of High Quality Transit Corridors			
Min. Lot Size (SF)	No. of Lots (#)	Cumulative (#)	Cumulative (%)
>=8,500	644	644	7%
8,000-8,499	184	828	9%
7,500-7,999	299	1,127	13%
7,000-7,499	699	1,826	21%
6,500-6,999	1,007	2,833	32%
6,000-6,499	2,562	5,395	62%
<6,000	3,370	8,768	100%
Total	8,768	8,768	100%

Analysis of ADU Capacity and Proximity to Transit

Number of R-0 Lots within 1/4 Mile of High Quality Transit Corridors			
Min. Lot Size (SF)	No. of Lots (#)	Cumulative (#)	Cumulative (%)
>=8,500	296	296	9%
8,000-8,499	59	355	11%
7,500-7,999	103	458	14%
7,000-7,499	219	677	21%
6,500-6,999	369	1,046	32%
6,000-6,499	771	1,817	56%
<6,000	1,448	3,265	100%
Total	3,265	3,265	100%

Outreach Meeting Highlights

Key themes from those who attended community outreach meetings identified what change they would like to see in ADU ordinance and offered ideas and solutions. The major themes raised during the meetings were consistent with the survey findings. Some participants expressed concern that the current ordinance is very restrictive for building an ADU. Minimum lot size and deed restriction were mentioned as the most significant constraints. Participant suggested that feasibility and the size of the ADU should be based on FAR and lot coverage, however, they agreed that ADUs should be smaller than the main house. Most participants favored ADUs on smaller lots near transit.

Public input at the outreach meetings and in the survey responses reflected significant support for making the code more flexible to allow more ADUs to be built. However, slightly less than 30% of the survey respondents expressed concerns about allowing more ADUs Impact on privacy and single-family neighborhoods and would result in increasing density and population, renting ADUs as short-term rentals, adding to traffic noise, and air pollution, and lowering the quality of life.

Citywide Online Survey







The online survey results reveal two distinct points of view on ADU regulations. One viewpoint is that the current ordinance is too restrictive and does not allow many interested property owners to build ADUs on their properties. The other viewpoint reflects serious concerns about any additional density and possible negative impacts to existing single-family neighborhoods.

A large majority (80%) of the survey respondents are Sunnyvale single-family home owners residing in their home in Sunnyvale, and of those, 65% would consider developing an ADU on their property. 53% of all the respondents are in favor of allowing ADUs on lots smaller than the current minimum lot size for single-family lots in R-0 and R-1 zoning district, and 25% are against lowering minimum lot size requirement. More than 65% think ADU regulations should be more flexible so more single-family homeowners could potentially add one to their properties and ADUs should be encouraged (through more flexible development standards) in areas near transit.




The survey also included a question about types of incentives the City should offer to encourage more ADUs. 69% responded that the City should help people navigating the permit and design processes. Slightly less than half of the respondents would like to reduce the parking requirement, allow ADUs closer to property line, and/or allow ADUs larger than 700 square feet with more than 1 bedroom.

Currently, the City requires a deed restriction to be recorded that requires either the main home or the ADU on the property to be owner-occupied for 20 years from the date of recordation. The owner can rent out one of the units, but must live in the other. More than 43% of the respondents do not think the owner should have to live on the property if they decide to rent out both units. However, 31% think that City should keep the deed restriction requirement. In fact, more than 20% of those prefer the restriction to be permanent.







1. Which of the following statements best describes you?

		%	Count
Sunnyvale single family home owner residing at my home in Sunnyvale		79.7%	153
Sunnyvale single family home owner renting out my home in Sunnyvale		1.0%	2
City of Sunnyvale Renter		7.3%	14
I do not own property/live in Sunnyvale		2.1%	4
Mobile home/condominium owner		7.3%	14
Other		2.6%	5





2. If you own a single-family residential property (not including mobile homes, condos or townhomes) in Sunnyvale, would you consider developing an ADU on your property?

		%	Count
Yes		55.0%	105
No		28.8%	55
N/A (I don't own a single-family property)		16.2%	31




3. Would you be in favor of allowing ADUs on lots smaller than the current minimum lot size for single-family lots in R0 and R1 zoning districts (8,500 square feet or greater)?

		%	Count
Yes		52.6%	101
No		24.5%	47
Depends on what the new minimum lot size would be		12.0%	23
Depends on how big the ADU would be		6.8%	13
No strong opinion on the topic		2.1%	4
Other		2.1%	4







4. Do you feel ADU regulations should be more flexible so more single-family homeowners could potentially add one to their property?

		%	Count
Yes		65.1%	125
No		22.4%	43
Maybe		11.5%	22
Other please comment below		1.0%	2






5. Do you think ADUs should be encouraged (through more flexible development standards) in areas near transit?

		%	Count
Yes		61.5%	118
No		22.9%	44
No Strong Opinion		15.6%	30

6. Do you think the City should offer the following types of incentives to encourage more ADUs?(check all that apply?)

		%	Count
Allow them closer to the property line		47.4%	91
Allow ADUs larger than 700 square feet and/or more than 1 bedroom		43.8%	84
Provide assistance to help people navigate the permitting and design process		68.8%	132
Reduced parking requirements		45.8%	88
Other		7.3%	14
I do not think the City should offer any incentives to encourage more ADUs		25.5%	49

7. Currently, the City requires a deed restriction to be recorded that requires either the main home or the ADU on the property to be owner-occupied for 20 years after the ADU is built. The owner can rent out one of the units, but must live in the other. Do you agree with this requirement?

		%	Count
Yes, 20 years is a good time frame		11.5%	22
Yes, but this requirement should be permanent		19.9%	38
No, I do not think the owner should have to live on the property if they decide to rent out both units		42.9%	82
No strong opinion		10.5%	20
Other		15.2%	29

Planning Commission Study Session Meeting Summary

The Planning Commission held a study session on July 10, 2017 in the West Conference Room at the City Hall. Staff provided background on the study of Accessory Dwelling Units (ADUs) and described several options staff has analyzed that could potentially allow more homeowners to add an ADU on their properties. Assistant Planner Shila Behzadiaria presented background and the findings of the ADU study, which included spatial analysis using the geographic information systems (GIS), a summary of other cities' ADU requirements, and input received during community outreach meetings and through an online survey.

Planning Commissioners provided the following comments/questions:

- Can existing duplexes in R-2 zone also add an ADU? *Staff response: No, lots in the R-2 zone can only add an ADU if there is currently no more than one dwelling unit (a single-family home) on the lot, for a maximum of two dwellings total.*
- Clarification: if an existing garage is converted into an ADU, the parking spaces eliminated from the garage need to be replaced.
- The owner-occupancy requirement and deed restriction is not an unreasonable requirement. It can protect the property from turning into a duplex rental situation with multiple cars, multiple tenants. Without a deed restriction, it would be very difficult to enforce the owner-occupancy requirement.
- The deed restriction does not negatively impact the property value, home with an ADU was just appraised, and the appraiser did not deduct anything from the property value because of the deed restriction, which is still in effect. This requirement is not intended to limit potential resale of the property, but to address community concerns and maintain primarily owner-occupied, single-family neighborhood character while allowing ADUs.
- The owner-occupancy requirement was adopted at the same time as the ADU ordinance because the City of Sunnyvale historically has made efforts to preserve homeownership and owner-occupancy as the majority tenancy type in the City.
- There is strong interest in having ADUs near transit. Higher density near transit is more desirable than adding more density to the existing single-family neighborhoods.
- The maximum size limit for newly built ADUs (attached or detached) is currently 700 square feet. There is no maximum size for ADUs created by converting existing built space within a home or accessory structure into an ADU.

Members of the public provided the following comments:

- There shouldn't be any minimum lot size for ADUs, especially near transit. Floor area ratio and lot coverage can be used to determine the feasibility of ADU instead of minimum lot size.
- Development of ADUs must be streamlined as much as possible since lack of available and affordable housing is causing a housing crisis in the City.
- The deed restriction requiring owner-occupancy is a liability to the property owner, reduces the value of the property. This prevents the owner of the property from selling it in the future. This requirement is based on community fears about rental properties based on emotion, not facts.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE TO AMEND SECTION 19.68.040
(ACCESSORY DWELLING UNITS) OF TITLE 19 (ZONING)
OF THE SUNNYVALE MUNICIPAL CODE.

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS
FOLLOWS:

SECTION 1. SECTION 19.68.040 AMENDED. Section 19.68.040 of Chapter 19.68 (Mobile, Accessory, and Single Room Occupancy Living Units) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.68.040. Accessory dwelling units.

(a) [Text unchanged]

(b) **Requirements applicable to all accessory dwelling units.** The following requirements apply to all accessory dwelling units:

(1) [Text unchanged]

(2) ~~Entrances and outside stairways serving accessory dwelling units shall not be constructed on any building elevation facing a public street. The entrance to the accessory dwelling unit and the entrance to the primary dwelling unit shall not be on the same wall plane facing the public street; however, if the entrance to the accessory dwelling unit is above the first floor, it shall not be on the same building elevation as the entrance to the primary dwelling unit.~~

(3) – (8) [Text unchanged]

(c) **Newly constructed or expanded structures.** The following requirements apply to all accessory dwelling units other than qualified conversions of existing interior space as provided in subsection (d), below.

(1) [Text unchanged]

(2) **Minimum Net Lot Area.**

(A) R-0 ~~and R-1~~ zoning districts ~~require eight thousand five hundred square feet. requires seven thousand square feet.~~

(B) R-1 zoning district requires eight thousand square feet.

~~(BC)~~ R-2 zoning district and residential DSP blocks require five thousand square feet.

(3) – (4) [Text unchanged]

(d) [Text unchanged]

SECTION 2. CEQA - EXEMPTION. The City Council finds that this ordinance is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the Public Resources Code, which provides that CEQA does not

apply to the adoption of an Accessory Dwelling Unit ordinance to implement the provisions of Section 65852.2 of the Government Code. The Council therefore directs that the Planning Division may file a Notice of Exemption with the Santa Clara County Clerk in accordance with the Sunnyvale Guidelines for the implementation of CEQA adopted by Resolution No. 118-04.

SECTION 3. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE THE CITY'S FEES, RATES AND CHARGES
RESOLUTION, PERTAINING TO "TRANSPORTATION/
TRAFFIC IMPACT FEES" AND SUPERSEDING
RESOLUTION NO. 844-17**

WHEREAS, the City Council of the City of Sunnyvale ("City") adopted Resolution No. 836-17, the Master Fee Schedule, on June 20, 2017; and

WHEREAS, on August 22, 2017, the City Council adopted Resolution No. 844-17, to amend the fees and rates pertaining to the transportation impact fees; and

WHEREAS, the City currently has not specifically addressed accessory dwelling unit transportation impact fees; and

WHEREAS, the City desires to further amend the Fee Schedule to specify that the accessory dwelling unit transportation impact fee is the same as the multi-family transportation impact fee rate currently stated in the fee schedule; and

WHEREAS, the City Council approved an ordinance updating Section 19.68.040 (Accessory Dwelling Unit) of the Sunnyvale Municipal Code; and

WHEREAS, to ensure consistency with the new ordinance, the City desires to implement an updated Transportation/ Traffic Impact fee to include Accessory Dwelling Unit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE AS FOLLOWS:

1. Section 8.03 "Transportation/ Traffic Impact Fees" of the Master Fee Schedule, is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein.
2. The establishment of fees herein is exempt from the requirements of the California Environmental Quality Act pursuant to Public Resources Code 15378(b)(4) because it is related to the creation of government funding mechanisms or other fiscal activities which do not involve any commitment to any specific project.
3. This resolution shall be effective on the effective date of ordinance number _____ Section 19.68.040 (Accessory Dwelling Units) of the Sunnyvale Municipal Code.
4. This Resolution shall supersede Resolution No. 844-17.
5. All other provisions of Resolution No. 836-17 shall remain in effect.

Adopted by the City Council at a regular meeting held on _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
CITY OF SUNNYVALE
FISCAL YEAR 2017/18
FEE SCHEDULE

	<u>Fiscal Year</u> <u>2017/18</u>	<u>Charge</u> <u>Code</u>	<u>Object Level</u> <u>3 & 4</u>	<u>Title</u> <u>(Obj. Lvl. 3)</u>	<u>Title</u> <u>(Obj. Lvl. 4)</u>
<u>PUBLIC RIGHT-OF-WAY AND EASEMENT ABANDONMENT FEE</u>					
(Based upon CA Streets and Highways Code)					
Summary Vacation Per Process	\$2,086.00	310230	2900 - 6	Engineering Fees	Street/Easement Vacation
Standard Vacation Per Process	\$3,256.00	310230	2900 - 6	Engineering Fees	Street/Easement Vacation
Summary Vacation of Public Service Easement (per easement) (SMC Chap 18.50) (Ordinance 16-0860)	\$1,000.00	310230	2900 - 10	Engineering Fees	Easement Vacation
<u>SECTION 8.03 TRANSPORTATION / TRAFFIC FEES</u>					
(California Code of Regulations, Title 21, Chapter 4, Subchapter 7, Section 1411.3)					
For each single Transportation Permit issued by the Department of Public Works authorizing the operation on certain City streets of vehicles of a size, load weight or vehicle weight exceeding the maximum specified in the Vehicle Code of the State of California.					
	\$17.00	799636	1368	Permit - Transportation	
For each annual/repetitive permit, paid in its entirety with no provisions for transfer, proration and/or refund.					
	\$98.50	799636	1368	Permit - Transportation	
Alturas Avenue Residential Permit Parking Fee	\$21.50	119172	1368	Permit - Transportation	
Train Station Area Residential Parking Exemption Permit Fee	\$21.50	119171	1368	Permit - Transportation	
Traffic Directional Signs or Markings					
Actual cost of the signs or markings, which shall be provided by the City, and the cost of its installation. [Revised 14/15]	Actual Cost	799106	1364	Permit - Sign	
Consultant Preparation of Transportation Study	Actual Cost	799000		Deposits and Passthroughs	
	10% of actual consultant cost				
Staff Review of Transportation Study prepared by consultant		119440	1654	Environ. Review Fees	
<u>Transportation Impact Fee</u>					
A. Impact Fee--Area South of Route 237					
Single Family detached, per dwelling unit	\$3,114.00	799058	1649 - 2	Transportation Impact Fee	South
Multi-family attached, per dwelling unit, or accessory dwelling unit	\$1,931.00	799058	1649 - 2	Transportation Impact Fee	South
Office, per 1,000 square feet	\$4,640.00	799058	1649 - 2	Transportation Impact Fee	South
Retail, per 1,000 square feet	\$5,776.00	799058	1649 - 2	Transportation Impact Fee	South
Industrial, per 1,000 square feet	\$3,021.00	799058	1649 - 2	Transportation Impact Fee	South

**CITY OF SUNNYVALE
FISCAL YEAR 2017/18
FEE SCHEDULE**

	<u>Fiscal Year</u> <u>2017/18</u>	<u>Charge</u> <u>Code</u>	<u>Object Level</u> <u>3 & 4</u>	<u>Title</u> <u>(Obj. Lvl. 3)</u>	<u>Title</u> <u>(Obj. Lvl. 4)</u>
TRANSPORTATION / TRAFFIC FEES (cont'd)					
Research and Development, per 1,000 square feet	<u>\$3,332.00</u>	799058	1649 - 2	Transportation Impact Fee	South
Hotel, per room	<u>\$1,868.00</u>	799058	1649 - 2	Transportation Impact Fee	South
Uses not enumerated, per trip	<u>\$3,114.00</u>	799058	1649 - 2	Transportation Impact Fee	South
B. Impact Fee--Industrial Area North of Route 237					
Industrial, per 1,000 square feet	<u>\$5,779.00</u>	799058	1649 - 1	Transportation Impact Fee	North
Research and Development, per 1,000 square feet	<u>\$6,375.00</u>	799058	1649 - 1	Transportation Impact Fee	North
Destination Retail, per 1,000 square feet	<u>\$11,052.00</u>	799058	1649 - 1	Transportation Impact Fee	North
Neighborhood Retail, per 1,000 square feet	<u>\$5,526.00</u>	799058	1649 - 1	Transportation Impact Fee	North
Hotel, per room	<u>\$3,575.00</u>	799058	1649 - 1	Transportation Impact Fee	North
Uses not enumerated, per trip	<u>\$5,958.00</u>	799058	1649 - 1	Transportation Impact Fee	North

Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon

Final Methodology and Data Report
September, 2013



Survey Research Lab



Portland State
UNIVERSITY



State of Oregon
Department of
Environmental
Quality

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Table of Contents

Methodology	8
Background	8
Respondent Sampling	8
Respondent Recruitment	9
Response Rates.....	10
Sampling Error.....	11
Notes on Data.....	11
Portland Data Results	13
Section A: ADU Use – Portland	13
Section B: ADU Occupancy – Portland	16
Section C: Construction – Portland.....	20
Section D: Energy Use – Portland	28
Section E: Demographics – Portland	33
Combined Cities Data Results	35
Section A: ADU Use – Combined Cities	35
Section B: ADU Occupancy – Combined Cities	37
Section C: Construction – Combined Cities.....	41
Section E: Demographics – Combined Cities.....	49
Appendix A: Introductory Letter, Mailing 1	50
Appendix B: Cover Letter, Mailing 2	52
Appendix C: Survey Instrument	54
Appendix D: Reminder Postcard.....	59

Index of Tables and Figures

Table 1:	Final Record Dispositions	10
Table 2:	Final Response Rates.....	10
Table 3:	Completes for Owner-occupied ADUs by City (n=369).....	10
Table 4:	Sampling Error	11
Table 5:	Is your ADU currently completed or still under construction? (Q1—Portland) (n=290).....	13
Table 6:	How is your ADU currently being used? (Q2—Portland) (n=264).....	13
Table 7:	“Other” Responses: How is your ADU currently being used? (Q2—Portland) (n=10).....	13
Table 8:	If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=210)	13
Table 9:	“Other” Responses: If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=1)	14
Table 10:	Regardless of current use, in the past 12 months, how many months has your ADU been occupied as someone’s primary residence? (Q3—Portland) (n=264).....	14
Table 11:	How have you used your ADU in the past? [check all that apply] (Q4—Portland) (n=264)	14
Table 12:	“Other” Responses: How have you used your ADU in the past? (Q4—Portland) (n=14)	14
Table 13:	How are you planning to use your ADU in the future? [check all that apply] (Q5—Portland) (n=290)	14
Table 14:	“Other” Responses: How are you planning to use your ADU in the future? (Q5—Portland) (n=17).....	15
Table 15:	If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—Portland) (n=205).....	16
Table 16:	How many children under age 18 live there? (Q7—Portland) (n=205).....	16
Table 17:	In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—Portland) (n=202)	16
Table 18:	How long has the current occupant been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest. (Q9—Portland) (n=205)	16
Table 19:	If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=205).....	16
Table 20:	“Other” Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=6)	17
Table 21:	In total, how many cars do the current ADU occupant(s) own? (Q11—Portland) (n=205)	17
Table 22:	If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=159).....	17
Table 23:	“Other” Responses: If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=5).....	17
Table 24:	Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=205)	18
Table 25:	“Other” Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=2)	18
Table 26:	Do you charge the current occupant(s) of your ADU rent? (Q13—Portland) (n=192).....	18
Table 27:	How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—Portland)	18

Table 28:	Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—Portland) (n=192).....	19
Table 29:	What service(s) do you receive? (Q14a—Portland) (n=19).....	19
Table 30:	Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—Portland) (n=290)	20
Table 31:	"Other" Responses: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—Portland) (n=24)	20
Table 32:	Who did the actual physical labor construction on your ADU? [check all that apply] (Q16—Portland) (n=240)	20
Table 33:	"Other" Responses: Who did the actual physical labor construction on your ADU? (Q16—Portland) (n=6)	20
Table 34:	Who designed your ADU? [check all that apply] (Q17—Portland) (n=240)	21
Table 35:	"Other" Responses: Who designed your ADU? (Q17—Portland) (n=10)	21
Table 36:	Approximately how many unpaid hours were spent, by you or anyone else, constructing your ADU? (Q18—Portland) (n=200)	21
Table 37:	How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=211)	21
Table 38:	How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=290)	21
Table 39:	How did you finance the construction cost? [check all that apply] (Q20—Portland) (n=240)	22
Table 40:	"Other" Responses: How did you finance the construction cost? (Q20—Portland) (n=28).....	22
Table 41:	What is the approximate square footage of your ADU? (Q21—Portland) (n=270)	23
Table 42:	What is the approximate square footage of your ADU? (Q21—Portland) (n=290)	23
Table 43:	How many bedrooms does your ADU have? (Q22) (n=290)	23
Table 44:	Which of the following best describes the type of ADU you have? (Q23—Portland) (n=290) ..	23
Table 45:	Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=290).....	24
Table 46:	"Other" Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=40)	24
Table 47:	What were the two biggest challenges you faced in building your ADU? [check up to two] (Q25—Portland) (n=290)	25
Table 48:	"Other" Responses: What were the two biggest challenges you faced in building your ADU? (Q25—Portland) (n=62).....	25
Table 49:	Which utilities are metered separately, so the ADU gets its own bill? [check all that apply] (Q26—Portland) (n=290)	28
Table 50:	"Other" Responses: Which utilities are metered separately, so the ADU gets its own bill? (Q26—Portland) (n=17).....	28
Table 51:	Which of the following systems are shared between the ADU and the main house? [check all that apply] (Q27—Portland) (n=290)	28
Table 52:	"Other" Responses: Which of the following systems are shared between the ADU and the main house? (Q27—Portland) (n=117)	29

Table 53:	What types of energy-using appliances are located inside your ADU? [check all that apply] (Q28—Portland) (n=290)	30
Table 54:	"Other" Responses: What types of energy-using appliances are located inside your ADU? (Q28—Portland) (n=32).....	30
Table 55:	What is your ADU's primary source of energy for heating? (Q29—Portland) (n=290)	30
Table 56:	"Other" Responses: What is your ADU's primary source of energy for heating? (Q29—Portland) (n=5)	31
Table 57:	What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=290)	31
Table 58:	"Other" Responses: What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=5)	31
Table 59:	When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? [check all that apply] (Q30—Portland) (n=290)	31
Table 60:	"Other" Responses: When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? (Q30—Portland) (n=23)	32
Table 61:	Approximately how many total light bulbs are installed in your ADU? (Q31—Portland) (n=272)	32
Table 62:	How many of these are compact fluorescent light bulbs (i.e., CFLs or twisty bulbs) or LED light bulbs? (Q32—Portland) (n=249)	32
Table 63:	What is your gender? (Q33—Portland) (n=290)	33
Table 64:	What is your age? (Q34—Portland) (n=288)	33
Table 65:	What is your age? (Q34—Portland) (n=288)	33
Table 66:	How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)	33
Table 67:	How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)	33
Table 68:	What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—Portland) (n=290)	34
Table 69:	How is your ADU currently being used? (Q2—All Cities) (n=337)	35
Table 70:	"Other" Responses: How is your ADU currently being used? (Q2—All Cities) (n=12)	35
Table 71:	If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=274)	35
Table 72:	"Other" Responses: If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=2)	35
Table 73:	How are you planning to use your ADU in the future? [check all that apply] (Q5—All Cities) (n=369)	36
Table 74:	"Other" Responses: How are you planning to use your ADU in the future? (Q5—All Cities) (n=22)	36
Table 75:	If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—All Cities) (n=265)	37
Table 76:	How many children under age 18 live there? (Q7—All Cities) (n=265)	37
Table 77:	In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—All Cities) (n=263).....	37
Table 78:	If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=265)	37
Table 79:	"Other" Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=6).....	38

Table 80:	In total, how many cars do the current ADU occupant(s) own? (Q11—All Cities) (n=265).....	38
Table 81:	If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=211)	38
Table 82:	“Other” Responses: If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=10)	38
Table 83:	Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=265).....	38
Table 84:	“Other” Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=2).....	39
Table 85:	Do you charge the current occupant(s) of your ADU rent? (Q13—All Cities) (n=244)	39
Table 86:	How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—All Cities)	39
Table 87:	Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—All Cities) (n=244)	39
Table 88:	What service(s) do you receive? (Q14a—All Cities) (n=24)	39
Table 89:	Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—All Cities) (n=369)	41
Table 90:	“Other” Responses: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—All Cities) (n=38)	41
Table 91:	How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=272)	42
Table 92:	How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=369)	42
Table 93:	How did you finance the construction cost? [check all that apply] (Q20—All Cities) (n=307) .	42
Table 94:	“Other” Responses: How did you finance the construction cost? (Q20—All Cities) (n=32)	42
Table 95:	What is the approximate square footage of your ADU? (Q21—All Cities) (n=346)	43
Table 96:	What is the approximate square footage of your ADU? (Q21—All Cities) (n=369)	43
Table 97:	How many bedrooms does your ADU have? (Q22—All Cities) (n=369)	43
Table 98:	Which of the following best describes the type of ADU you have? (Q23—All Cities) (n=369) .	44
Table 99:	Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=369)	44
Table 100:	“Other” Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=52).....	45
Table 101:	What were the two biggest challenges you faced in building your ADU? [check up to two] (Q25—All Cities) (n=307)	46
Table 102:	“Other” Responses: What were the two biggest challenges you faced in building your ADU? (Q25—All Cities) (n=82)	46
Table 103:	What is your gender? (Q33—All Cities) (n=369)	49
Table 104:	What is your age? (Q34—All Cities) (n=366).....	49
Table 105:	What is your age? (Q34—All Cities) (n=369)	49
Table 106:	What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—All Cities) (n=369)	49

Methodology

The Portland State University (PSU) Survey Research Lab (SRL) conducted a combined mail and web survey of owners of Accessory Dwelling Units (ADUs), on behalf of the Green Building Program at the Oregon Department of Environmental Quality (DEQ), Portland's Metro regional government (Metro), and AccessoryDwellings.org. The goal of this survey was to learn about how ADUs are being used by owners in Portland, Eugene, and Ashland, Oregon. The survey was conducted from June 5 to August 11, 2013, and resulted in a total of 369 completed surveys, with 290 completed surveys from Portland, 49 completed surveys from Eugene, and 30 completed surveys from Ashland.

Background

The purpose of conducting this survey was to gain a better understanding of how ADUs are being used, who is using them, the financing mechanisms for them, and some energy usage and structural characteristics of them. Prior to conducting the survey, the SRL assisted representatives of DEQ, the City of Portland, Metro, AccessoryDwellings.org, Energy Trust of Oregon, the City of Eugene, and the City of Ashland with finalizing the survey instrument to ensure the items were accurately worded, skip patterns would correctly guide respondents through the survey, and the collected data would provide them with the information they needed to understand the current status of ADUs in Portland, Eugene and Ashland.

The survey included questions about past, current, and future ADU use; current occupant demographics and rental logistics; construction; energy use; and owner demographics. The final mail survey instrument can be found in Appendix C of this report. The survey instrument was also programmed into Qualtrics¹ web survey software, and testing was conducted to ensure appropriate wording of questions, correct functioning of all skip patterns, and the accurate recording of data.

Respondent Sampling

The target population for the survey included owners of ADUs in Portland, Eugene, and Ashland, Oregon. This included both owners who lived on the property where the ADU is located, owners who lived off the property, and registered businesses or property developers who owned properties with an ADU. Each city provided a list of names and contact information for ADU owners as found in building permit and tax records. There were initially 701 records for Portland, 104 records for Eugene, and 67 records for Ashland, for a total of 872 records. Because some individuals owned multiple properties with ADUs, each record in the list represented a single property with an ADU. From the original 872 records, 12 were removed due to incomplete addresses, or because the property was owned by a bank or city government, resulting in a final sample of 860 ADUs owned by 839 owners. The breakdown of the 860 total records included 689 from Portland, 104 from Eugene, and 67 from Ashland. Of those 860 ADU records, 68.8% were identified in the building permit and tax records as "owner-occupied", meaning they were located on properties where the owner lived. Within each city, the proportion of owner-occupied ADU records (i.e., prospective respondents who received the survey) was 64.7% (n=446) in Portland, 100% (n=104) in Eugene (where owner occupancy is required by code), and 62.7% (n=42) in Ashland.

¹ <http://qualtrics.com>

Targets were set for the number of completed surveys that would be large enough to confidently generalize the findings to the total population of ADUs in each of the three cities. These were calculated based on the total population size (Portland=689, Eugene=104, Ashland=67), the degree of accuracy desired in the results (i.e., sampling error, usually at $\pm 5\%$), the level of confidence that the data gathered from the sample is representative of the entire population (usually 95%) and how varied the population is expected to be (usually set at 50/50 to represent the widest variation). Using these factors, the targets for completed surveys were 248 for Portland, 82 for Eugene, and 57 for Ashland.

Respondent Recruitment

Target respondents were initially mailed an introductory letter informing them of the purpose of the survey and inviting them to participate. Respondents were told that the survey would be arriving in the mail a few weeks later, but that they could complete the survey immediately online by going to www.ADUSurvey.org and logging on with their Survey ID. This initial letter was mailed to the full sample of 839 owners. A total of three mailings were sent to potential respondents. The first mailing included the introductory letter, the second mailing included a cover letter and the survey instrument, and the third mailing included a reminder postcard. Each mailing also provided the link to take the survey online. If an introductory letter or survey mailing was returned with a forwarding address, the it was resent to the correct address. As responses came in to each round of mailing, they were tracked accordingly so the survey mailing and reminder postcards were sent only to those owners who had not yet completed the survey on paper or online.

Mailings were sent on the following dates:

Survey Mailings

Introductory Letter: Wednesday, June 5, 2013

Cover Letter & Survey Instrument: Friday, June 21, 2013

Reminder Postcard: Monday, July 8, 2013

There were 11 owners who owned multiple ADUs. These owners were sent modified introductory and survey cover letters that contained the Survey IDs for all of their ADUs, and received a separate paper survey for each ADU they owned in a single mailing packet. These mailings to multiple owners were sent a few days after the mailings for the individual owners. Due to printing and space constraints, these multiple ADU owners did not receive a reminder postcard.

The online survey went live on June 5, 2013, and concluded on August, 11, 2013. A total of 390 people responded to the survey by mail or online. Of those, 20 were removed from the final dataset because they did not provide complete data, resulting in a final count of 369 completed surveys across all three cities.

To help maximize the response rate, potential respondents were offered the opportunity to enter a drawing to win an Apple iPad Mini or a \$350 store gift card upon completion of the survey. Respondents could enter the drawing by filling out a separate slip of paper to be returned with the mailed survey instrument. Respondents who completed the survey online were automatically redirected to a separate form where they could enter their contact information to be entered in the drawing. The drawing was held on September 8, 2013.

Response Rates

The response rate is calculated by dividing the number of completed surveys by the total number of records that were eligible and deliverable. Table 1 below includes a list and frequencies of all final record dispositions for each city, and for all cities combined. The dispositions “Paper Complete” and “Web Complete” represent all completed surveys that are included in the results presented later in this report. “Paper Partial or Incomplete” include surveys that had one or more applicable sections of the survey left blank; these are excluded from the data results. The dispositions “Ineligible”, “Not current owner of property”, and “Mail returned to sender” are excluded from the response rate calculations. Table 2 presents the response rates for each city, and the total response rate for all cities combined. For additional context, Table 3 lists the proportion of completed surveys from owner-occupied properties by city.

Table 1: Final Record Dispositions

Disposition	Portland		Eugene		Ashland		Total	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Paper Complete	119	17.4%	29	27.9%	22	32.8%	170	19.9%
Web Complete	171	24.8%	20	19.2%	8	11.9%	199	23.1%
Paper Partial or Incomplete	16	2.2%	1	1.0%	4	6.0%	21	2.3%
Refusal	1	0.1%	-	-	-	-	1	0.1%
Survey submitted after data collection period	2	0.3%	-	-	-	-	2	0.2%
Ineligible: No ADU at listed property	5	0.7%	-	-	-	-	5	0.6%
Not current owner of property	1	0.1%	-	-	1	1.5%	2	0.2%
Mail returned to sender	10	1.5%	13	12.5%	-	-	23	2.7%
No Response	364	52.8%	41	39.4%	32	47.8%	437	50.8%
Total	689	100%	104	100%	67	100%	860	100%

Table 2: Final Response Rates

	Target Completes	Total Completes	Valid Sample	Response Rate
Portland	248	290	673	43.2%
Eugene	82	49	91	53.8%
Ashland	57	30	66	45.5%
Total		369	830	44.6%

Table 3: Completed Surveys for Owner-occupied ADUs by City (n=369)

	Count	Percent
Portland	204	70.3%
Eugene	49	100.0%
Ashland	24	80.0%

Sampling Error

When estimating the sample size needed for a survey, one of the criteria included is the sampling error, also known as the margin of error. The sampling error is the level of accuracy we would like to have in the results. Once the survey is completed, though, the actual sampling error can be calculated. For this calculation, we used a confidence interval of 95%, maximum variation (50/50), and the sample sizes achieved. Based on those figures and the size of the population, the sampling error for the results of all cities combined and for each city are as follows:

Table 4: Sampling Error

City	Sampling Error
Portland	±4.38%
Eugene	±10.22%
Ashland	±13.43%
All Cities	±3.87%

These figures indicate the range we would expect the “actual” findings for the entire population of ADUs in each of the three cities, as well as all the cities combined. For example, we found that 91.0% of the Portland respondents had a completed ADU (Table 5). Using the sampling error in Table 4, we would expect the actual percentage of ADUs in Portland to be within ±4.38% of 91.0%, or within the range of 86.62% to 95.38%. This sampling error can be applied to each of the items within the survey for the Portland respondents; whereas, ±3.87% can be applied to the findings in this report for all three cities combined. Both of these sampling errors are small and within a reasonable range for generalizing to the respective populations. However, the sampling errors for Eugene and Ashland are much larger and suggest that the sample sizes for those two cities are not large enough to generalize to the respective populations with sufficient confidence. This commonly occurs with such small population sizes as we had with these two cities.

Notes on Data

The data presented on the following pages in this report include descriptive statistics for the City of Portland for all survey questions, as well as descriptive statistics for selected set of questions for all three cities combined. Due to the small final Ashland and Eugene sample sizes and relatively large margins of error, separate results for Ashland and Eugene are not included in this report.

This report is not intended to present any interpretation of the survey results. While reviewing these results, understand that further analyzing the data (e.g., intersecting selected items with each other using crosstabs) may provide a more detailed explanation of the results. It is also important to consider other information available that can provide context and further explain the findings. As needed and as more staff time comes available, DEQ will offer additional interpretation of these findings.

In this report, statistical tables are presented for each survey question. The header above each table includes the text of the original question, followed in parentheses by the question number and the “n” of each question. The “n” indicates the applicable sample size for each question – that is, the number of

respondents for whom the question was applicable. For questions where a numeric average is presented, the “n” represents the number of respondents who provided a valid response to that question.

A number of items in the survey instructed respondents to “check all that apply” from a series of options. For those items, all of the options are presented in one table, along with the respective frequencies and percentage of respondents who selected each option. Those tables do not include “total” frequency and percentage figures because they sum to totals beyond the sample size and greater than 100%.

Some survey questions were open-ended, or had “other” options where respondents could enter an open-ended response. These text responses are, for the most part, presented as they were written in by respondents. Where any text has been edited in these responses, it is presented as text in [brackets]. Editing was done in the following cases: To remove potentially personal or identifying information; to give similar answers across respondents the same wording to allow more accurate frequency counts; to shorten long or redundant responses for brevity and clarity. The original responses, excluding identifying information, are preserved in the final survey data file.

Portland Data Results

Section A: ADU Use – Portland

Table 5: Is your ADU currently completed or still under construction? (Q1—Portland) (n=290)

	Frequency	Percent
Completed	264	91.0%
Under construction	26	9.0%
Total	290	100.0%

Table 6: How is your ADU currently being used? (Q2—Portland) (n=264)

	Frequency	Percent
As someone's primary residence, and is currently occupied	205	77.7%
As someone's primary residence, but is currently vacant	5	1.9%
For short-term housing (less than 1 month stays)	12	4.5%
By the main house occupants as an extra room or workspace	30	11.4%
Not currently being used for anything	2	0.8%
Other	10	3.8%
Total	264	100.0%

Table 7: "Other" Responses: How is your ADU currently being used? (Q2—Portland) (n=10)

	Frequency
[For short-term housing (less than 1 month stays) and By the main house occupants as an extra room or workspace]	1
4/12 - 6/13 ADU used by someone whose house is under construction.	1
Family member	1
preschool	1
rented as secondary residence	1
Short term housing, more than one month	1
Sometime part year residence, otherwise as a guest house	1
Vacation rental of 28 days minimum	1
Visitors that come to visit short stay	1

Table 8: If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=210)

	Frequency	Percent
ADU is used as a primary residence year-round	201	95.7%
ADU is used as a primary residence seasonally or for only part of the year	6	2.9%
Other	1	0.5%
Missing/Refused	2	1.0%
Total	210	100.0%

Table 9: "Other" Responses: If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=1)

	Frequency
Private space for grandparents who also use our house	1

Table 10: Regardless of current use, in the past 12 months, how many months has your ADU been occupied as someone's primary residence? (Q3—Portland) (n=264)

	Frequency	Percent
0 months	40	15.2%
1-6 months	29	11.0%
7-11 months	29	11.0%
12 months	161	61.0%
Missing/Refused	5	1.9%
Total	264	100.0%

Table 11: How have you used your ADU in the past? [check all that apply] (Q4—Portland) (n=264)

	Frequency	Percent
As someone's primary residence	208	78.8%
For short-term housing (less than 1 month stays)	34	12.9%
By the main house occupants as an extra room or workspace	61	23.1%
Other	14	5.3%
Missing/Refused	4	1.3%

Table 12: "Other" Responses: How have you used your ADU in the past? (Q4—Portland) (n=14)

	Frequency
[New Construction]	6
Family member	1
Four months per year residence for out-of-state person	1
Free housing	1
Guest house for visiting relatives for 3 months	1
Prior to year was vacant and process of completion to an ADU	1
Short term housing, more than one month	1
Vacant	1
Missing/Refused	1

Table 13: How are you planning to use your ADU in the future? [check all that apply] (Q5—Portland) (n=290)

	Frequency	Percent
As someone's primary residence	235	81.0%
For short-term housing (less than 1 month stays)	43	14.8%
By the main house occupants as an extra room or workspace	56	19.3%
Other	17	5.9%
Missing/Refused	3	1.0%

Table 14: “Other” Responses: How are you planning to use your ADU in the future? (Q5—Portland) (n=17)

	Frequency
[Planning to or in process of selling property]	4
28 day or more vacation rentals	1
Don't know	1
Family member	1
Host artist residencies	1
Long term stays - one month or longer	1
Montessori classroom	1
Preschool	1
Private space for grandparents who also use our house	1
Rental unit	1
Rented as someone's secondary residence	1
Short term housing, more than one month	1
We are moving in two months, so I'm not sure how the ADU will be used.	1
Missing/Refused	1

Section B: ADU Occupancy – Portland

Table 15: If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—Portland) (n=205)

	Frequency	Percent
1	132	64.4%
2	70	34.1%
3	2	1.0%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 16: How many children under age 18 live there? (Q7—Portland) (n=205)

	Frequency	Percent
0	182	88.8%
1	13	6.3%
2	3	1.5%
Missing/Refused	7	3.4%
Total	205	100.0%

Table 17: In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—Portland) (n=202)

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know	Totals by Gender	
						Frequency	Percent
Female	10	71	38	33	5	157	56.9%
Male	9	58	33	16	3	119	43.1%
Total	19	129	71	49	8	276	100.0%

Table 18: How long has the current occupant been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest. (Q9—Portland) (n=205)

	Frequency	Percent
Less than 1 year	75	36.6%
1 to less than 2 years	48	23.4%
2 to less than 3 years	27	13.2%
3 years or more	49	23.9%
Missing/Refused	6	2.9%
Total	205	100.0%

Table 19: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=205)

	Frequency	Percent
In the main house	24	11.7%
In housing somewhere else in the city	146	71.2%
Other	6	2.9%
Don't know	28	13.7%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 20: "Other" Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=6)

	Frequency
Dorm	1
In an assisted living community	1
Milwaukie or Wilsonville	1
Salem	1
Senior Assisted Living	1
With family elsewhere	1

Table 21: In total, how many cars do the current ADU occupant(s) own? (Q11—Portland) (n=205)

	Frequency	Percent
None	39	19.0%
1	130	63.4%
2	24	11.7%
3	3	1.5%
Don't know	7	3.4%
Missing/Refused	2	1.0%
Total	205	100.0%

Table 22: If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=159)

	Frequency	Percent
On the street	73	45.9%
Off the street (e.g. garage, driveway, parking pad)	79	49.7%
Other	5	3.1%
Missing/Refused	2	1.3%
Total	159	100.0%

Table 23: "Other" Responses: If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=5)

	Frequency
[On the street and Off the street (e.g. garage, driveway, parking pad)]	4
Either on the street or in the driveway	1

Table 24: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=205)

	Frequency	Percent
Family member	35	17.1%
Friend	18	8.8%
Acquaintance	14	6.8%
We didn't know each other	117	57.1%
ADU is occupied by myself	18	8.8%
Other	2	1.0%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 25: "Other" Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=2)

	Frequency
Ecovillage resident and renter	1
Friend of an acquaintance. Acquaintance lived there with the friend for first month.	1

Table 26: Do you charge the current occupant(s) of your ADU rent? (Q13—Portland) (n=192)

	Frequency	Percent
Yes	148	77.1%
No	21	10.9%
Don't know	2	1.0%
Missing/Refused	21	10.9%
Total	192	100.0%

Table 27: How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—Portland)

	N	Minimum	Maximum	Mean	Std. Deviation
How much rent do you receive monthly for your ADU?	143	\$385	\$1800	\$880.20	\$239.42
If rent includes utilities, how much is the rent without utilities?	78	\$200	\$1700	\$811.85	\$248.09

Table 28: Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—Portland) (n=192)

	Frequency	Percent
Yes	19	9.9%
No	153	79.7%
Don't know	1	0.5%
Missing/Refused	19	9.9%
Total	192	100.0%

Table 29: What service(s) do you receive? (Q14a—Portland) (n=19)

	Frequency
Assistance with lawn maintenance	1
Childcare, pet sitting	1
Childcare, use of building as an occasional workspace	1
Childcare, yard maintenance	1
Consultation on other projects	1
Free dinner out occasionally	1
Handyman, security, yard care	1
Help with childcare	1
Help with yard care, some childcare, transportation for younger children.	1
Helps some with yard	1
House sitting while we are away	1
If I'm away for weekend or more, I reduce rent by \$10-15 for next month as occupant takes in mail, may water, rolls garbage cans back after collection. A casual arrangement.	1
Light gardening	1
Occasionally takes care of garden when we are gone.	1
Pet care, garden care and maintenance, handyman services	1
Sporadic maintenance	1
They take care of the lawn and are making the garden.	1
Will start to receive childcare next month, up until then, no services for rent	1
Yard work	1

Section C: Construction – Portland

Table 30: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—Portland) (n=290)

	Frequency	Percent
with ADU already completed	50	17.2%
without any intent to build the ADU, but decided to build it later	135	46.6%
with the specific intent to build an ADU	80	27.6%
Other	24	8.3%
Missing/Refused	1	0.3%
Total	290	100.0%

Table 31: “Other” Responses: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—Portland) (n=24)

	Frequency
[Built the ADU along with a new house]	10
[With the ADU partially complete]	5
'ADU' is the original building on plot. Later added main house that was not originally planned.	1
ADU showed approved when purchased, but there was an error in reporting by the county and had to go through process of ADU approval	1
Forced by city to get 4 additional lots	1
Let family build on over lot	1
Partnered with previous house owner to collaborate on building of the ADU	1
With a completely screwed up, turned-out-not-to-be-legal set of apartments in the garage. Had to do giant unexpected remodel 3 months after buying; took 18 months.	1
With the ADU partially completed, with specific intent to complete ADU	1
With unpermitted ADU that I later upgraded	1
Missing/Refused	1

Table 32: Who did the actual physical labor construction on your ADU? [check all that apply] (Q16—Portland) (n=240)

	Frequency	Percent
A paid contractor	197	82.1%
An unpaid contractor	1	0.4%
A paid friend or relative	22	9.2%
An unpaid friend or relative	22	9.2%
Myself or another owner of the property	94	39.2%
Other	6	2.5%
Don't Know	2	0.8%
Missing/Refused	8	3.3%

Table 33: “Other” Responses: Who did the actual physical labor construction on your ADU? (Q16—Portland) (n=6)

	Frequency
[Previous property owner]	2
Employees	1
I am a licensed contractor; hired a licensed plumber and electrician	1
Paid sub-contractors, including a relative	1
Sub-contractors	1

Table 34: Who designed your ADU? [check all that apply] (Q17—Portland) (n=240)

	Frequency	Percent
A paid contractor	56	23.3%
An unpaid contractor	1	0.4%
A paid friend or relative	8	3.3%
An unpaid friend or relative	15	6.3%
A paid architect or designer	98	40.8%
An unpaid architect or designer	8	3.3%
Other	10	4.2%
Don't Know	1	0.4%
Missing/Refused	4	1.7%

Table 35: "Other" Responses: Who designed your ADU? (Q17—Portland) (n=10)

	Frequency
[Previous property owner]	3
[Designer]	1
[My wife and a designer]	1
Builder collaboration with me with architect and engineer input	1
My husband, a master builder in Oregon.	1
My partner is trained as an architect and has worked as a designer, she designed it	1
Spouse, designer	1
The primary resident	1

Table 36: Approximately how many unpaid hours were spent, by you or anyone else, constructing your ADU? (Q18—Portland) (n=200)

	Minimum	Maximum	Mean	Std. Deviation
Unpaid hours spent constructing ADU	0	11,640	386.84	1001.15

Table 37: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=211¹)

	Minimum	Maximum	Mean	Std. Deviation
Amount paid to construct ADU	\$3,500	\$300,000	\$77,802.84	\$53,351.28

¹This smaller sample size reflects those respondents who provided a dollar amount and excludes Don't Know, Not Applicable, or Missing/Refused responses.

Table 38: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=290)

	Frequency	Percent
Less than \$40,000	52	17.9%
\$40,000 to \$79,999	76	26.2%
\$80,000 to \$119,999	43	14.8%
\$120,000 to \$159,999	23	7.9%
\$160,000 to \$199,999	7	2.4%
\$200,000 or more	10	3.4%
Don't Know	7	2.4%
Not Applicable	52	17.9%
Missing/Refused	20	6.9%

Table 39: How did you finance the construction cost? [check all that apply] (Q20—Portland) (n=240)

	Frequency	Percent
Cash Savings	143	59.6%
Home equity line of credit	66	27.5%
Refinance and cash out option based on main home value only	26	10.8%
Refinance and cash out option based on main home and future ADU value	2	0.8%
Purchased main home and constructed ADU with cash out option based on future property value	1	0.4%
Loan from family member	31	12.9%
Credit cards	28	11.7%
Construction loan from bank	10	4.2%
Personal loan from bank	12	5.0%
Trade of services	8	3.3%
Other	28	11.7%
Missing/Refused	3	1.3%

Table 40: "Other" Responses: How did you finance the construction cost? (Q20—Portland) (n=28)

	Frequency
Inheritance	2
[ADU already completed when property was purchased]	1
[ADU partially complete when property was purchased]	1
[Family member sold house and paid for ADU]	1
[Funds from sale of prior residence]	1
[Structured retirement savings from parents who live in the ADU]	1
[Unable to finance completion of ADU]	1
Equity line of credit on a different property	1
FHA Title 1 Home Improvement Loan	1
Gift from family	1
Insurance policy from fire loss	1
Liens until I could pay contractors/city	1
Loan from professional money lender	1
PDC loan	1
Personal loan from my own retirement savings	1
Private investors	1
Refinance and cash out on other properties	1
Refinanced another rental property	1
Refinanced main home	1
Refinanced my car	1
Refinanced post-completion	1
Rehab mortgage (ADU financed along with purchase of property)	1
Retirement account	1
Some work trade but primarily sweat equity and HELOC for hard costs	1
Took out a primary mortgage - prior to construction there was no mortgage on the house.	1
Missing/Refused	2

Table 41: What is the approximate square footage of your ADU? (Q21—Portland) (n=270)

	Minimum	Maximum	Mean	Std. Deviation
Approximate square footage of ADU	200	1,500	664.66	202.42

Table 42: What is the approximate square footage of your ADU? (Q21—Portland) (n=290)

	Frequency	Percent
200 to 400 square feet	28	9.7%
401 to 500 square feet	45	15.5%
501 to 600 square feet	37	12.8%
601 to 700 square feet	39	13.4%
701 to 800 square feet ¹	88	30.3%
Over 800 square feet	33	11.4%
Don't Know	0	0.0%
Missing/Refused	20	6.9%

¹Of these respondents, 46 (15.9%) reported exactly 800 square feet.

Table 43: How many bedrooms does your ADU have? (Q22) (n=290)

	Frequency	Percent
0 (studio)	77	26.6%
1	144	49.7%
2	63	21.7%
3 or more	4	1.4%
Missing/Refused	2	0.7%
Total	290	100.0%

Table 44: Which of the following best describes the type of ADU you have? (Q23—Portland) (n=290)

	Frequency	Percent
ADU is attached to the main house as a/an:		
basement unit	90	31.0%
attached garage conversion	8	2.8%
attached addition to house	19	6.6%
converted attic or other internal space (not the basement)	13	4.5%
Subtotal – ADU is attached	130	44.8%
ADU is detached from the main house as a/an:		
detached garage conversion	41	14.1%
addition above or beside an existing detached garage	38	13.1%
addition above or beside a new detached garage	36	12.4%
stand-alone detached unit	42	14.5%
Subtotal – ADU is detached	157	54.1%
Missing/Refused	3	1.0%
Total	290	100.0%

Table 45: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=290)

	Frequency	Percent
Potential rental income allowed us to buy a house we could not otherwise afford	25	8.6%
Extra income from ADU rent	125	43.1%
Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)	66	22.8%
Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use	26	9.0%
Existing ADU was not a factor in our decision to buy the property	7	2.4%
Other	40	13.8%
Missing/Refused	1	0.3%
Total	290	100.0%

Table 46: "Other" Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=40)

	Frequency
[To rent the main house and live in the ADU]	3
[To provide office or studio space]	3
[Extra income from ADU rent; Separate living space for household member or helper]	2
[Extra income, flexible space, maximizing density on lot, sense of community]	1
[Income, potential extra living space, future living space]	1
[Personal use; To provide housing for aging in place; To increase property value for child's inheritance]	1
[Rental income and potential living space for family]	1
[Rental income and separate living space for family and friends]	1
[Rental income and to have a close neighbor]	1
[Seasonal residence for older friend]	1
[To provide ADA unit for aging in place]	1
[To provide separate office space; Rental income after retirement]	1
[To rent the main house and live in the ADU; Captured view of downtown]	1
[To retain as a rental after purchasing home with illegal ADU reported by neighbors]	1
[Work space for our business]	1
Anticipate living in it at some point as we age but saw it as potential income source to allow us to continue living at our current location	1
Community	1
Forced to do it by city to get four additional lots	1
Garage needed to be rebuilt. I was living overseas and wanted a place to live on vacations.	1
Guest house and office	1
Housing for a friend who has building skills and needed a job.	1
I love the 'small house movement' and have wanted to build one.	1
It's my primary residence.	1
Montessori classroom	1
Nice having the flexibility of having a unit that can be rented out.	1
Potential as a retirement home	1
Replaced a dilapidated shed	1

	Frequency
Self	1
Separate living space for me	1
So my elderly mom and dad could come visit	1
To split property and only own the ADU as a single family residence and share common space with main home owner (in doing so, we created a 3-house intentional community along with a 3rd adjacent home)	1
Upstairs was not an option, so made basement into ADU so we did not have to buy second house.	1
Wanted more family space	1
Wanted option to move there when I am retired and rent out main house	1
Missing/Refused	1

Table 47: What were the two biggest challenges you faced in building your ADU? [check up to two] (Q25—Portland) (n=290)

	Frequency	Percent
Obtaining financing	16	6.7%
Paying for the cost of construction	78	32.5%
Permitting fees	66	27.5%
Lot setbacks or height limits	48	20.0%
Utility connections	36	15.0%
Minimum parking requirements ¹ (Eugene and Ashland only)	1	0.4%
Design constraints or challenges	83	34.6%
Don't know	11	4.6%
Other	62	25.8%
Missing/Refused	1	0.4%

¹Although there are not minimum parking requirements in Portland, one respondent selected this response.

Table 48: "Other" Responses: What were the two biggest challenges you faced in building your ADU? (Q25—Portland) (n=62)

	Frequency
[No challenges]	4
[Never getting the same answer twice while applying for permits. It took many trips and 6-8 months to get the permits.]	1
[Working with the contractor]	1
Adhering to code	1
Appraisal valuation	1
BDS	1
Being abroad while building in Portland	1
City demanded separate water and sewer for coach house. I have to pay 2 water bills every month for 1 person!	1
City of Portland fees, planning criteria and process	1
City of Portland! They are crazy and disconnected with reality.	1
City permitting was slow	1
Code compliance	1
Contractor went bankrupt and stole \$80K	1
Contradictory/unclear building codes	1
Coordinating construction with contractor	1
Cost of new construction overall was a challenge, but not specifically to ADU	1
Crummy contractor, other code/regulations	1
Dealing with the City of Portland and neighbors	1
Dealing with, and getting straight answers from, Portland's Bureau of	1

	Frequency
Developmental Services.	
Deciding to do this big project, or move. But [we] love our neighborhood.	1
Designing an attractive space at grade for my current life style	1
Difficult relationship with general contractor	1
Disruption to our lives [because] we work at home	1
Final approval after it showed it was approved ADU when the county made a mistake in reporting as approved	1
Financing/construction cost and permitting were big factors. The project was also complicated by being on a zero setback against neighbor's garage (built concurrently) with design review requirements.	1
Getting the [redacted] City of Portland to approve it - took nearly two years.	1
Historic review (permit) not practical	1
Historical restrictions	1
I had to pay over \$6,000 to city to construct. Horrible! Also my ADU is in [redacted]. Even though it couldn't be seen by street, had to conform to historic standards; adds lots of money.	1
Inspector from BDS made up nonexistent rules. BDS sucks!!	1
Lags and run-arounds at city regarding permits and inspections.	1
Limitation of ceiling height - was later successfully appealed- limitation of height should be more flexible especially with plenty of windows. Also, was not able to separate meter.	1
Making existing unit meet all the code requirements and dealing with the city offices (Portland) and changing inspectors with differing opinions	1
Meeting code requirements given existing structure	1
Neighbor resistance	1
Neighborhood association	1
Neighbors unhappy with increase in density	1
New tax increases; my single family residence is now a duplex???? Taxwise.	1
Number of folks on total property and sewer issues, i.e., city requiring unrealistic sewer information on total of 2 persons in ADU and home.	1
Parking space requirement	1
Paying for the extra costs associated with appliances and utility hookups	1
Percentage of land to building ratio	1
Permit process	1
Permitting delays by Portland BDS	1
Permitting process - we received conflicting advice from people within the permitting office	1
Permitting requirements (The basement was too large so we had to get a variance. This delayed the project by months.)	1
Personal Time Commitment	1
Portland Building dept. not helpful, limited knowledge	1
Property taxes excessive - assume full rental market value	1
Required a variance to exceed SF design standard (the lot is just shy of 10,000 SF)	1
Retrofitting utility service of older home and other hoops I was required to meet added to cost, time and effort	1
Separate water/sewer and gas, and [loss of view] for existing living room and master bedroom	1
Septic tank and drain field limitations	1
The crack house next door	1
Time (It's taken longer to complete)	1

	Frequency
Time of labor	1
Unhappy neighbor	1
Was not allowed to expand footprint [or] height of very small garage	1
Water service requirements	1
Working with the contractor	1
Zoning issues	1

Section D: Energy Use – Portland

Table 49: Which utilities are metered separately, so the ADU gets its own bill? [check all that apply] (Q26—Portland) (n=290)

	Frequency	Percent
Electricity	172	59.3%
Natural gas	80	27.6%
Water	47	16.2%
None	74	25.5%
Don't know	0	0.0%
Other	17	5.9%
Missing/Refused	20	6.9%

Table 50: "Other" Responses: Which utilities are metered separately, so the ADU gets its own bill? (Q26—Portland) (n=17)

	Frequency
[Cable]	4
Cable/Internet	2
[Electricity and water included in main house bill, meter is installed for manual calculation of ADU portion]	1
[Internet and TV]	1
Cable TV	1
Heating oil tank	1
Internet	1
None billed separate but water is personally metered at ADU	1
Phone	1
Phone/Data	1
Sewer	1
Telecom	1
TV	1

Table 51: Which of the following systems are shared between the ADU and the main house? [check all that apply] (Q27—Portland) (n=290)

	Frequency	Percent
Heating	46	15.9%
Hot water	94	32.4%
None	77	26.6%
Don't know	1	0.3%
Other	117	40.3%
Missing/Refused	30	10.3%

Table 52: “Other” Responses: Which of the following systems are shared between the ADU and the main house? (Q27—Portland) (n=117)

	Frequency
[Water/Sewer]	27
[Water]	26
Electricity	10
[Gas, electricity]	4
Garbage	4
Internet	3
[Sewer]	2
[Water and gas]	2
Electricity, garbage, water	2
Electricity, sewer	2
Water supply	2
Water, garbage	2
Wireless Internet	2
[Garbage, internet]	1
[Gas]	1
[Water and electric]	1
[Water, sewer, electricity]	1
Communications	1
Electric, garbage	1
Electric, water, sewer	1
Electricity and water	1
Electricity costs	1
Electricity, gas, water	1
Electricity, water	1
Electricity, water, sewer	1
Electricity; same meter, separate boxes.	1
Garbage, internet, water/sewer, electricity	1
Garbage/recycling and cable TV/internet	1
Garbage/recycling and laundry room	1
Heating and hot water are by gas, which is separately metered. Water and electricity come off the house meters for those utilities.	1
Internet, garbage	1
Internet, gas	1
Natural Gas	1
Phone and Cable, and Garbage/Recycling	1
Sewer drain	1
Unit is partially heated by steam pipes for the house	1
Waste management	1
Water, electricity	1
Water, hot water has own tank	1
Water, sewer, some exterior lighting	1
Water/Sewer and cable	1
Water/Sewer shared, but separate hot water tanks	1

Table 53: What types of energy-using appliances are located inside your ADU? [check all that apply] (Q28—Portland) (n=290)

	Frequency	Percent
Washer	182	62.8%
Water heater	204	70.3%
Central heating system (e.g., furnace)	62	21.4%
Dryer	178	61.4%
Gas fireplace	39	13.4%
Dishwasher	174	60.0%
Wall heaters (e.g., electric space heat, ductless heat pump)	179	61.7%
Refrigerator	263	90.7%
Stovetop or oven	250	86.2%
Don't know	3	1.0%
Other	32	11.0%
Missing/Refused	5	1.7%

Table 54: "Other" Responses: What types of energy-using appliances are located inside your ADU? (Q28—Portland) (n=32)

	Frequency
[Microwave]	7
[Air conditioner]	6
[ERV]	2
[Radiant floor heating]	2
[Wood-burning stove]	2
[Ductless heat pump/AC unit]	1
[Radiant floor heating from on-demand gas heater]	1
[Radiant floor heating from tankless water heater; Energy Star chest freezer]	1
[Radiant floor heating, gas boiler shared]	1
Air purification system	1
Bath and stove exhaust fans	1
Heat recovery ventilation unit (mini)	1
HRV - Passive house	1
Instant wall water heater	1
Pellet stove	1
Portable A/C unit	1
Radiant hot water heat and heated water	1
Whirlpool tub	1

Table 55: What is your ADU's primary source of energy for heating? (Q29—Portland) (n=290)

	Frequency	Percent
Electricity	174	60.0%
Solar	4	1.4%
Natural gas	96	33.1%
Wood or Pellets	4	1.4%
Fuel oil (kerosene)	2	0.7%
Other	5	1.7%
Don't know	1	0.3%
Missing/Refused	4	1.4%
Total	290	100.0%

Table 56: "Other" Responses: What is your ADU's primary source of energy for heating? (Q29—Portland) (n=5)

	Frequency
[Electricity and Natural Gas]	1
[Electricity and Wood or Pellets]	1
Electric ground source heat pump & solar	1
Heat pump hydronic	1
Radiant floor heating	1

Table 57: What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=290)

	Frequency	Percent
Electricity	147	50.7%
Solar	2	0.7%
Natural gas	128	44.1%
Fuel oil (kerosene)	1	0.3%
Other	5	1.7%
Don't know	3	1.0%
Missing/Refused	4	1.4%
Total	290	100.0%

Table 58: "Other" Responses: What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=5)

	Frequency
[Tankless heater]	2
[Electricity and Solar]	1
Electric ground source heat pump & solar	1
Instant exterior gas shared	1

Table 59: When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? [check all that apply] (Q30—Portland) (n=290)

	Frequency	Percent
Did not incorporate any energy efficient features or equipment	18	6.2%
Weatherization (e.g. air sealing, duct sealing, extra insulation)	158	54.5%
Lighting (e.g. compact fluorescent lights, CFLs, LEDs)	126	43.4%
Windows	154	53.1%
Water heating	84	29.0%
Solar electric or photovoltaic (PV)	12	4.1%
Energy Star appliances	156	53.8%
Heating equipment	72	24.8%
Other	23	7.9%
Don't know	38	13.1%
Missing/Refused	7	2.4%
Total	290	100.0%

Table 60: “Other” Responses: When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? (Q30—Portland) (n=23)

	Frequency
[Passive solar design]	2
[Eco-roofs over shed and porch]	1
[Pre-wired for future solar]	1
[Skylights]	1
Adding split source heat, R 40+ walls, R60 ceiling, R20 slab, triple glazed windows, .67ACH 50, passive solar	1
Advanced framing	1
Air gap between siding and outside wall	1
Below ground 4-5 feet integrated in design	1
Cooling system	1
Extra insulation	1
Heat Pump/AC	1
HRV System	1
I made it small!	1
LEED Platinum, low-flow faucets reduce hot water usage, deep eaves and reflective roof	1
Net-zero API - lots of EE design and mechanics	1
Passive house design	1
Planning on future solar	1
SIP roof, advanced framing on walls	1
Solar hot water, super-efficient straw bale wall constructions,	1
Solar orientation	1
Solatube	1
Washer/dryer	1

Table 61: Approximately how many total light bulbs are installed in your ADU? (Q31—Portland) (n=272)

	Minimum	Maximum	Mean	Std. Deviation
Total light bulbs installed in ADU	0	64	14.41	7.92

Table 62: How many of these are compact fluorescent light bulbs (i.e., CFLs or twisty bulbs) or LED light bulbs? (Q32—Portland) (n=249)

	Minimum	Maximum	Mean	Std. Deviation
Number of CFLs or LED light bulbs	0	30	8.74	6.78

Section E: Demographics – Portland

Table 63: What is your gender? (Q33—Portland) (n=290)

	Frequency	Percent
Female	145	50.0%
Male	138	47.6%
Prefer not to answer	5	1.7%
Missing/Refused	2	0.7%
Total	290	100.0%

Table 64: What is your age? (Q34—Portland) (n=288)

	Minimum	Maximum	Mean	Std. Deviation
Respondent's age	23 years	83 years	52.18 years	12.51 years

Table 65: What is your age? (Q34—Portland) (n=288)

	Frequency	Percent
23 to 34 years	27	9.3%
35 to 44 years	58	20.0%
45 to 54 years	69	23.8%
55 to 64 years	82	28.3%
65 to 74 years	47	16.2%
75 years or older	5	1.7%
Missing/Refused	2	0.7%

Table 66: How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)

	Minimum	Maximum	Mean	Std. Deviation
How many people, including adults and children, live in the main house on the property?	0	7	2.70	1.207

Table 67: How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)

	Frequency	Percent
0 people	3	1.0%
1 person	35	12.1%
2 people	108	37.2%
3 people	74	25.5%
4 people	48	16.6%
5 people	16	5.5%
6 or more people	6	2.1%
Missing/Refused	0	0.0%

Table 68: What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—Portland) (n=290)

	Frequency	Percent
\$0 - \$14,999	7	2.4%
\$15,000 - \$24,999	5	1.7%
\$25,000 - \$34,999	19	6.6%
\$35,000 - \$49,999	17	5.9%
\$50,000 - \$74,999	62	21.4%
\$75,000 - \$99,999	52	17.9%
\$100,000 - \$149,999	52	17.9%
\$150,000 or more	39	13.4%
Prefer not to answer	29	10.0%
Missing/Refused	8	2.8%
Total	290	100.0%

Combined Cities Data Results

Section A: ADU Use – Combined Cities

Table 69: How is your ADU currently being used? (Q2—All Cities) (n=337)

	Frequency	Percent
As someone's primary residence, and is currently occupied	265	78.6%
As someone's primary residence, but is currently vacant	9	2.7%
For short-term housing (less than 1 month stays)	14	4.2%
By the main house occupants as an extra room or workspace	35	10.4%
Not currently being used for anything	2	0.6%
Other	12	3.6%
Total	337	100.0%

Table 70: "Other" Responses: How is your ADU currently being used? (Q2—All Cities) (n=12)

	Frequency
[For short-term housing (less than 1 month stays) and By the main house occupants as an extra room or workspace]	1
4/12 - 6/13 ADU used by someone whose house is under construction.	1
Family member	1
Friends' summer vacation rental	1
preschool	1
rented as secondary residence	1
Short term housing, more than one month	1
Sometime part year residence, otherwise as a guest house	1
Vacation rental of 28 days minimum	1
Vacation rentals by owner/monthly rental	1
Visitors that come to visit short stay	1
Missing/Refused	1

Table 71: If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=274)

	Frequency	Percent
ADU is used as a primary residence year-round	259	94.5%
ADU is used as a primary residence seasonally or for only part of the year	10	3.6%
Other	2	0.7%
Missing/Refused	3	1.1%
Total	274	100.0%

Table 72: "Other" Responses: If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=2)

	Frequency
Monthly rental: primary at times	1
Private space for grandparents who also use our house.	1

Table 73: How are you planning to use your ADU in the future? [check all that apply] (Q5—All Cities) (n=369)

	Frequency	Percent
As someone's primary residence	301	81.6%
For short-term housing (less than 1 month stays)	53	14.4%
By the main house occupants as an extra room or workspace	67	18.2%
Other	22	6.0%
Missing/Refused	5	1.4%

Table 74: "Other" Responses: How are you planning to use your ADU in the future? (Q5—All Cities) (n=22)

	Frequency
[Planning to or in process of selling property]	5
28 day or more vacation rentals	1
Aging parents' residence	1
By a family member with a mental disability	1
Depends on pending changes in city regulations	1
Don't know	1
Family member	1
Host artist residencies	1
Long term stays - one month or longer	1
Montessori classroom	1
Not sure	1
Preschool	1
Private space for grandparents who also use our house	1
Rental unit	1
Rented as someone's secondary residence	1
Short term housing, more than one month	1
We are moving in two months, so I'm not sure how the ADU will be used.	1
Missing/Refused	1

Section B: ADU Occupancy – Combined Cities

Table 75: If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—All Cities) (n=265)

	Frequency	Percent
1	170	64.2%
2	91	34.3%
3	3	1.1%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 76: How many children under age 18 live there? (Q7—All Cities) (n=265)

	Frequency	Percent
0	238	89.8%
1	13	4.9%
2	5	1.9%
Missing/Refused	8	3.0%
Total	265	100.0%

Table 77: In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—All Cities) (n=263)

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know	Totals by Gender	
						Frequency	Percent
Female	18	83	49	54	5	209	58.2%
Male	12	66	41	27	4	150	41.8%
Total	30	149	90	81	9	359	100.0%

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know
Female	18	83	49	51	5
Male	12	66	41	27	4
Total	30	149	90	81	9

NOTE: Two respondents who reported that their ADU had 1 occupant (in Q6) did not answer Q8; therefore, only 263 respondents are included in the above table.

Table 78: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=265)

	Frequency	Percent
In the main house	34	12.8%
In housing somewhere else in the city	186	70.2%
Other	6	2.3%
Don't know	38	14.3%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 79: "Other" Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=6)

	Frequency
Dorm	1
In an assisted living community	1
Milwaukie or Wilsonville	1
Salem	1
Senior Assisted Living	1
With family elsewhere	1

Table 80: In total, how many cars do the current ADU occupant(s) own? (Q11—All Cities) (n=265)

	Frequency	Percent
None	47	17.7%
1	165	62.3%
2	39	14.7%
3	5	1.9%
Don't know	7	2.6%
Missing/Refused	2	0.8%
Total	265	100.0%

Table 81: If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=211)

	Frequency	Percent
On the street	79	37.4%
Off the street (e.g. garage, driveway, parking pad)	120	56.9%
Other	10	4.7%
Missing/Refused	2	0.9%
Total	211	100.0%

Table 82: "Other" Responses: If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=10)

	Frequency
[On the street and Off the street (e.g. garage, driveway, parking pad)]	9
Either on the street or in the driveway	1

Table 83: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=265)

	Frequency	Percent
Family member	49	18.5%
Friend	22	8.3%
Acquaintance	19	7.2%
We didn't know each other	141	53.2%
ADU is occupied by another property owner	1	0.4%
ADU is occupied by myself	30	11.3%
Other	2	0.8%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 84: "Other" Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=2)

	Frequency
Ecovillage resident and renter	1
Friend of an acquaintance. Acquaintance lived there with the friend for first month.	1

Table 85: Do you charge the current occupant(s) of your ADU rent? (Q13—All Cities) (n=244)

	Frequency	Percent
Yes	183	75.0%
No	30	12.3%
Don't know	3	1.2%
Missing/Refused	28	11.5%
Total	244	100.0%

Table 86: How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—All Cities)

	N	Minimum	Maximum	Mean	Std. Deviation
How much rent do you receive monthly for your ADU?	177	\$375	\$1800	\$851.80	\$240.00
If rent includes utilities, how much is the rent without utilities?	95	\$200	\$1700	\$769.04	\$243.69

Table 87: Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—All Cities) (n=244)

	Frequency	Percent
Yes	24	9.8%
No	193	79.1%
Don't know	2	0.8%
Missing/Refused	25	10.2%
Total	244	100.0%

Table 88: What service(s) do you receive? (Q14a—All Cities) (n=24)

	Frequency
[Occupant is family, have informal arrangement to share resources and help each other out where needed]	1
Assistance with lawn maintenance	1
Childcare, pet sitting	1
Childcare, use of building as an occasional workspace	1
Childcare, yard maintenance	1
Consultation on other projects	1
Free dinner out occasionally	1
Handyman, security, yard care	1
Help with childcare	1
Help with yard care, some childcare, transportation for younger children.	1
Helps some with yard	1
House sitting while we are away	1
If I'm away for weekend or more, I reduce rent by \$10-15 for next month as occupant takes in mail, may water, rolls garbage cans back after collection. A casual arrangement.	1
Light gardening	1

	Frequency
Occasional help with pet care when we are out of town (2 or 3 times a year)	1
Occasionally takes care of garden when we are gone.	1
Pet care, garden care and maintenance, handyman services	1
Security, gardening	1
Sporadic maintenance	1
They take care of the lawn and are making the garden.	1
Watering garden plants	1
Will start to receive childcare next month, up until then, no services for rent	1
Yard maintenance	1
Yard work	1

Section C: Construction – Combined Cities

Table 89: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—All Cities) (n=369)

	Frequency	Percent
with ADU already completed	62	16.8%
without any intent to build the ADU, but decided to build it later	175	47.4%
with the specific intent to build an ADU	93	25.2%
Other	38	10.3%
Missing/Refused	1	0.3%
Total	369	100.0%

Table 90: “Other” Responses: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—All Cities) (n=38)

	Frequency
[Built the ADU along with a new house]	11
[With the ADU partially complete]	6
'ADU' is the original building on plot. Later added main house that was not originally planned.	1
[ADU was original residence, was converted to ADU after main house was newly constructed]	1
[With an illegal ADU]	1
ADU showed approved when purchased, but there was an error in reporting by the county and had to go through process of ADU approval	1
As primary residence	1
Built a shop, then converted	1
Built ADU whole remodeled	1
Completely rebuilt after fire. ADU was a possibility because of the shape of the attic.	1
Existing ADU grandfathered but could not adapt to current building codes, so had to tear down.	1
Forced by city to get 4 additional lots	1
Let family build on over lot	1
New main house and ADU	1
Partnered with previous house owner to collaborate on building of the ADU	1
Small study expanded to 198 square foot unit	1
We built the ADU when living in main house	1
We converted a shop into an ADU	1
With a completely screwed up, turned-out-not-to-be-legal set of apartments in the garage. Had to do giant unexpected remodel 3 months after buying; took 18 months.	1
With an illegal ADU which I then improved and legalized.	1
With the ADU partially completed, with specific intent to complete ADU	1
With unpermitted ADU that I later upgraded	1
Missing/Refused	1

Table 91: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=272)

	Minimum	Maximum	Mean	Std. Deviation
Amount paid to construct ADU	\$3,500	\$300,000	\$81,766.54	\$57,643.42

Table 92: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=369)

	Frequency	Percent
Less than \$40,000	62	16.8%
\$40,000 to \$79,999	93	25.2%
\$80,000 to \$119,999	62	16.8%
\$120,000 to \$159,999	30	8.1%
\$160,000 to \$199,999	9	2.4%
\$200,000 or more	16	4.3%
Don't Know	8	2.2%
Not Applicable	65	17.6%
Missing/Refused	24	6.5%

Table 93: How did you finance the construction cost? [check all that apply] (Q20—All Cities) (n=307)

	Frequency	Percent
Cash Savings	186	60.6%
Home equity line of credit	92	30.0%
Refinance and cash out option based on main home value only	31	10.1%
Refinance and cash out option based on main home and future ADU value	4	1.3%
Purchased main home and constructed ADU with cash out option based on future property value	2	0.7%
Loan from family member	34	11.1%
Credit cards	33	10.7%
Construction loan from bank	16	5.2%
Personal loan from bank	14	4.6%
Trade of services	11	3.6%
Other	32	10.4%
Missing/Refused	6	2.0%

Table 94: "Other" Responses: How did you finance the construction cost? (Q20—All Cities) (n=32)

	Frequency
Inheritance	2
[ADU already completed when property was purchased]	2
[ADU partially complete when property was purchased]	1
[Family member sold house and paid for ADU]	1
[Funds from sale of prior residence]	1
[Structured retirement savings from parents who live in the ADU]	1
[Unable to finance completion of ADU]	1
401k cash out	1
Equity line of credit on a different property	1
FHA Title 1 Home Improvement Loan	1
Gift from family	1

	Frequency
Insurance policy from fire loss	1
Liens until I could pay contractors/city	1
Loan from professional money lender	1
Money from sale of ADU occupant's previous residence	1
PDC loan	1
Personal loan from my own retirement savings	1
Private investors	1
Refinance and cash out on other properties	1
Refinanced another rental property	1
Refinanced main home	1
Refinanced my car	1
Refinanced post-completion	1
Rehab mortgage (ADU financed along with purchase of property)	1
Retirement account	1
Some inheritance	1
Some work trade but primarily sweat equity and HELOC for hard costs	1
Took out a primary mortgage - prior to construction there was no mortgage on the house.	1
Missing/Refused	2

Table 95: What is the approximate square footage of your ADU? (Q21—All Cities) (n=346)

	Minimum	Maximum	Mean	Std. Deviation
Approximate square footage of ADU	200	1,600	668.19	205.04

Table 96: What is the approximate square footage of your ADU? (Q21—All Cities) (n=369)

	Frequency	Percent
200 to 400 square feet	33	8.9%
401 to 500 square feet	60	16.3%
501 to 600 square feet	51	13.8%
601 to 700 square feet	47	12.7%
701 to 800 square feet ¹	112	30.4%
Over 800 square feet	43	11.7%
Don't Know	0	0.0%
Missing/Refused	23	6.2%

¹Of these respondents, 64 (17.3%) reported exactly 800 square feet.

Table 97: How many bedrooms does your ADU have? (Q22—All Cities) (n=369)

	Frequency	Percent
0 (studio)	91	24.7%
1	193	52.3%
2	76	20.6%
3 or more	6	1.6%
Missing/Refused	3	0.8%
Total	369	100.0%

Table 98: Which of the following best describes the type of ADU you have? (Q23—All Cities) (n=369)

	Frequency	Percent
ADU is attached to the main house as a/an:		
basement unit	96	26.0%
attached garage conversion	13	3.5%
attached addition to house	29	7.9%
converted attic or other internal space (not the basement)	18	4.9%
Subtotal – ADU is attached	156	42.3%
ADU is detached from the main house as a/an:		
detached garage conversion	48	13.0%
addition above or beside an existing detached garage	66	17.9%
addition above or beside a new detached garage	43	11.7%
stand-alone detached unit	53	14.4%
Subtotal – ADU is detached	210	56.9%
Missing/Refused	3	0.8%
Total	369	100.0%

Table 99: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=369)

	Frequency	Percent
Potential rental income allowed us to buy a house we could not otherwise afford	32	8.7%
Extra income from ADU rent	154	41.7%
Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)	90	24.4%
Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use	30	8.1%
Existing ADU was not a factor in our decision to buy the property	10	2.7%
Other	52	14.1%
Missing/Refused	1	0.3%
Total	369	100.0%

Table 100: "Other" Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=52)

	Frequency
[To rent the main house and live in the ADU]	4
[Extra income from ADU rent; Separate living space for household member or helper]	3
[To provide office or studio space]	3
[Rental income and potential living space for family]	2
[Extra income, flexible space, maximizing density on lot, sense of community]	1
[Had to rebuild existing ADU; Permitted as legal separate house to increase land value]	1
[Income, potential extra living space, future living space]	1
[Personal use; To provide housing for aging in place; To increase property value for child's inheritance]	1
[Rental for family member now, extra room and space for caregiver in the future]	1
[Rental income and separate living space for family and friends]	1
[Rental income and to have a close neighbor]	1
[Seasonal residence for older friend]	1
[To provide ADA unit for aging in place]	1
[To provide separate office space; Rental income after retirement]	1
[To rent the main house and live in the ADU; Captured view of downtown]	1
[To retain as a rental after purchasing home with illegal ADU reported by neighbors]	1
[Work space for our business]	1
Added income so I could afford to remain in the house I built, due to divorce.	1
Anticipate living in it at some point as we age but saw it as potential income source to allow us to continue living at our current location	1
Community	1
Could no longer manage the existing house	1
Forced to do it by city to get four additional lots	1
Garage needed to be rebuilt. I was living overseas and wanted a place to live on vacations.	1
Guest house and office	1
Housing for a friend who has building skills and needed a job.	1
I love the 'small house movement' and have wanted to build one.	1
It's my primary residence.	1
Montessori classroom	1
Nice having the flexibility of having a unit that can be rented out.	1
Potential as a retirement home	1
Rental income to help cover the cost of replacing the foundation and remodeling the original house	1
Replaced a dilapidated shed	1
Resale	1
Safe - level - handicapped features for senior property owner	1
Self	1
Separate living space for a friend	1
Separate living space for me	1
So my elderly mom and dad could come visit	1
To split property and only own the ADU as a single family residence and share common space with main home owner (in doing so, we created a 3-house intentional community along with a 3rd adjacent home)	1
Upstairs was not an option, so made basement into ADU so we did not have to buy second house.	1

	Frequency
Wanted more family space	1
Wanted option to move there when I am retired and rent out main house	1
We wanted to downsize. Sold our bigger house, moved into our existing rental house and built the ADU. Now we live in ADU and rent our house again.	1
Missing/Refused	1

Table 101: What were the two biggest challenges you faced in building your ADU? [check up to two] (Q25—All Cities) (n=307)

	Frequency	Percent
Obtaining financing	22	7.2%
Paying for the cost of construction	99	32.2%
Permitting fees	89	29.0%
Lot setbacks or height limits	60	19.5%
Utility connections	42	13.7%
Minimum parking requirements (Eugene and Ashland only)	10	3.3%
Design constraints or challenges	101	32.9%
Minimum lot size (Eugene only)	2	0.7%
Don't know	14	4.6%
Other	82	26.7%
Missing/Refused	2	0.7%

NOTE: Two respondents provided more than two answers (they provided three and four answers). Their additional responses are included in the above table.

Table 102: "Other" Responses: What were the two biggest challenges you faced in building your ADU? (Q25—All Cities) (n=82)

	Frequency
[No challenges]	5
[Never getting the same answer twice while applying for permits. It took many trips and 6-8 months to get the permits.]	1
[Working with the contractor]	1
Access for construction equipment	1
Adhering to code	1
All of the above	1
Application process	1
Appraisal valuation	1
BDS	1
Being abroad while building in Portland	1
Building around four fir trees	1
City demanded separate water and sewer for coach house. I have to pay 2 water bills every month for 1 person!	1
City inspections	1
City of Portland fees, planning criteria and process	1
City of Portland! They are crazy and disconnected with reality.	1
City permitting was slow	1
City planning!	1
City System Development Charges levied before income is generated.	1
Code compliance	1
Contractor went bankrupt and stole \$80K	1
Contractor/designer	1
Contradictory/unclear building codes	1
Coordinating construction with contractor	1

	Frequency
Cost of new construction overall was a challenge, but not specifically to ADU	1
Crummy contractor, other code/regulations	1
Dealing with the city of Portland and neighbors	1
Dealing with, and getting straight answers from, Portland's Bureau of Developmental Services.	1
Deciding to do this big project, or move. But [we] love our neighborhood.	1
Designing an attractive space at grade for my current life style	1
Difficult relationship with general contractor	1
Disruption to our lives [because] we work at home	1
Final approval after it showed it was approved ADU when the county made a mistake in reporting as approved	1
Financing/construction cost and permitting were big factors. The project was also complicated by being on a zero setback against neighbor's garage (built concurrently) with design review requirements.	1
Fire sprinkler system was required and was expensive	1
Getting insulation to meet code without having to take out existing in ceiling. We did have to remove and replace all the insulation in perimeter walls and added between existing concrete floor and new flooring.	1
Getting the [redacted] City of Portland to approve it - took nearly two years.	1
Historic review (permit) not practical	1
Historical restrictions	1
I had to pay over \$6,000 to city to construct. Horrible! Also my ADU is in [redacted]. Even though it couldn't be seen by street, had to conform to historic standards; adds lots of money.	1
Inspector from BDS made up nonexistent rules. BDS sucks!!	1
Irresponsible contractor	1
Lags and run arounds at city regarding permits and inspections.	1
Limitation of ceiling height - was later successfully appealed- limitation of height should be more flexible especially with plenty of windows. Also, was not able to separate meter.	1
Main house on historic register, had to get Historic Alteration permit and jump through hoops	1
Making existing unit meet all the code requirements and dealing with the city offices (Portland) and changing inspectors with differing opinions	1
Meeting code requirements given existing structure	1
Negotiating with family member (co-owner)	1
Neighbor resistance	1
Neighborhood association	1
Neighbors unhappy with increase in density	1
New tax increases; my single family residence is now a duplex???? Taxwise.	1
Number of folks on total property and sewer issues, i.e., city requiring unrealistic sewer information on total of 2 persons in ADU and home.	1
Parking space requirement	1
Paying for the extra costs associated with appliances and utility hookups	1
Percentage of land to building ratio	1
Permit process	1
Permit process, which we did ourselves. It was time consuming and excruciatingly expensive. We spent approximately \$12,000 in fees and associated construction for code.	1
Permitting delays by Portland BDS	1
Permitting process - we received conflicting advice from people within the permitting	1

	Frequency
office	
Permitting requirements (The basement was too large so we had to get a variance. This delayed the project by months.)	1
Personal Time Commitment	1
Portland Building dept. not helpful, limited knowledge	1
Property taxes excessive - assume full rental market value	1
Required a variance to exceed SF design standard (the lot is just shy of 10,000 SF)	1
Retrofitting utility service of older home and other hoops I was required to meet added to cost, time and effort	1
Separate water/sewer and gas, and [loss of view] for existing living room and master bedroom	1
Septic tank and drain field limitations	1
The crack house next door	1
Time (It's taken longer to complete)	1
Time of labor	1
Time slowdowns, especially city	1
Unbelievable amount of time the contractor took to build the house!	1
Unhappy neighbor	1
Was not allowed to expand footprint [or] height of very small garage	1
Water service requirements	1
Working with the city of Eugene!	1
Working with the contractor	1
Zoning issues	1

Section E: Demographics – Combined Cities

Table 103: What is your gender? (Q33—All Cities) (n=369)

	Frequency	Percent
Female	183	49.6%
Male	177	48.0%
Prefer not to answer	5	1.4%
Missing/Refused	4	1.1%
Total	369	100.0%

Table 104: What is your age? (Q34—All Cities) (n=366)

	Minimum	Maximum	Mean	Std. Deviation
Respondent's age	21 years	84 years	53.35 years	12.68 years

Table 105: What is your age? (Q34—All Cities) (n=369)

	Frequency	Percent
23 to 34 years	28	7.6%
35 to 44 years	69	18.7%
45 to 54 years	84	22.8%
55 to 64 years	108	29.3%
65 to 74 years	68	18.4%
75 years or older	9	2.4%
Missing/Refused	3	0.8%

Table 106: What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—All Cities) (n=369)

	Frequency	Percent
\$0 - \$14,999	9	2.4%
\$15,000 - \$24,999	9	2.4%
\$25,000 - \$34,999	30	8.1%
\$35,000 - \$49,999	27	7.3%
\$50,000 - \$74,999	76	20.6%
\$75,000 - \$99,999	60	16.3%
\$100,000 - \$149,999	64	17.3%
\$150,000 or more	48	13.0%
Prefer not to answer	36	9.8%
Missing/Refused	10	2.7%
Total	369	100.0%

Appendix A: Introductory Letter, Mailing 1



Survey Research Lab
1600 SW 4th Ave
Suite 400
Portland, OR 97201

Debi Elliott, Ph.D.
Director
Survey Research Lab

phone 503-725-9530
toll-free 800-530-5875
email srlweb@pdx.edu

Jordan Palmeri
Green Building Program
Oregon Department of
Environmental Quality

phone 503-229-6766
email palmeri.jordan@
deq.state.or.us



www.AccessoryDwellings.org

**Complete the
survey and you
can enter to win
an Apple iPad
Mini or a \$350
store gift card!**

<Mail_Name>
<Mail_Name_2>
<Mail_Street>
<Mail_City>, <Mail_State> <Mail_Zip>

<date>

Dear <Mail_Name>,

I am writing to invite you to participate in a brief survey about [accessory dwelling units], known as [ADUs], in [City]. **The goal of this survey is to learn about how [ADUs] are being used in Portland, Eugene, and Ashland.**

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org.

[ADUs] show great potential for meeting housing needs, and the results of this survey are key to understanding the role they can play in future regional housing. As an [ADU] owner **your feedback will help efforts to improve policies and incentives to support development of [ADUs] in the future.**

In a few weeks, you'll receive this survey in the mail. **You can complete this survey right now online** by going to the following website and logging in with the Survey ID listed below.

www.ADUSurvey.org

Survey ID: <ADU_PIN>

This survey will take about 10 minutes, and should be completed by you, or another owner who is familiar with the [ADU's] use and history. You were selected to participate in this survey because you are listed as the owner of a property that has a permitted [ADU] at: **<SITE ADDRESS>**.

This survey is completely voluntary and confidential. Your survey responses will not be connected with your name, your address, or the address of the [ADU].

We know your time is valuable, and your participation in this important survey is genuinely appreciated.

Sincerely,

Debi Elliott, Ph.D
Director, PSU Survey Research Lab

An [ADU] is a small, secondary living space on a single family lot that includes its own kitchen, bathroom, and living/sleeping areas.

(e.g., converted garage or shed; finished basement or attic; addition to a house or a new structure).

Appendix B: Cover Letter, Mailing 2



Survey Research Lab
1600 SW 4th Ave
Suite 400
Portland, OR 97201

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Director
Survey Research Lab

phone 503-725-9530
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Jordan Palmeri
Green Building Program
Oregon Department of
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phone 503-229-6766
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deq.state.or.us



www.AccessoryDwellings.org

**Complete the
survey and you
can enter to win
an Apple iPad
Mini or a \$350
store gift card!**

«MAIL_NAME»
«MAIL_NAME_2»
«MAIL_STREET»
«MAIL_CITY», «MAIL_STATE» «MAIL_ZIP»

«DATE»

«MAIL_NAME»,

A couple weeks ago I wrote to invite you to participate in a brief survey about Accessory Dwelling Units, known as ADUs, in Portland. **Enclosed with this letter is your questionnaire along with a postage-paid return envelope.**

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org. **The goal of this survey is to learn about how ADUs are being used in Portland, Eugene, and Ashland.**

ADUs show great potential for meeting housing needs, and the results of this survey are key to understanding the role they can play in future regional housing. Your participation is important, and will **help efforts to improve policies and incentives to support future development of ADUs.**

You can complete the questionnaire and return it in the envelope provided, or you may complete the survey online by going to the following website and logging in with the Survey ID listed below:

www.ADUSurvey.org

Survey ID: #

This survey will take about 10 minutes, and should be completed by you, or another owner who is familiar with the ADU's use and history. You were selected to participate in this survey because you are listed as the owner of a property that has a permitted ADU at: «MAIL_ADDRESS»

This survey is completely voluntary and confidential. Your survey responses will not be connected with your name, address, or the address of the ADU.

We know your time is valuable, and your participation in this important survey is genuinely appreciated.

Sincerely,

Debi Elliott, Ph.D.
Director, PSU Survey Research Lab

An ADU is a small, secondary living space on a single family lot that includes its own kitchen, bathroom, and living/sleeping areas.

(e.g., converted garage; finished basement or attic; addition to a house or a new structure).

Appendix C: Survey Instrument

Accessory Dwelling Unit Survey

The purpose of this survey is to learn about how **Accessory Dwelling Units (ADUs)** are being used in Portland, Eugene, and Ashland, and to better understand the role they can play in future regional housing. It should be completed by you or another owner who is familiar with the use and history of the ADU that is listed in the letter included with this questionnaire.

Follow the **skip instructions** throughout the survey to answer the items that are applicable to you. For this survey, the term **ADU** will be used to mean "Accessory Dwelling Unit", "Accessory Residential Unit", and "Secondary Dwelling Unit".

Your responses are **voluntary** and **confidential**. **Questions?:** Contact Tara Horn at 503-725-8130, or srlweb@pdx.edu.

1. Is your ADU currently completed or still under construction?

☐ Completed

(Go to #2)

☐ Under construction

(Skip to #5)

Section A: ADU USE

2. How is your ADU currently being used?

☐ As someone's primary residence, and is currently occupied

☐ As someone's primary residence, but is currently vacant

(Go to #2a)

☐ For short-term housing (less than 1 month stays)

☐ By the main house occupants as an extra room or workspace

☐ Not currently being used for anything

☐ Other: _____

(Skip to #3)

Primary Residence:

The place a person usually lives, sleeps, eats, and receives mail.

2a. If used as a primary residence, what best describes your situation?

☐ ADU is used as a primary residence year-round

☐ ADU is used as a primary residence seasonally or for only part of the year

☐ Other: _____

3. Regardless of current use, in the past 12 months, how many months has your ADU been occupied as someone's primary residence? _____ months

4. How have you used your ADU in the past? [Check all that apply]

☐ As someone's primary residence

☐ By the main house occupants as an extra room or workspace

☐ For short-term housing (less than 1 month stays)

☐ Other: _____

5. How are you planning to use your ADU in the future? [Check all that apply]

☐ As someone's primary residence

☐ By the main house occupants as an extra room or workspace

☐ For short-term housing (less than 1 month stays)

☐ Other: _____

If your ADU is currently...

Used as someone's primary residence, and **currently occupied**

**Go to Section B:
ADU OCCUPANCY**

Used as someone's primary residence, but **currently vacant**

Skip to #13

Under Construction

Skip to Section C: CONSTRUCTION

NOT used as someone's primary residence

Section B: ADU OCCUPANCY

The questions below are aimed at gaining a better understanding of the people actually living in ADUs.

6. If your ADU is currently occupied, how many adults age 18 or older live there? _____ adults

7. How many children under age 18 live there? _____ children

8. In the table to the right, please fill in how many of the current ADU occupants are female and male in each age range.

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know
Female					
Male					

9. How long has the current occupant been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest.

- ☐ Less than 1 year
 ☐ 2 to less than 3 years
 ☐ Don't know
- ☐ 1 to less than 2 years
 ☐ 3 years or more

10. If there was not an ADU on your property, where would the current occupant(s) most likely live? *[Check one]*

- ☐ In the main house
 ☐ Other: _____
- ☐ In housing somewhere else in the city
 ☐ Don't know

11. In total, how many cars do the current ADU occupant(s) own? _____ cars ☐ None ☐ Don't know *(Skip to #12)*

11a. If the occupants do own cars, where do they usually park?

- ☐ On the street
 ☐ Other: _____
- ☐ Off the street (e.g. garage, driveway, parking pad)
 ☐ Don't know

12. Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? *[Check one]*

- ☐ Family member
 ☐ Acquaintance
 ☐ ADU is occupied by another property owner
- ☐ Friend
 ☐ We didn't know each other
 ☐ ADU is occupied by myself *(Skip to #15)*
- ☐ Other: _____

If your ADU is currently vacant, answer questions #13 to #14a based on what you typically do when the ADU is occupied.

13. Do you charge the current occupant(s) of your ADU rent?

- ☐ Yes
 ☐ No ☐ Don't know *(Skip to #14)*

13a. How much rent do you receive monthly for your ADU? \$ _____

13b. If rent includes utilities, how much is the rent without utilities? \$ _____

14. Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)?

- ☐ Yes
 ☐ No ☐ Don't know *(Skip to #15)*

14a. What service(s) do you receive?

Section C: CONSTRUCTION

15. Which of the following best describes how you acquired your ADU? I purchased the house...

- ☐ with ADU already completed Skip to #21
☐ with the specific intent to build an ADU
☐ without any intent to build the ADU, but decided to build it later
 ☐ Other: _____

If your ADU is under construction, answer the following questions based on what you expect when the ADU is completed.

16. Who did the actual physical labor construction on your ADU? *[Check all that apply]*

- ☐ A paid contractor
 ☐ A paid friend or relative
 ☐ Myself or another owner of the property
☐ An unpaid contractor
 ☐ An unpaid friend or relative
 ☐ Other: _____
 ☐ Don't know

17. Who designed your ADU? *[Check all that apply]*

- ☐ A paid contractor
 ☐ An unpaid friend or relative
 ☐ Myself or another owner of the property
☐ An unpaid contractor
 ☐ A paid architect or designer
 ☐ Other: _____
☐ A paid friend or relative
 ☐ An unpaid architect or designer
 ☐ Don't know

18. Approximately how many unpaid hours were spent, by you or anyone else, constructing your ADU? _____ hours

19. How much did you or someone else pay for your ADU to be constructed?

Please include the costs for design, labor, materials, and permits. Your best estimate is fine. \$ _____

20. How did you finance the construction cost? *[Check all that apply]*

- ☐ Cash savings
 ☐ Loan from family member(s)
 ☐ Construction loan from bank
 ☐ Trade of services
☐ Home equity line of credit
 ☐ Credit card(s)
 ☐ Personal loan from bank
 ☐ Other: _____
☐ Refinance and cash out option based on main home value only
☐ Refinance and cash out option based on main home and future ADU value
☐ Purchased main home and constructed ADU with cash out option based on future property value

21. What is the approximate square footage of your ADU? _____ square feet

22. How many bedrooms does your ADU have? ☐ 0 (studio) ☐ 1 ☐ 2 ☐ 3 or more

23. Which of the following best describes the type of ADU you have?

ADU is attached to the main house as a/an...

- ☐ basement unit
☐ attached garage conversion
☐ attached addition to house
☐ converted attic or other internal space (not the basement)

ADU is detached from the main house as a/an...

- ☐ detached garage conversion
☐ addition above or beside an existing detached garage
☐ addition above or beside a new detached garage
☐ stand-alone detached unit

24. Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? *[Check one]*

- ☐ Potential rental income allowed us to buy a house we could not otherwise afford
☐ Extra income from ADU rent
☐ Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)
☐ Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use
☐ Existing ADU was not a factor in our decision to buy the property
☐ Other: _____

25. What were the two biggest challenges you faced in building your ADU? *[Check up to two]*

- ☐ Obtaining financing
 ☐ Lot setbacks or height limits
 ☐ Design constraints or challenges
☐ Paying for the cost of construction
 ☐ Utility connections
 ☐ Minimum lot size (Eugene only)
☐ Permitting fees
 ☐ Minimum parking requirements (Eugene and Ashland only)
☐ Other: _____
 ☐ Don't know

Section D: ENERGY USE

The next series of questions is aimed at gaining a better understanding of how energy efficient currently built ADUs are.

If your ADU is under construction, answer the following questions based on what you expect when the ADU is completed.

26. Which utilities are metered separately, so the ADU gets its own bill? *[Check all that apply]*

☐ Electricity ☐ Natural gas ☐ Water ☐ Other: _____ ☐ None ☐ Don't know

27. Which of the following systems are shared between the ADU and the main house? *[Check all that apply]*

☐ Heating ☐ Hot water ☐ Other: _____ ☐ None ☐ Don't know

28. What types of energy-using appliances are located inside your ADU? *[Check all that apply]*

☐ Washer ☐ Dryer ☐ Dishwasher ☐ Refrigerator ☐ Stovetop or oven
☐ Water heater ☐ Gas fireplace ☐ Wall heaters (e.g. electric space heat, ductless heat pump)
☐ Central heating system (e.g. furnace) ☐ Other: _____ ☐ Don't know

29. What is your ADU's primary source of energy for...

Heating?	<input type="checkbox"/> Electricity	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Liquid propane gas	<input type="checkbox"/> Fuel oil (kerosene)
	<input type="checkbox"/> Solar	<input type="checkbox"/> Wood or Pellets	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Don't know
Hot water?	<input type="checkbox"/> Electricity	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Liquid propane gas	<input type="checkbox"/> Fuel oil (kerosene)
	<input type="checkbox"/> Solar	<input type="checkbox"/> Wood or Pellets	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Don't know

30. When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? *[Check all that apply]*

☐ Did not incorporate any energy efficient features or equipment ☐ Windows ☐ Energy Star appliances
☐ Weatherization (e.g. air sealing, duct sealing, extra insulation) ☐ Water heating ☐ Heating equipment
☐ Lighting (e.g. compact fluorescent lights/CFLs, LEDs) ☐ Solar electric or photovoltaic (PV)
☐ Other: _____ ☐ Don't know

31. Approximately how many total light bulbs are installed in your ADU? _____ bulbs

32. How many of these are compact fluorescent light bulbs (i.e., CFLs or twisty bulbs) or LED light bulbs? _____ bulbs

Section E: Demographics

This final set of questions is for demographic purposes. Your responses will be combined with answers from other respondents.

33. What is your gender? ☐ Female ☐ Male ☐ Prefer not to answer

34. What is your age? _____ years

35. How many people, including adults and children, live in the main house on the property? _____

36. What was your approximate annual household income for 2012? Your best estimate is fine.

☐ \$0 - \$14,999 ☐ \$25,000 - \$34,999 ☐ \$50,000 - \$74,999 ☐ \$100,000 - \$149,999
☐ \$15,000 - \$24,999 ☐ \$35,000 - \$49,999 ☐ \$75,000 - \$99,999 ☐ \$150,000 or more ☐ Prefer not to answer

Additional comments about this survey or ADUs:

Thank You! Please take a moment now to return this survey with your completed entry form in the postage-paid return envelope to: Survey Research Lab, 1600 SW 4th Ave, Suite 400, Portland, OR 97211

Appendix D: Reminder Postcard

Dear «MAIL_NAME»,

A few weeks ago, we invited you to participate in a brief survey about «TERM»s («ACRONYM»s). You should have received a **questionnaire** in the mail for you to complete. **Your participation is important, and will help efforts to improve policies and incentives to support future development of «ACRONYM»s. Complete the survey and you can enter to win an Apple iPad Mini or a \$350 store gift card!**

You were selected to participate in this survey because you are listed as the owner of a property that has a permitted «ACRONYM» at: «site_street».

If you have already completed and returned the survey, please accept our sincerest thanks. **If you have not responded yet, could you take a few moments to do so?** You can complete the survey and return it in the postage-paid envelope provided, or you may complete the survey online:

www.ADUSurvey.org

Survey ID: «ADU_PIN»

If you need a new survey mailed to you, or have questions, please call 503-725-5130.

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org.

Sincerely,



Debi Elliott, Ph.D.
Director, PSU Survey Research Lab



Portland State
UNIVERSITY



Accessory Dwelling Unit Survey Technical Report

Two-Family and Multi-Family Zoning Districts

Housing Element Update

Approved: March 28, 2011

City of Sausalito

Community Development Department | Planning Division

Acknowledgments

City of Sausalito Property Owners

Sausalito Housing Element Task Force

Stan Bair
Susan Cleveland-Knowles
Joan Cox
Steve Flahive
Mike Kelly
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Table of Contents

Topic	Page
Introduction	1
Methodology.....	1
Questionnaire Response Rate	2
Summary of Questionnaire Results	2
General Summary	2
Section A Summary Results—All Property Owners.....	2
Section B Summary Results—Property Owners With Existing ADU..	3
Section C Summary Results—Property Owners With Existing ADU..	8
Appendix A- Survey Instrument	18
Appendix B- Cover Letter	21
Appendix C- Survey Results	23
Section A	23
Section B	24
Comments	26

Introduction

In August, 2010 the Community Development Department staff conducted a survey of two-family and multi-family property owners regarding accessory dwelling units (ADUs). The 386 completed surveys revealed useful information about ADUs. Many ADUs in Sausalito are not recognized as a part of the housing stock because these units were built without permits and have not been reported to the City. The survey results indicate that while many of the surveyed property owners are not in favor of legalizing ADUs, others would support the addition of these units to the community and would even consider creating an ADU on their property. Other property owners reported that they already have an unpermitted ADU on their property and that they would apply to legalize that unit if an ADU amnesty program was established by the City. A detailed description of the methodology used to conduct the ADU survey is provided below, followed by a report of the survey results.

Methodology

Planning Division Staff created a questionnaire to send to the owners of properties zoned for two-family and multi-family residential use (R-2-5, R-2-2.5, R-3, and P-R). See **Appendix A** for the questionnaire instrument. The questions included were based on an ADU questionnaire sent to Sausalito property owners in 1992 and other relevant questions as determined by members of the Housing Element Committee (HEC) and Staff. Furthermore, a cover letter accompanied the questionnaire to inform property owners of the Housing Element update process and of the importance of completing the questionnaire. The letter also informed property owners that questionnaires were to be filled out anonymously. See **Appendix B** for the cover letter.

The questionnaire had 30 questions, which were divided into 3 sections. Section A (Questions 1-3) was to be completed by all property owners. These questions were intended to identify the number of units and parking spaces on the property. Section B (Questions 4-12) was to be completed by property owners without an ADU on their property. These questions were designed to measure the inclination of property owners to build an ADU if such units were legalized by the City, as well as the incentives that might encourage them to do so. The questions also measured the potential for the addition of an ADU on the property owner's property based on certain parcel characteristics such as the amount of additional space on their property to accommodate an additional unit and/or additional parking.

Section C of the questionnaire (Questions 13-30) was completed by those property owners who currently have an ADU on their property. In addition to identifying which properties have unpermitted ADUs, the questions were intended to measure interest in a potential ADU amnesty program, as well as information about the unit itself (e.g., number of bedrooms, provision of parking, rental price and total square feet) and information for those people who reside in the ADU (e.g., age, primary form of transportation).

Questionnaire Response Rate

In late August, 2010, the cover letter and questionnaire were sent to the owners of the 2,342 privately-owned properties zoned two-family (R-2), multi-family (R-3) and planned residential (PR) in Sausalito. Three-hundred and eight-six of these postage-paid, anonymous completed questionnaires were completed by property owners and returned to the City. In addition, five surveys, which were returned with no response, were not included in the tabulations. Full results from the survey are in **Appendix C**.

Summary of Questionnaire Results

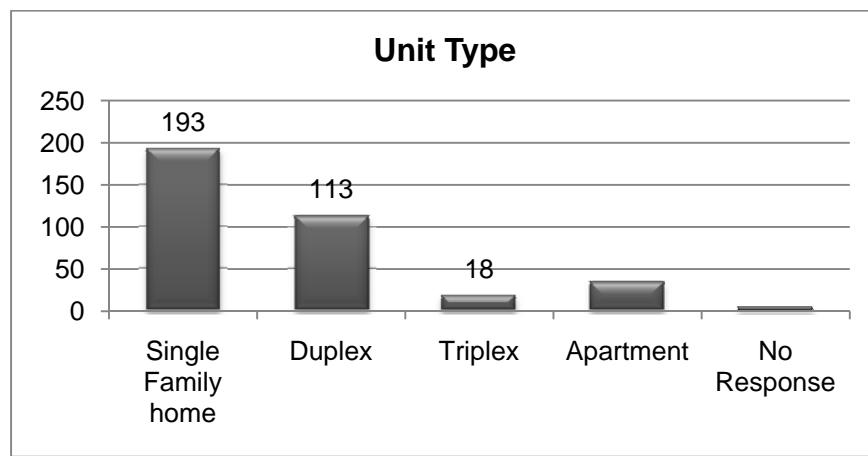
General Summary:

Total completed surveys received	386
Total properties with an ADU	65
Total properties without an ADU	321

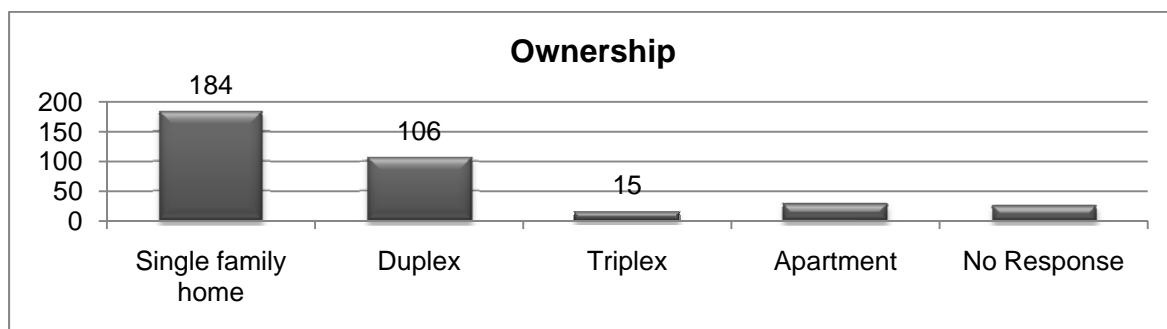
Section A Results—All Property Owners

Section A was completed by all property owners.

Question 1. What type of building(s) do you have on your property?



Question 2. Which building do you own?



Question 3. How many total parking spaces do you have on your property?

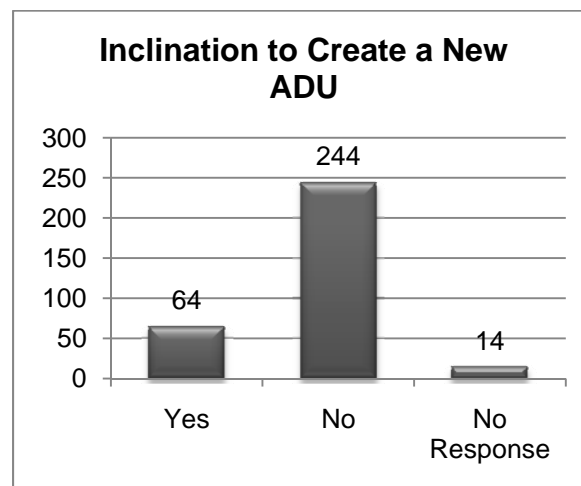
Zoning District	Zero Parking Spaces	One Parking Space	Two parking spaces	Three parking spaces	Four parking spaces	Five parking spaces	Six parking spaces	More than six parking spaces
Respondents	26	45	152	33	50	7	14	17

Section B Results—Property Owners Without ADU

Section B was completed by owners with no accessory dwelling unit on their property. A total of 321 respondents completed this section.

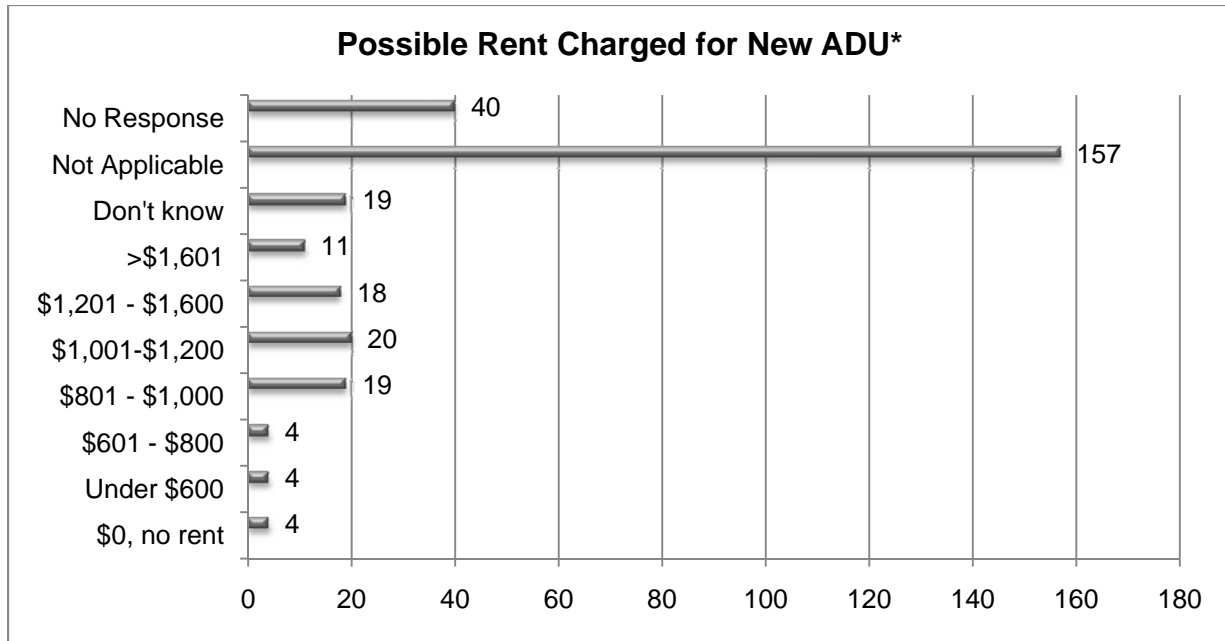
Question 4. If the City's zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to create one?

Seventy-five percent of those owners who do not currently have an ADU on their property would not be inclined to build an ADU if the city changed its zoning ordinance to permit new ADUs. Twenty percent would be inclined to build an ADU and four percent were unsure if they would be inclined to build an ADU, or did not provide a response to this question.



Question 5. If you were to create an accessory dwelling unit, how much rent do you think that you would charge?

Among those property owners who do not currently have an ADU on their property, a majority of the respondents were unsure, did not think the question was applicable or did not provide a response to the question regarding how much rent they would charge if they built an ADU. For those who did respond to this question, there was a relatively equal distribution among the price range that they would anticipate charging if they were to build an ADU.



*Note: "Above \$1,600" was not an available answer provided on the questionnaire. The omission may have skewed the results.

According to the State of California Department of Housing and Community Development 2010 State Income Limits, a one-person household in the "Lower Income" category can spend a maximum of \$1,505 on his/her monthly housing costs¹. Similarly, a two-person household in the "Lower Income" category can spend a maximum of \$1,720 their monthly housing costs.

Any units rented for less than \$1,505 would be considered housing affordable to individuals in the "Lower Income" category, as defined by the state. Based on those respondents who provided a response for this question, 15.8% of respondents (51 owners) anticipate that they would charge \$1,200 or less per month if they were to build an ADU on their property. Assuming that utilities would not exceed \$300/month, these units would be considered affordable to property owners who fall in the "Lower Income" category. Further, roughly 5.6% of the respondents (18 owners) reported that they would charge \$1,200 - \$1,600 for their unit. Presumably, some of these units (those less than \$1,505 including expenses for utilities) would fall in the "Lower Income" category.

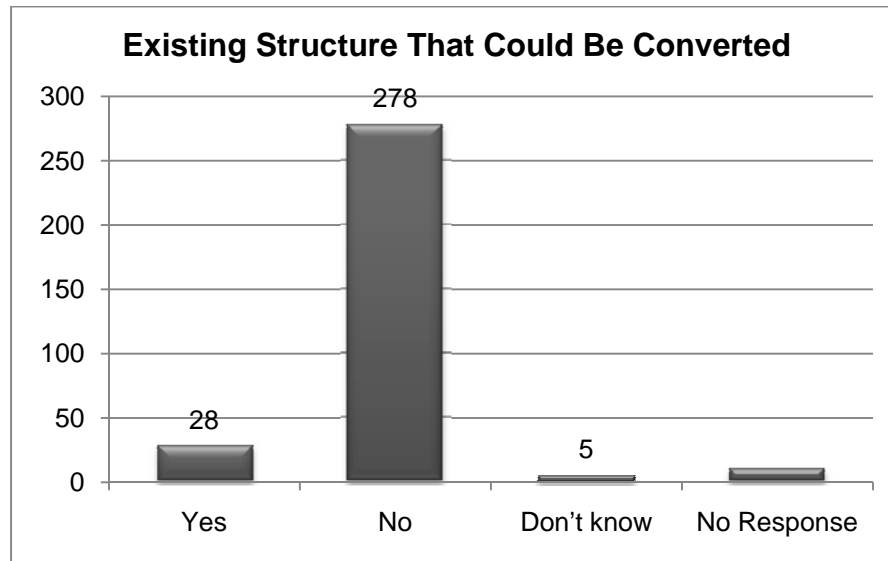
Question 6. Do you currently have an additional unit on your property that does not qualify as an accessory unit as defined above?

Nineteen respondents reported that they have an additional unit on their property, however it does not qualify as an ADU because it lacks either a bathroom or kitchen, or both. If ADUs were legalized in Sausalito, these types of units are potential sites for the creation of ADUs.

¹ Housing costs are assumed to be a 30% of annual income. Per the California Housing and Community Development Department, a household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing.

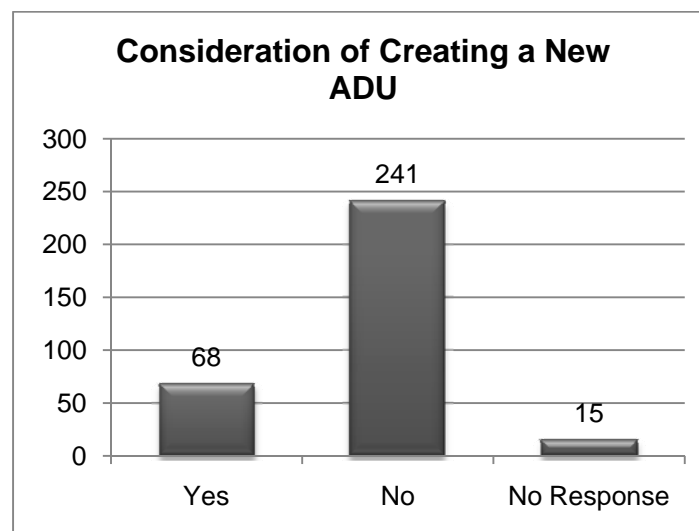
In an Additional Unit on Property?	Respondents
No additional unit	289
Yes, but it does not qualify because there is no cooking facility	17
Yes, but it does not qualify because there is no cooking facility or bathroom	2
No response	13

Question 7. Do you have an existing structure on your property (e.g. greenhouse, office studio) that could be converted into an accessory unit?



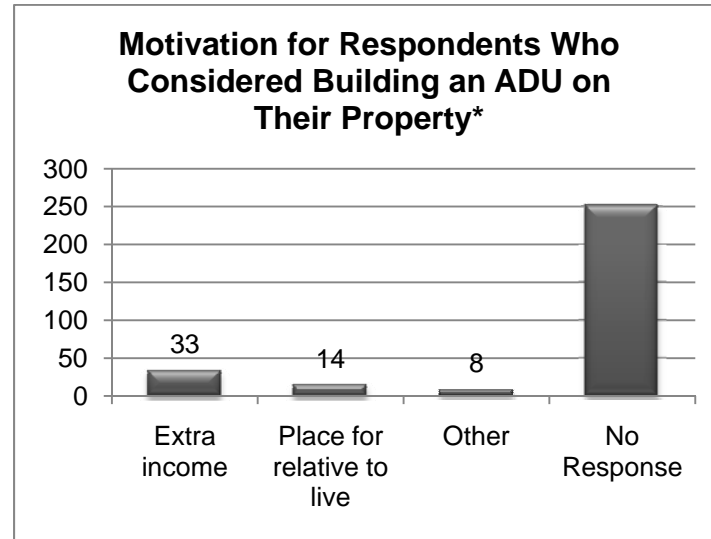
Question 8. Have you thought about creating an accessory unit or incorporating one into your house?

A majority of the respondents who do not currently have an ADU on their property have not considered adding one to their house. However, twenty-one percent of the respondents stated that they have.



Question 9. If you have thought about building an accessory unit or incorporating one into your house, why?

There are a variety of reasons why a property owner would consider constructing an ADU on their property. Twenty percent of respondents who do not currently have an ADU on their property but have considered building one reported that they would consider doing so in order to provide a place for a relative to live. Another 49 percent of respondents (note that multiple answers from the same respondent were accepted for this question) would consider doing so in order to earn extra income. Other responses included: space for live-in caregivers and space for guests visiting from out of town.



*Multiple answers accepted.

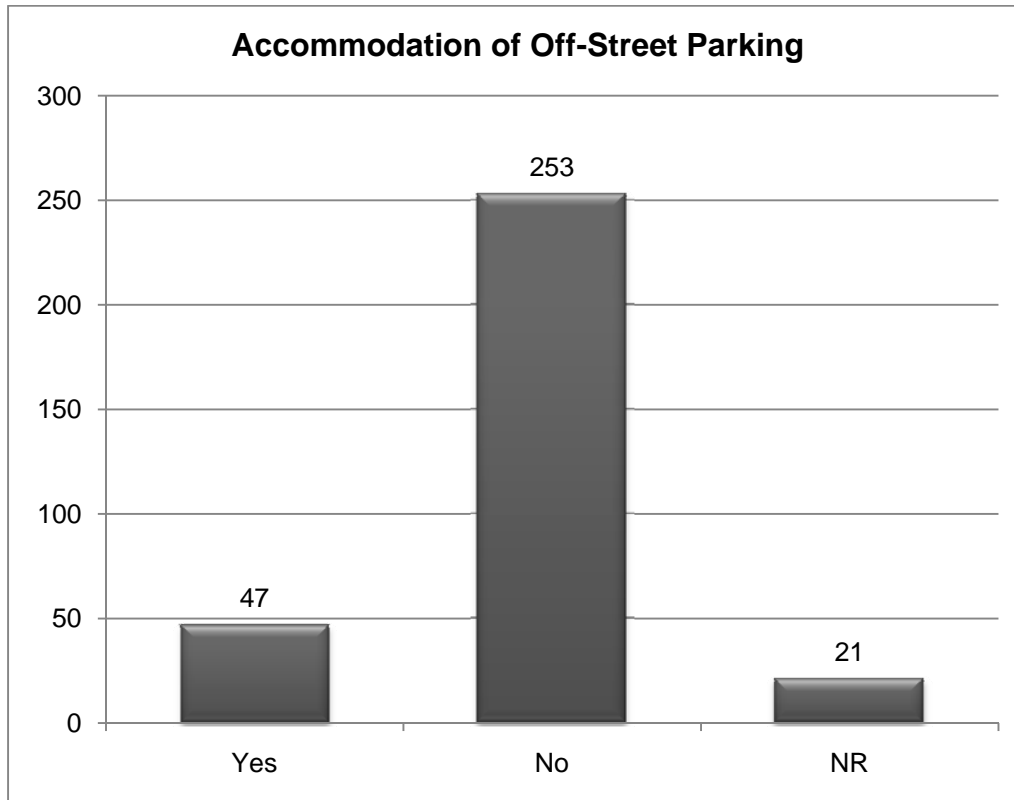
Question 10. Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

The addition of an ADU outside of the footprint of an existing structure requires that a property owner has adequate space on his/her property to build the additional unit. For the purposes of this survey it was estimated that at least 500 sq. ft. of undeveloped space is necessary for an additional unit on most properties. Eight-six survey respondents stated that they have at least an additional 500 sq. ft. of space available on their lot. If these respondents are inclined to build an additional unit on their property, there is the potential for them to do so if the City legalizes ADUs in the future and presuming that the property owned is able to meet all necessary legal requirements and building code standards to do so.

Space for ADU	Respondents
Yes	86
No	190
Don't know	0
No response	14

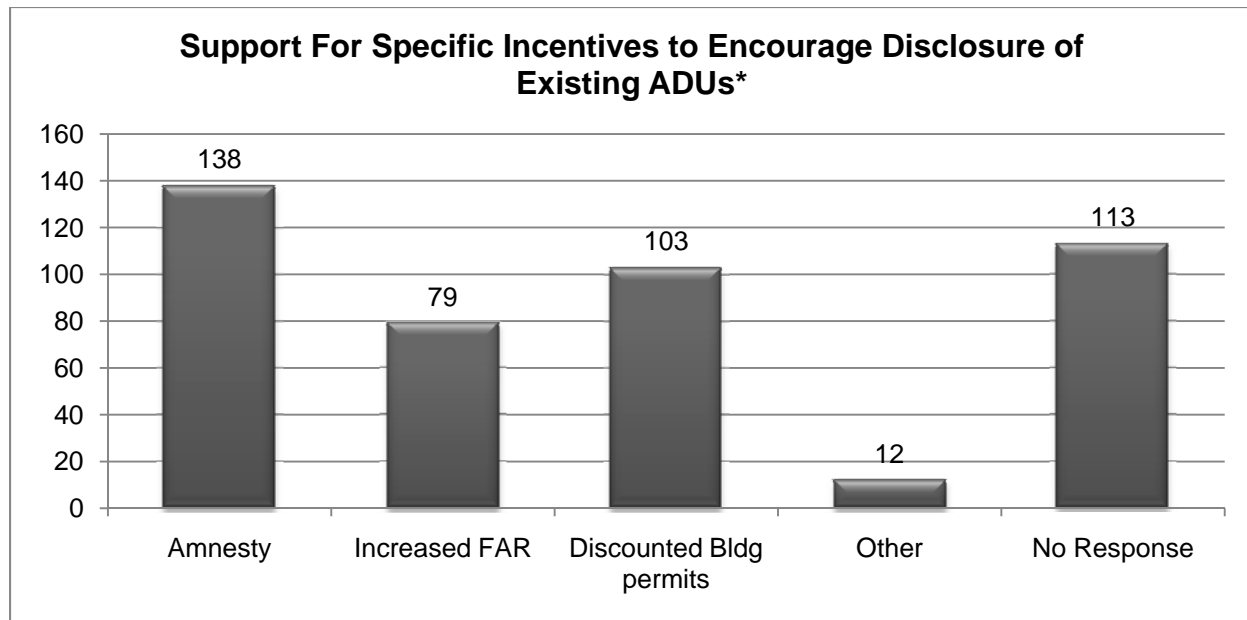
Question 11. If an accessory unit were created, could you accommodate ADDITIONAL off-street parking for that unit on your property?

Parking is a concern for many property owners of Sausalito. Many survey respondents indicated that they would only support ADUs if parking could be provided on the owner's property. This would reduce congestion issues and potential parking issues in Sausalito's neighborhoods. Many of the respondents to the questionnaire would not be able to provide additional parking on their property for an ADU. However, 47 respondents did indicate that they would be able to provide parking.



Question 12. What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about?

If the City opts to legalize ADUs, there are various incentives that could be offered to encourage property owners to construct these units. Options include: an ADU amnesty program (i.e. the legalization of existing illegal ADUs when certain criteria are met); increased permissible floor area on the existing lot; and discounted building permit fees in order to bring existing units up to code. Below is the number of people who supported these various incentives. Note that multiple answers were accepted.



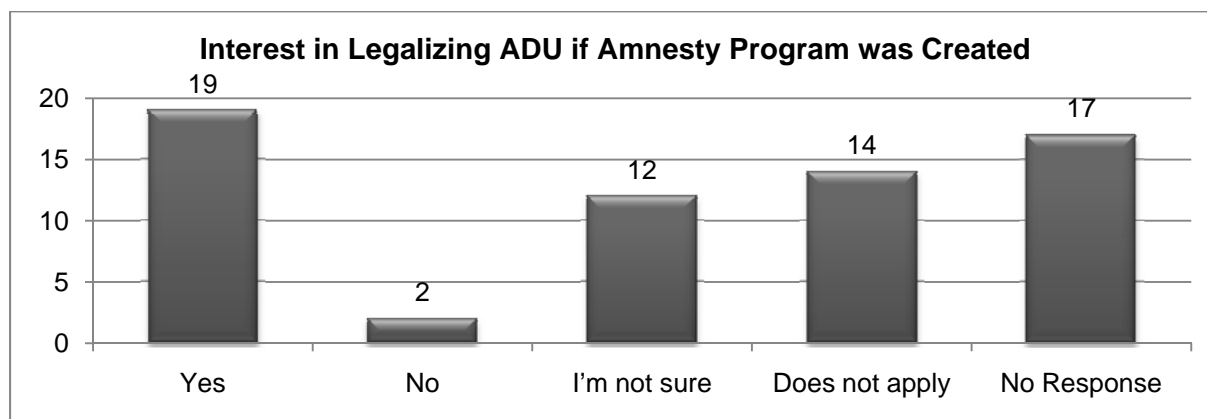
*Multiple answers accepted.

Section C Results—Property Owners With Existing ADU

Section C was completed by owners with an existing accessory dwelling unit on their property. A total of 65 respondents completed this section.

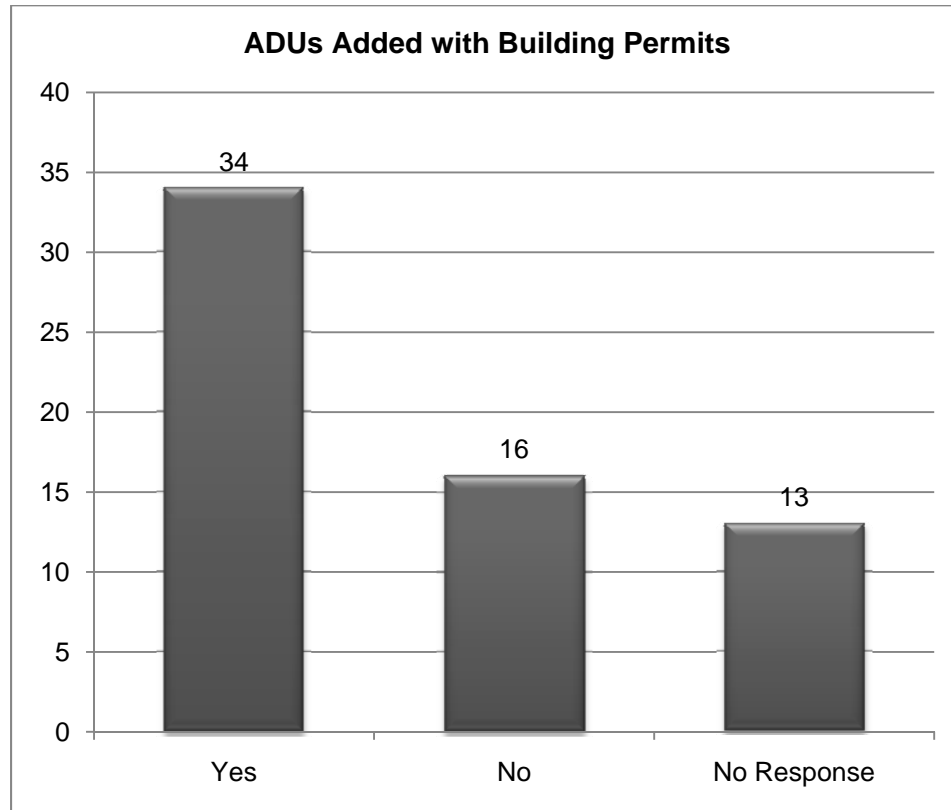
Question 13. If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

Of the 65 survey respondents who reported having an ADU on their property, 30 percent of these property owners (19 owners) said that they would apply to legalize the ADU if the City established an amnesty program for illegal units. Three percent (2 owners) reported that they would not apply to legalize their unit if the City established such a program. Eighteen percent of the respondents (12 owners) were unsure about what they would do and 21 percent (14 owners) responded that this question was not applicable to them, most likely because the unit on these properties are legal non-conforming (i.e. were built prior to the time that ADUs were made illegal in Sausalito). The rest of the survey respondents (26 percent/17 owners) did not provide a response.



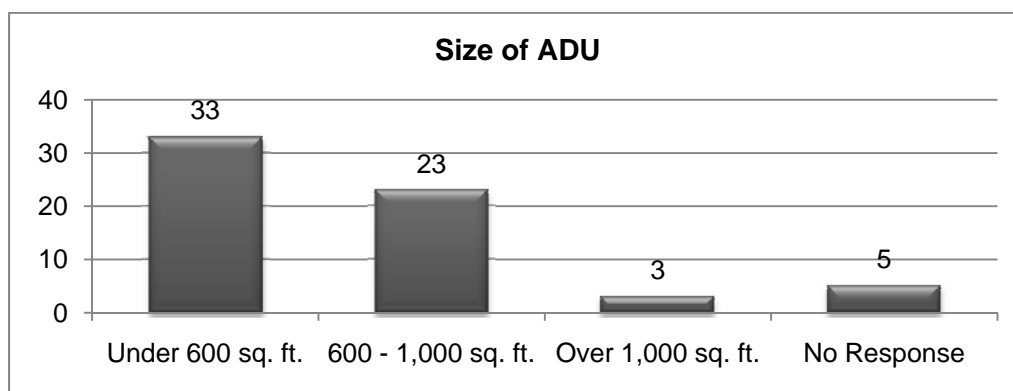
Question 14. Was the accessory unit added with building permits?

Of the 65 respondents who currently have an ADU on their property, 34 property owners (52%) reported that the unit was constructed with building permits; 16 property owners (25%) reported that the unit was not constructed with building permits; 13 respondents provided no response to this question.



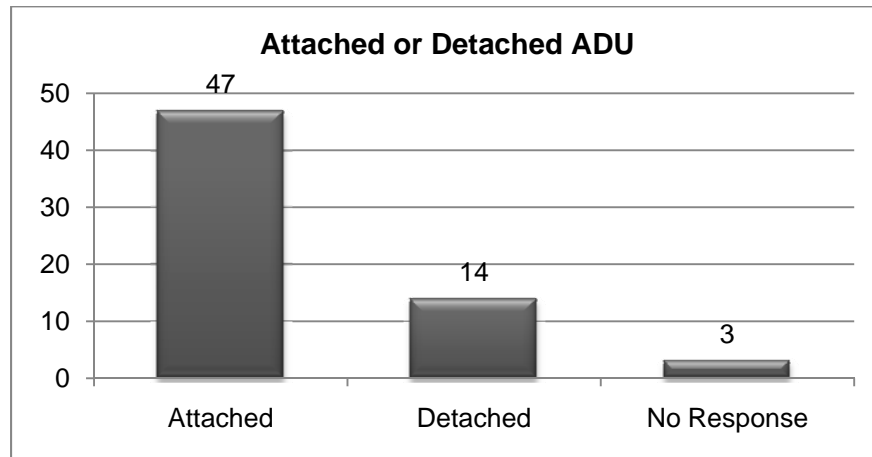
Question 15. Approximate size of the accessory unit?

Nearly all survey respondents indicated that the ADUs on their property is under 1,000 sq. ft. Thirty-three of the property owners who responded have a unit that is under 600 sq. ft. and 23 property owners reported having an ADU that is between 600 sq. ft. and 1,000 sq. ft.



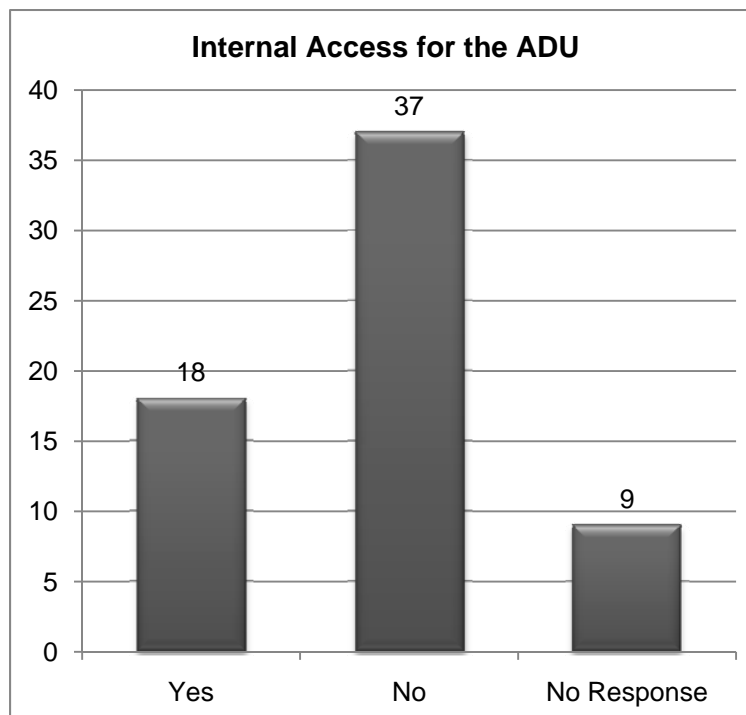
Question 16. The unit is attached to the home or multi-family building or detached to the home or multi-family building?

A large majority (47) of the 65 property owners who have an ADU on their property reported that that unit was attached to their home.



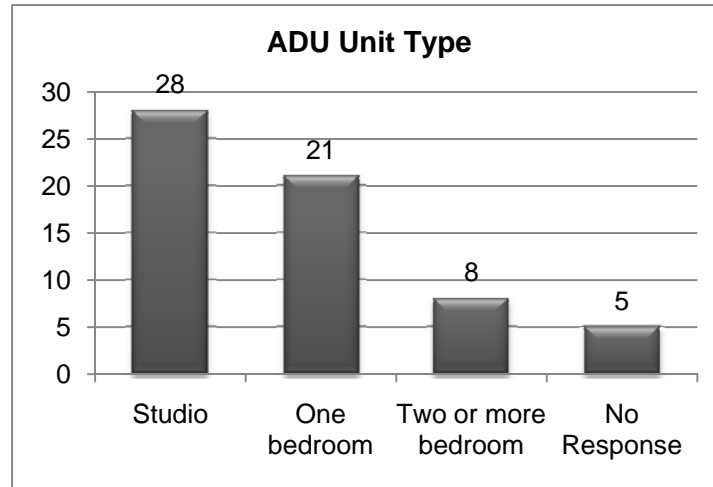
Question 17. If yes to #16, is there internal access from your primary unit to the accessory unit?

Of the 47 property owners who have an ADU attached to their primary unit 37 reported that that unit had internal access from the primary unit to the accessory unit.



Question 18. The unit is a: Studio, One-Bedroom, Two or More Bedrooms

About half of the owners who indicated the ADU unit type stated that it was a studio. The other approximately 35% are one-bedrooms and 15% are two or more bedroom units.

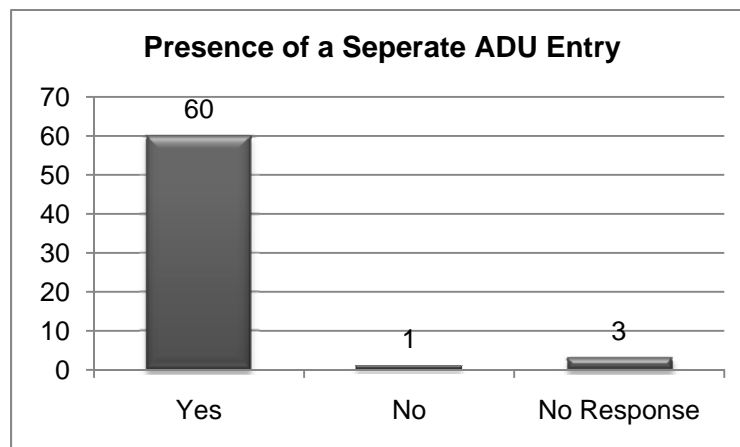


Question 19. When was your accessory unit added?

Ordinance No. 1003, adopted on February 7, 1984, prohibits new ADUs in all residential zoning districts. Therefore, since 1984, the City has not allowed the establishment of ADUs. ADUs built with appropriate permits prior to February 7, 1984 are classified as legally non-conforming as they were built legally prior to the adoption of this ordinance. ADUs built prior to February 7, 1984 without permits at a time permits were not required are also considered legally non-conforming. All other ADUs in Sausalito are unpermitted and are therefore illegal units. Seventy-five percent of the survey respondents (47 owners) reported that the ADU on their property was built prior to February 7, 1984. Sixteen percent of survey respondents (10 owners) reported that the ADU on their property was built after this date. Six owners did not respond to the question.

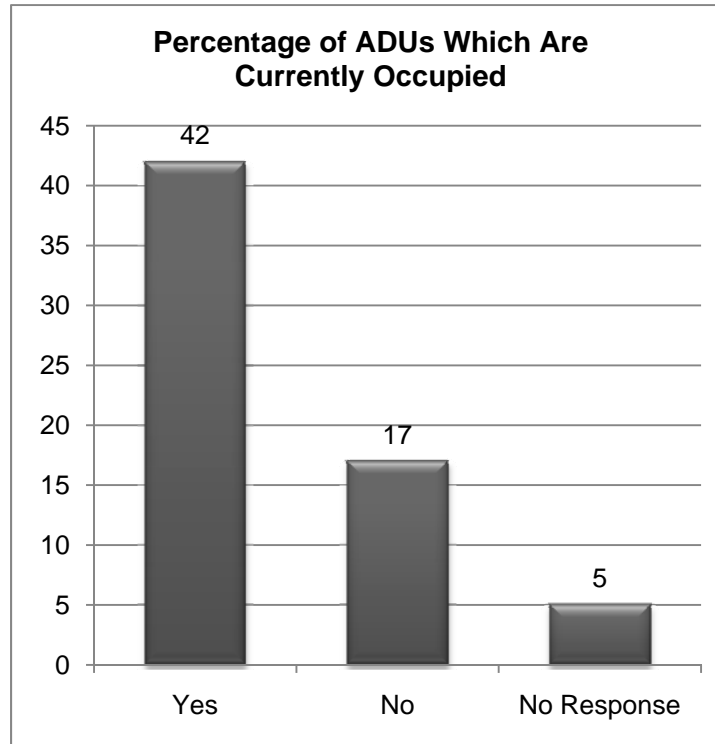
Question 20. Does the unit have its own outside entry?

All respondents except one reported that the ADU on their property has its own outside entry.

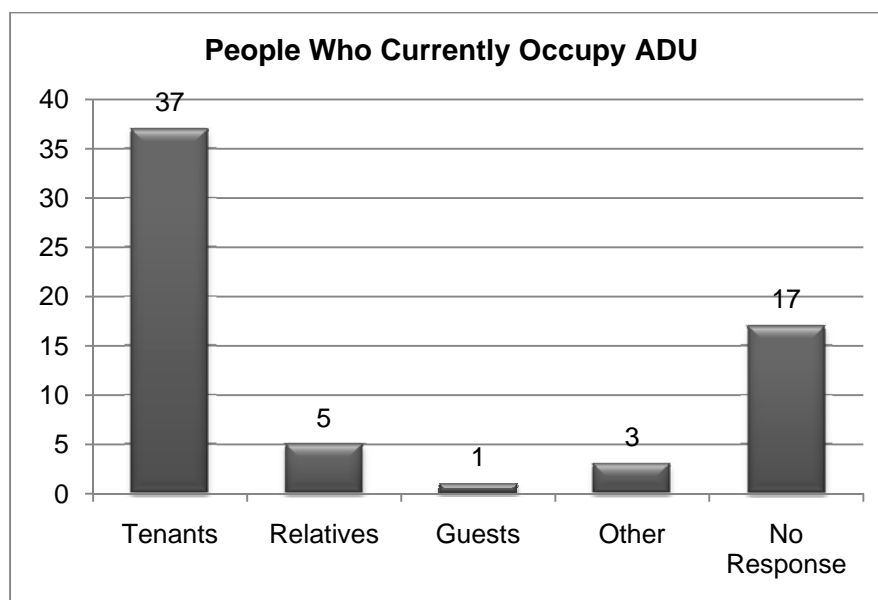


Question 21. Is the unit currently occupied?

Sixty-five percent (42 units) of those ADUs reported by respondents are currently occupied. Twenty-seven percent (17 units) are not currently occupied.

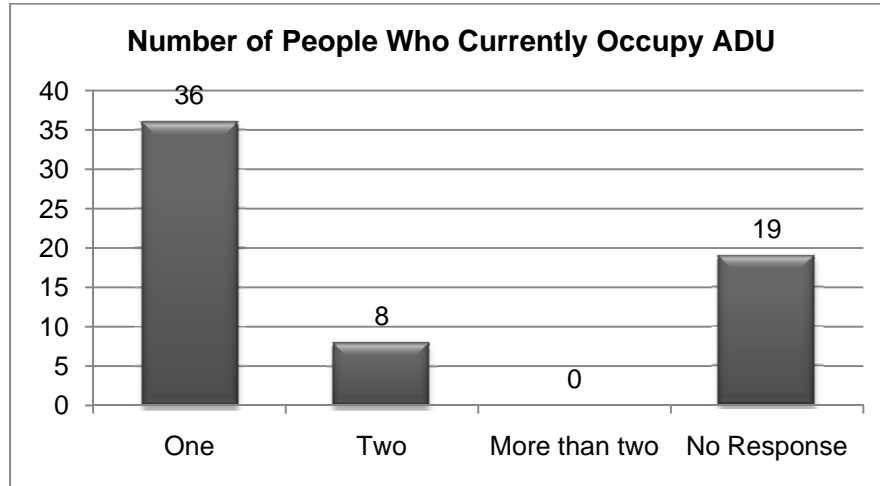
**Question 22. Who is the unit occupied by?**

Fifty-nine percent (37 units) of the ADUs reported by survey respondents are currently occupied by tenants. Six units are occupied by relatives and guests. Twenty owners either did not provide a response or indicated "other."



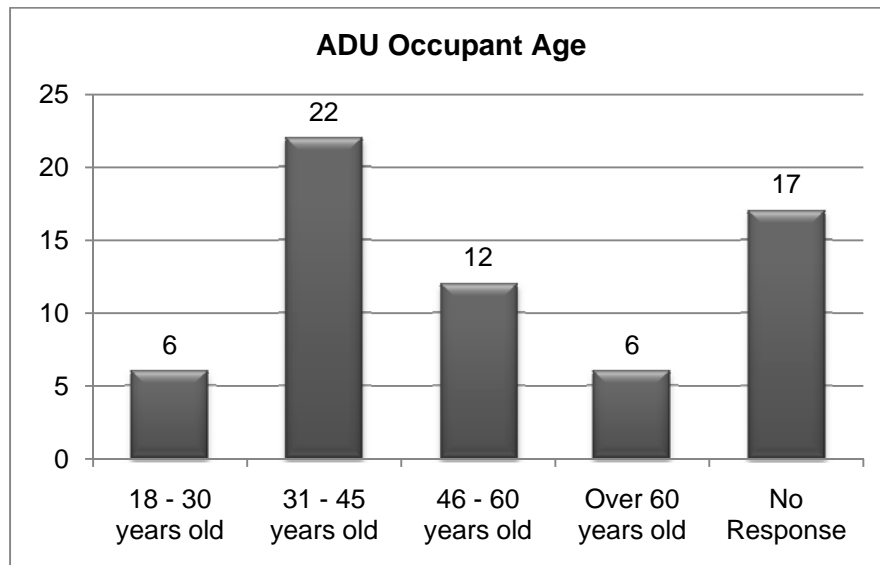
Question 23. How many people currently occupy the unit?

Fifty-seven percent (36 units) of the ADUs reported by survey respondents are currently occupied by a one person-household. The remaining eight units are occupied by two people. None of the respondents reported that more than two people occupy the ADU on their property. Nineteen owners did not respond to this question.



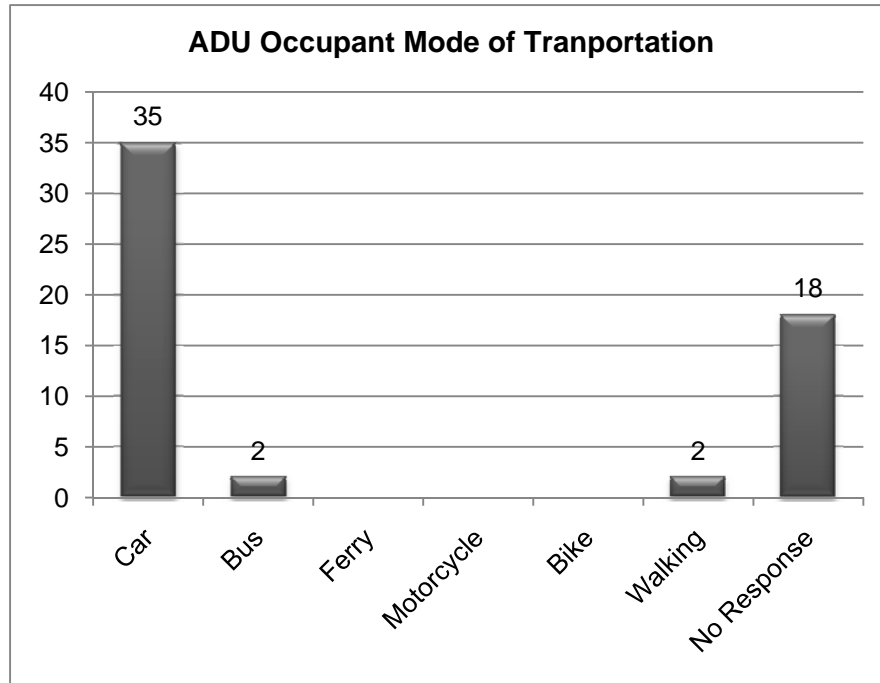
Question 24. What is the approximate age of the current unit occupants?

Individuals of all ages, both young and old, are living in the ADUs in Sausalito. Nine percent of respondents (6 people) reported that the age of the occupant living in their ADU is between 18 and 30-years. Thirty-five percent (22 owners) reported that the occupant is between 31 and 45-years. Another 19 percent (12 owners) reported that the occupant is between 46 and 60-years. Eight percent of ADU property owners (5 owners) are older than 60-years.



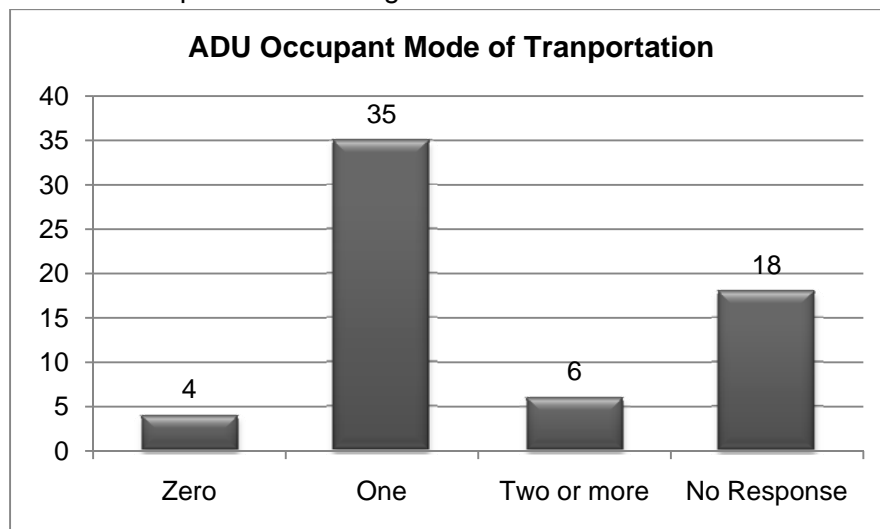
Question 26. What is the unit occupants' primary form of transportation?

The majority of the ADU occupant's primary form of transportation is by car. Two owners indicated that the occupants use the bus and another two indicated that the occupants walk.



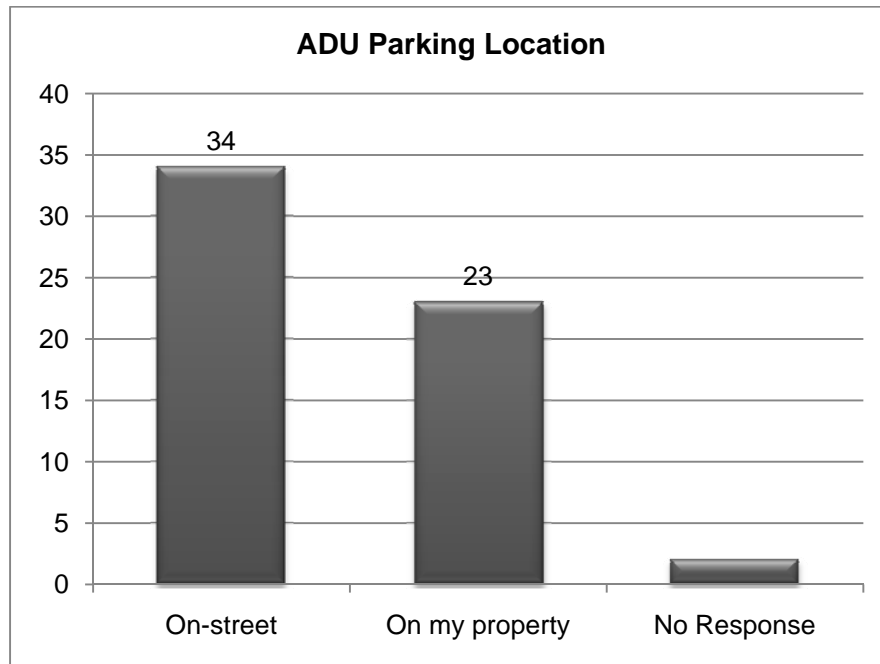
Question 26. What is the number of cars owned by the unit occupant?

A majority of the ADU occupants own a single car.



Question 27. Where do/would the occupants' car(s) park?

23 owners) who provided information reported that their ADU occupant parks his/her car on the owner's property. 34 owners reported that the occupant parks on the street. The remaining respondents did not provide a response to this question.

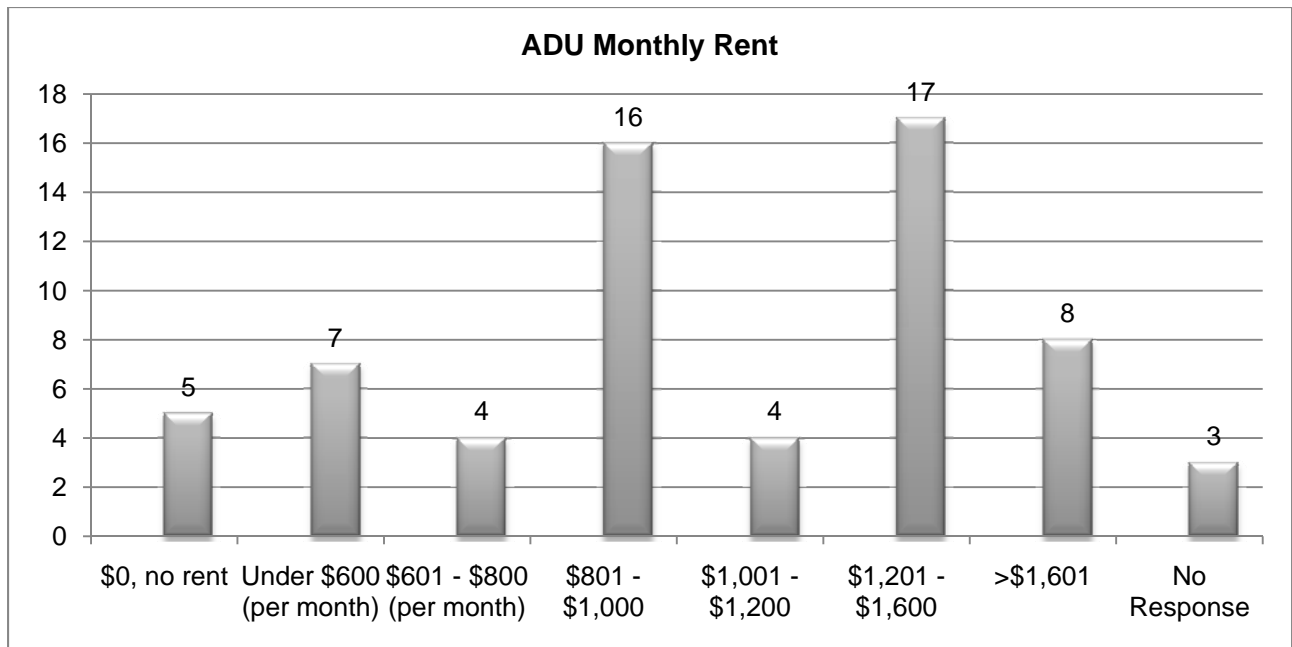


Question 28. What is the monthly rent of your unit (if unit is not currently occupied, estimate what you would charge if/when rented)?

According to the State of California Department of Housing and Community Development 2010 State Income Limits, a one-person household in the "Lower Income" category can spend a maximum of \$1,505 on his/her monthly housing costs². Similarly, a two-person household in the "Lower Income" category can spend a maximum of \$1,720 their monthly housing costs.

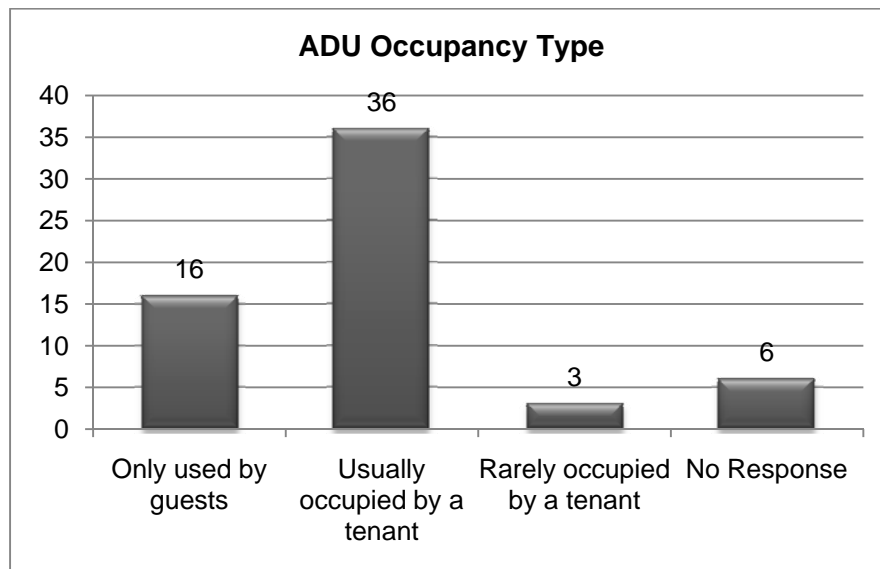
Fifty-six of the respondents to the ADU questionnaire reported that they charge (or would charge) \$1,200 or less for their ADU. Assuming that utilities would not exceed \$300/month, all of these units would therefore be considered housing affordable to individuals in the "Lower Income" category, as defined by the state. Further, over one-quarter of the respondents reported that they charge (or would charge) \$1,200 - \$1,600 for their unit. Some of these units (those less than \$1,505 including expenses for utilities) would fall in the "Lower Income" category.

² Housing costs are assumed to be a 30% of annual income. Per the California Housing and Community Development Department, a household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing.



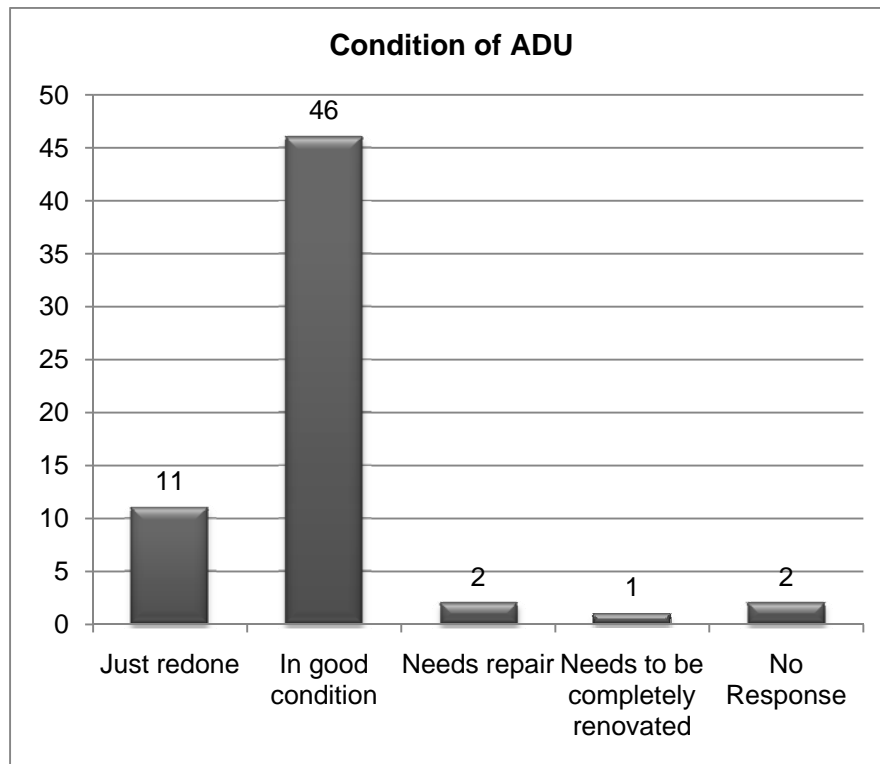
Question 29. How often is the unit occupied?

Thirty-six of the 43 property owners who currently have an ADU on their property reported that the unit is usually occupied by a tenant. Sixteen property owners reported that the unit is only used by guests. Three respondents reported that the unit is rarely occupied by a tenant.



Question 30. What is the overall condition of your unit?

A large majority of the respondents, 46 owners reported that the ADU on their property is “In good condition.”



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Appendix A

Survey Instrument

City of Sausalito Accessory Dwelling Unit Questionnaire

PLEASE COMPLETE AND SEND BACK THIS QUESTIONNAIRE BY [DATE TO BE DETERMINED]

Your answers are completely anonymous and will not be used for enforcement or tax collection purposes. Please do not include your name or address on this form. There is space on the back for additional comments.

What is an Accessory Dwelling Unit?

An accessory dwelling unit is a permanent residence that is accessory to a primary residence (e.g., your single family house, duplex, triplex, apartment or any combination on the same lot). Accessory dwelling units can be attached to, or detached from, the main residence (i.e. a second unit, granny unit, in-law apartment.) An accessory dwelling unit has:

- A separate bathroom • Separate food preparation facilities (which include a stove, refrigerator, and sink).

SECTION A- Questions 1-4 to be completed by all property owners

<p>1) What type of building(s) do you have on your property? (For combinations, check each applicable box)</p> <p><input type="checkbox"/> Single Family Home</p> <p><input type="checkbox"/> Duplex</p> <p><input type="checkbox"/> Triplex</p> <p><input type="checkbox"/> Apartment (# of units: _____)</p>	<p>2) Which building do you own?</p> <p><input type="checkbox"/> Single Family Home</p> <p><input type="checkbox"/> Duplex</p> <p><input type="checkbox"/> Triplex</p> <p><input type="checkbox"/> Apartment</p>	<p>3) How many <u>total</u> parking spaces do you have on your property?</p> <p>Number of spaces: _____</p>
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SECTION B – Questions 4-12 to be completed by owners of single family homes, duplex, triplex and apartments with NO accessory dwelling unit (based on the definition above) on their property. If you have an accessory dwelling unit please skip to Section C, below.

4) If the City's zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to create one?

☐ Yes

☐ No

5) If you were to create an accessory dwelling unit, how much rent do you think that you would charge?

- ☐ \$0, no rent
- ☐ Under \$600/month
- ☐ \$601-\$800/month
- ☐ \$801-\$1,000/month
- ☐ \$1,001-\$1,200/month
- ☐ \$1,201-\$1,600/month
- ☐ \$1,601/month or more
- ☐ Don't know
- ☐ Not applicable

6) Do you currently have an additional unit on your property that does not qualify as an accessory unit as defined above?

- ☐ No
- ☐ Yes, and it does not qualify because it is missing:
- ☐ A cooking facility
 - ☐ A bathroom

7) Do you have an existing structure on your property (e.g. greenhouse, office studio) that could be converted into an accessory unit?

- ☐ Yes
- ☐ No
- ☐ Don't know

8) Have you thought about creating an accessory unit or incorporating one into your house?

- ☐ Yes
- ☐ No (skip to #10)

9) If **yes to #8**, why?

- ☐ Extra income
- ☐ Place for relative to live
- ☐ Other:

10) Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

- ☐ Yes
- ☐ No
- ☐ Don't know

11) If an accessory unit were created, could you accommodate ADDITIONAL off-street parking for that unit on your property?

- ☐ Yes. Number of spaces beyond the number you currently have _____
- ☐ No

12) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about?

- ☐ Amnesty (legalization of illegal units if certain criteria are met)
- ☐ Allowing increased floor area on existing lot
- ☐ Discounted building permits to bring unit up to code
- ☐ Other (please use the space in the comments section on the back to provide any other suggestions you may have)

SECTION C - Questions 13-30 to be completed by owners with single family, duplex, triplex or apartments where THERE IS AN existing accessory dwelling unit on the property.

13) If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

- ☐ Yes
- ☐ No
- ☐ I'm not sure
- ☐ Does not apply

SECTION C, Continued

14) Was the accessory unit added with building permits?

- ☐ Yes
- ☐ No

15) Approximate size of the accessory unit is:

- ☐ Under 500 sq. ft.
- ☐ 600 – 1,000 sq. ft.
- ☐ Over 1,000 sq. ft.

16) The unit is:

- ☐ Attached to my house or multi-family building
- ☐ Detached from my house or multi-family building (if Detached, skip to #18)

17) If **yes to #16**, is there internal access from your primary unit to the accessory unit?

- ☐ Yes
- ☐ No

18) The unit is a:

- ☐ Studio
- ☐ One bedroom
- ☐ Two or more bedroom

19) When was your accessory unit added?

- ☐ Prior to or on 2/7/84
- ☐ After 2/7/84

20) Does the unit have its own outside entry?

- ☐ Yes
- ☐ No

21) Is the unit currently occupied?

- ☐ Yes
- ☐ No (skip to #25)

22) If you answered **yes to #21**, who is the unit occupied by?

- ☐ Tenants
- ☐ Relatives
- ☐ Guests
- ☐ Other: _____

23) If you answered **yes to #22**, how many people currently occupy the unit?

- ☐ One
- ☐ Two
- ☐ More than two

24) How often is the unit occupied?

- ☐ Only used by guests
- ☐ Usually occupied by a tenant
- ☐ Rarely occupied by a tenant

25) What is the monthly rent of your unit (if unit is not currently occupied, estimate what you would charge if/when rented)?

- ☐ \$0, no rent charged
- ☐ \$1-\$600/month
- ☐ \$601-\$800/month
- ☐ \$801-\$1,000/month
- ☐ \$1,001-\$1,200/month
- ☐ \$1,201-\$1,600/month
- ☐ Over \$1,600/month

26) What is the approximate age of the current accessory unit occupants?

- ☐ 18 - 30 years old
- ☐ 31 - 45 years old
- ☐ 46 - 60 years old
- ☐ Over 60 years old

27) What is the overall condition of your unit?

- ☐ Just redone
- ☐ In good condition
- ☐ Needs repairs
- ☐ Needs to be completely renovated

28) What is the accessory unit occupants' primary form of transportation?

- ☐ Car
- ☐ Bus
- ☐ Ferry
- ☐ Motorcycle
- ☐ Bike
- ☐ Walking

29) What is the number of cars owned by the unit occupant?

- ☐ 0
- ☐ 1
- ☐ 2 or more

30) Where is the accessory unit occupants' car(s) parked?

- ☐ On street
- ☐ On my property
- ☐ Elsewhere

COMMENT SECTION ON BACK 

COMMENTS: What are your opinions on accessory dwelling units in Sausalito? Are there areas of the City where accessory dwelling units should be encouraged? Any areas where accessory dwelling units should be prohibited? What do you think the parking requirements for accessory dwelling units should be? What incentives might the City offer to encourage the disclosure of existing accessory units that the City doesn't know about? **Please provide written comments in this space:**

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The postage has been paid for by the City. Please fold, tape closed and mail by [DATE TO BE DETERMINED]. Thank you!

-----fold here-----

Community Development Department
City of Sausalito
420 Litho Street
Sausalito, CA 94965

Housing Element Committee
City of Sausalito
420 Litho Street
Sausalito, CA 94965

Please tape closed

Appendix B

Cover Letter

City of Sausalito Housing Element Committee



Something we've always wanted to know...
...but were too shy to ask...

How many accessory dwelling units are there in Sausalito?
And how many more can we accommodate?

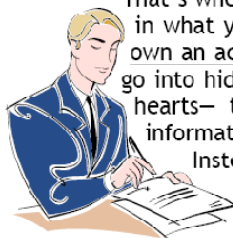
More specifically, how many unidentified units are alive and well and providing much needed affordable housing in our two-family and multi-family residential neighborhoods and how many of you would like to add an accessory unit to your home?

Here's why we're asking –

Sausalito is presently updating its Housing Element. As part of that process, we must satisfy the State that we're making a good faith effort to maintain a "housing mix" in our town. Accessory dwelling units, which are small living units that are ancillary to the main residence on a residential lot, are often called by other names such as "in-law units," "granny units," and "second units" and have been used in various communities to provide affordable housing. These accessory dwelling units can have many property-owner and community benefits, including providing flexibility for the owner of the main home (such as providing an additional source of income or an apartment for elderly parents) and providing lower cost housing for various members of the community (such as single persons, young couples, seniors and various members of the workforce) as the units tend to be small.



Sacramento asks that we provide a diversity of housing, not only for the people who have lived here for years and those who can afford to buy homes, but for all citizens, including those of lower income (e.g., our firefighters, nurses, police officers and teachers). Actually, we may be doing a pretty good job already. If our hunch is right, some of our "fair share" of affordable housing is already in place. Our problem is we can't prove it. Whereas every other jurisdiction in Marin has legalized qualifying accessory units, Sausalito currently does not allow them. As a result, much of our lower priced housing is "invisible". However, Sausalito's General Plan calls for legalizing existing accessory units and adopting an ordinance to allow new accessory units where prescribed standards can be met.



That's where you can help us. Even if you don't own an accessory dwelling unit we are interested in what your thoughts are on these units in general, and how they can fit into the City. If you own an accessory unit, (which, in many cases, is apt to be unpermitted), don't tear this up and go into hiding. Instead, answer and return the enclosed questionnaire. We guarantee— cross our hearts— that no one will ever know who you are and your responses are anonymous. This information will not be used in any way for enforcement action or tax collection purposes. Instead, we will use it to evaluate what amnesty program or other incentives might be appropriate for our accessory units. Please take ten minutes right now to provide us with this important information. Thank you for participating!

It is very important that you mail the questionnaire by September 10, 2010

**Show the world that Sausalito is a kinder, gentler place than anyone ever suspected.
Come out and... BE COUNTED!**

If you are interested in more information regarding the Housing Element Update or want to be added to the email or mailing lists regarding accessory dwelling units, please contact: Lilly Schinsing, Associate Planner, Community Development Department, Planning Division, 420 Litho Street, Sausalito, CA 94965, (415) 289-4134 or LSchinsing@ci.sausalito.ca.us. Additionally, if you are interested in the update please visit the City's Housing Element Update website at www.ci.sausalito.ca.us/Index.aspx?page=703. **Results from this survey will be posted on the website.**

Appendix C

Survey Results

Total surveys received	391*
Total properties with an ADU	65
Total properties without an ADU	321

*Five surveys were returned with no responses

Section A – To be completed by all property owners

1) What type of building(s) do you have on your property?

	Single family home	Duplex	Triplex	Apartment	NR
R3	41	20	8	23	1
R2	146	93	9	5	4
PR	6	0	1	6	0
Total	193	113	18	34	5

2) Which building do you own?

	Single family home	Duplex	Triplex	Apartment	NR
R3	38	20	6	19	8
R2	140	86	8	3	18
PR	6	0	1	6	0
Total	184	106	15	28	26

3) How many total parking spaces do you have on your property?

	Zero Parking Spaces	One Parking Space	Two parking spaces	Three parking spaces	Four parking spaces	Five parking spaces	Six parking spaces	More than six parking spaces
R3	6	16	22	22	6	4	7	9
R2	20	27	113	11	44	3	7	6
PR	0	2	17	0	0	0	0	2
Total	26	45	152	33	50	7	14	17

Section B – To be completed by owners with no accessory dwelling unit on their property

4) If the City's zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to create one?

	Yes	No	NR
R3	10	64	2
R2	54	161	8
PR	0	19	4
Total	64	244	14

5) If you were to create an accessory dwelling unit, how much rent do you think that you would charge?

Rent per Month:	\$0, no rent	Under \$600	\$601 - \$800	\$801 - \$1,000	\$1,001 - \$1,200	\$1,201 - \$1,600	>\$1,601	Don't know	N/A	NR
R3	2	1	2	3	3	4	3	6	41	9
R2	2	3	2	16	17	14	8	13	103	25
PR	0	0	0	0	0	0	0	0	13	6
Total	4	4	4	19	20	18	11	19	157	40

6) Do you currently have an additional unit on your property that does not qualify as an accessory unit as defined above?

	No additional unit	Yes, no cooking facility	Yes, no bathroom	Yes, no cooking facility or bathroom	NR
R3	70	4	0	0	1
R2	199	13	0	2	9
PR	20	0	0	0	3
Total	289	17	0	2	13

7) Do you have an existing structure on your property (e.g. greenhouse, office studio) that could be converted into an accessory unit?

	Yes	No	Don't know	NR
R3	4	69	1	1
R2	24	190	3	6
PR	0	19	1	3
Total	28	278	5	10

8) Have you thought about creating an accessory unit or incorporating one into your house?

	Yes	No	NR
R3	14	60	1
R2	54	158	11
PR	0	20	3
Total	68	241	15

9) If yes to you thought about creating an accessory unit or incorporating one into your house, why?

	Extra income	Place for relative to live	Other	NR
R3	6	3	2	61
R2	27	11	5	169
PR	0	0	1	22
Total	33	14	8	252

10) Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

	Yes	No	Don't know	NR
R3	14	54	6	1
R2	72	116	25	10
PR	0	20	0	3
Total	86	190	31	14

11) If an accessory unit were created, could you accommodate ADDITIONAL off-street parking for that unit on your property?

	Yes	No	NR
R3	7	66	2
R2	40	169	14
PR	0	18	5
Total	47	253	21

12) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about?

	Amnesty	Increased FAR	Discounted Bldg permits	Other	NR
R3	35	14	24	4	28

R2	91	62	70	8	75
PR	12	3	9	0	10
Total	138	79	103	12	113

Section C – To be completed by owners with an existing accessory dwelling unit on their property

13) If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

	Yes	No	I'm not sure	Does not apply	NR
R3	4	0	6	4	6
R2	15	2	6	10	11
PR	0	0	0	0	0
Total	19	2	12	14	17

14) Was the accessory unit added with building permits?

	Yes	No	NR
R3	12	4	4
R2	22	12	9
PR	0	0	0
Total	34	16	13

15) Approximate size of the accessory unit?

	Under 600 sq. ft.	600 - 1,000 sq. ft.	Over 1,000 sq. ft.	NR
R3	12	6	1	1
R2	21	17	2	4
PR	0	0	0	0
Total	33	23	3	5

16) The unit is attached to the home or multi-family building or detached to the home or multi-family building?

	Attached	Detached	NR
R3	11	8	1
R2	36	6	2
PR	0	0	0
Total	47	14	3

17) If yes to #16, is there internal access from your primary unit to the accessory unit?

	Yes	No	NR
R3	2	14	4

R2	16	23	5
PR	0	0	0
Total	18	37	9

18) The unit is:

	Studio	One bedroom	Two or more bedroom	NR
R3	10	5	3	2
R2	18	16	5	3
PR	0	0	0	0
Total	28	21	8	5

19) When was your accessory unit added?

	Prior to or on 2/7/84	After 2/7/84	NR
R3	15	3	2
R2	32	7	4
PR	0	0	0
Total	47	10	6

20) Does the unit have its own outside entry?

	Yes	No	NR
R3	19	0	1
R2	41	1	2
PR	0	0	0
Total	60	1	3

21) Is the unit currently occupied?

	Yes	No	NR
R3	15	3	2
R2	27	14	3
PR	0	0	0
Total	42	17	5

22) Who is the unit occupied by?

	Tenants	Relatives	Guests	Other	NR
R3	12	2	0	2	4
R2	25	3	1	1	13
PR	0	0	0	0	0
Total	37	5	1	3	17

23) How many people currently occupy the unit?

	One	Two	More than two	NR
R3	16	0	0	4
R2	20	8	0	15
PR	0	0	0	0
Total	36	8	0	19

24) What is the approximate age of the current unit occupants?

	18 - 30 years old	31 - 45 years old	46 - 60 years old	Over 60 years old	NR
R3	1	8	4	1	6
R2	5	14	8	5	11
PR	0	0	0	0	0
Total	6	22	12	6	17

25) What is the unit occupants' primary form of transportation?

	Car	Bus	Ferry	Motorcycle	Bike	Walking	NR
R3	12	1	0	0	0	1	5
R2	23	1	0	0	0	1	13
PR	0	0	0	0	0	0	0
Total	35	2	0	0	0	2	18

26) What is the number of cars owned by the unit occupant?

	Zero	One	Two or more	NR
R3	1	12	1	6
R2	3	23	5	12
PR	0	0	0	0
Total	4	35	6	18

27) Where do/would the occupants' car(s) park?

	On-street	On my property	Elsewhere	NR
R3	12	5	0	1
R2	22	18	0	1
PR	0	0	0	0
Total	34	23	0	2

28) What is the monthly rent of your unit (if unit is not currently occupied, estimate what you would charge if/when rented)?

	\$0, no rent (per month)	Under \$600 (per month)	\$601 - \$800 (per month)	\$801 - \$1,000 (per month)	\$1,001 - \$1,200 (per month)	\$1,201 - \$1,600 (per month)	>\$1,601 (per month)	NR
R3	2	4	1	3	1	5	3	1
R2	3	3	3	13	3	12	5	2
PR	0	0	0	0	0	0	0	0
Total	5	7	4	16	4	17	8	3

29) How often is the unit occupied?

	Only used by guests	Usually occupied by a tenant	Rarely occupied by a tenant	NR
R3	5	11	1	3
R2	11	25	2	3
PR	0	0	0	0
Total	16	36	3	6

30) What is the overall condition of your unit?

	Just redone	In good condition	Needs repair	Needs to be completely renovated	NR
R3	2	16	0	0	2
R2	9	30	2	1	0
PR	0	0	0	0	0
Total	11	46	2	1	2

Survey Comments

Comments (directly transcribed)	
1	#12) Never thought about it - don't care because I'll not be in that situation. However, I don't like amnesty in general because - taxes, etc. - Just rewards bad behavior.

2	(#9 - place for caregiver to live in the future as I age.) I think existing accessory units should be legalized. I think the concept of accessory dwelling units is an important one to meet housing needs, provide diversity, and provide added income and security particularly for older residents. But an assessment of parking availability is critical before determining whether an area is suitable for accessory units. Old town, for example, is already very dense, already has large number of such units (many probably undocumented) and has severely limited parking. In such an area, existing units should be made legal but new units would be undesirable because of the pressure on parking.
3	1) Accessory units should be permitted. 2) No parking requirements. Form we own condo - not able to fill our form A.
4	1) Allow increased use of existing space (floor coverage). 2) Encourage creation of off street parking by easing cost and complexity of encroachment permits/agreements.
5	1) Don't be punitive. 2) Increase parking meter maids.
6	1) I vote for an accessory dwelling units. 2) Any area that neighbors would approve. 3) It depends on available street parking. 4) Bend the rules.
7	1) Old Town 2) Where additional street parking would be impacted 3) Off-street parking with city incentive in allowing sidewalk removal and cost. Permit incentives.
8	1) The city should offer amnesty to determine the number of existing accessory units. Only after the city has determined the total number of accessory units will it be in a position to make a fully informed decision regarding the incentives necessary to create additional units. 2) Additional accessory units should not add to congestion or undermine property values during an economic period of distress on the housing market. 3) Additional parking should be a condition for the construction of new accessory housing.
9	1) They are needed for many in our community. 2) Zero - Due to ease of transit access (Bus and ferry). 3) Access to transit (Bus & ferry).
10	1) We are surrounded by renters. 2) Contributes to a transient state. #12 There are already too many units (Valley/third/fourth) in our small neighborhood which adds to quality of life issues: noise, parking congestion, absentee landlord neglect. Note: most renters do not care about contributing to the peace and cleanliness of our community.
11	1) Whatever the ordinance allows is fine. 2) No special privileges or constraints are appropriate. 3) No special privileges or constraints are appropriate. 4) Whatever the ordinance requires is fair. One stall per bedroom should be the general requirements for all dwelling units! 5) None - enforce the ordinance as it is for a change!!

12	About my dwelling on [address hidden for confidentiality]: I am next door to two condos and also an apartment house on the other side. The apartment which is on the lower floor of my house had been rented by other owners since before my time. I was told multiple dwellings on this side of [address hidden for confidentiality] are legal.
13	Accessory dwelling units (ADU) should be permitted to the extent that off-street parking is provided - even if that parking is tandem. The extent to which property owners acknowledge for the record the existence of an ADU will entirely be a function of whether there will be negative consequences - either financial or regulatory.
14	Accessory dwelling units at [address hidden for confidentiality] in Sausalito should be prohibited.
15	Accessory dwelling units reduce property value throughout and should be prohibited in all of Sausalito.
16	Accessory dwelling units should be allowed subject to occupancy (x number of occupants per x hundred sq. ft.) restrictions and at a minimum, subject to fire and safety codes (not necessarily building codes).
17	Accessory dwelling units should be provided with off-street parking.
18	Accessory dwellings in Sausalito are a fantastic and much needed housing type needed by the city. It benefits all - allows highest efficiency/density on lots, provides more housing units and rental income, increases property use and value. Please proceed with this much needed and valuable housing. Personally, we could easily add a full kitchen to our existing accessory unit to make a wonderful low-income rental. The only thing preventing us is that currently it would not be a "legal" unit and we aren't willing to do an "illegal". We would gladly pay fees and make it legal.
19	Accessory dwellings should be allowed to include more people to live in Sausalito. This would increase our tax base. Such housing should be encouraged where there is adequate parking space. Granting amnesty is a good idea but owners that are receiving rental income should also pay appropriate property tax.
20	Accessory dwellings should be encouraged to provide housing for lower income people and additional income for owners. Parking - on street ok.
21	Accessory units should be prohibited due to limited parking. Disclosure would be difficult at best. It is a shame that teachers should have to live in sub-housing.
22	Address both existing designated parking spaces with creation of some additional ones. Great idea. Be like area C with restrictive residential parking enforcement after 6 p.m. Tie into requirements for creation of off road parallel parking. Where appropriate, amnesty is a great idea. So are ideas for easing permitting process.

23	After consulting with a const. engr. [sic] I was made aware of the fact that an additional unit could be constructed at the rear of my property...by extending the lower floor under the existing upper floor balcony. This property would remain a single family residence with a mother-in-law rental unit – If it would effect the zoning or the prop #13 status then the answer would be "no!"
24	Allowed increased coverage for parking on unused city property alongside paved street. Simplify and reduce outrageous encroachment fees.
25	Although we do not have a unit and could not realistically create, we believe they are beneficial to the community. It is admirable that the city is exploring this possibility. A big deterrent to cooperation by property owners is lack of trust and oppressive actions by local government in connection building permits, planning dept action and zoning. In these areas do not respect nor trust local authorities. The negative relationship could improve - It might take two generations.
26	Anywhere near downtown it seems crowded enough already
27	Apt [sic] with business license annually declared and received paid.
28	As mentioned, other Marin jurisdictions allow this. We are behind the times! Allow these units with one additional parking space.
29	City should allow partial kitchen and street parking so that part of house could be converted to separate unit.
30	Crack down on non conforming/non permitted [sic] units if not disclosed to city in amnesty program. Offer a "now or never" opportunity for existing owners with ADU's to come forward. Challenge Sac. Quotas - Don't lay back and just take the hell they give you.
31	Currently operating 6 units of very low income senior apartments under HUD contract. [address hidden for confidentiality]
32	Currently, we are not renting out the studio. We can not provide off street parking. If we could get a waiver on off street parking, then we might rent it.
33	Do not approve of accessory dwellings. Parking is too difficult!
34	Do not make "business permit" requirements of rents will go up.
35	Don't crowd us out! If driving, parking and tourism gets to tight you will kill the beauty of the city! Property prices will fall and so will taxes!!
36	Don't understand why they should be restricted. There are no parking or traffic problems where we live. Would love to have the ability to add another unit in our lower floor of the main house.
37	Each accessory dwelling unit must have off street parking.
38	Existing undocumented units are a neighborhood problem due to parking. The city should not allow them without at least one off street parking spot. Even if it does solve a regulatory problem from Sacramento.
39	First of all I think this is a great 1st step in getting a better idea of the additional non-recognized units that exist in Sausalito. A great opportunity to make them legal and bring those units up to code. -Great Job.

40	[Address hidden for confidentiality]. We own a single family home next to a 2-unit apartment building. We're parked in like sardines as it is. If their 3rd unit, now illegal, were to be approved I would be very unhappy to have yet another 1 - 2 cars, 1-2 people and who know how many pets within ear shot!
41	Grandfathered unit in when I bought the house more than 25 years ago.
42	Have 2 legal rentals with primary residence
43	I am against accessory dwelling units. There will not be enough parking places. There is not enough room on the streets for traffic! Leave enough room for tourists and shopping traffic!
44	I am not in favor of legalizing existing units or creating new units unless there is additional designated parking for that each unit
45	I am ok with more 2nd units.
46	I am totally against the state mandated "housing mix". It's an affront to personal liberty and the country's constitution and right to personal property. I will oppose it any legal way I can. Sausalito a "kinder gentler place"? Karl Marx loves it.
47	I am vehemently opposed to adding more dwelling units. Sausalito is already overly crowded with many residents having little space and privacy from their neighbors. Parking is commonly problematic. Moreover, Sausalito already does provide a diversity of housing. I personally know many residents who are of lower income (myself included). A past issue of the San Francisco Magazine featured an article on how rentals in Sausalito are a bargain compared with many other Bay Areas such as S.F. The State would do far better to pick on other much less diverse communities such as Belvedere and Tiburon.
48	I do not have an accessory unit now, but would very much like to add one. I don't think there should be different requirements for existing units as opposed to future units. If these units are grandfathered in and become legal that would increase the value of the owner's property. Therefore anyone wishing to add an additional unit should be allowed to without onerous process now required to do anything with property in Sausalito. Where some will benefit all should benefit. I am sure there will be legal challenges to any lessening of requirements be they code, planning or environmental on existing units from those of us who have been made to comply to the strictest interpretation of the codes.
49	I do think additional affordable housing i.e. rental units is a good idea. As for moving forward, the city process is a daunting, experience and could create numerous accessory issues, such as dense infill on neighboring properties with no recourse. There seems to be very little attention paid to buildings that almost completely cover the lot, is not compatible in style. It also forces more street parking, loss of light and privacy.
50	I don't know anything about where to have or not to have accessory dwellings. There should be off street parking for any additional housing. Amnesty for the disclosure of existing accessory units.
51	I encourage accessory units on lots with single family houses. If a duplex or triplex lot is large enough to accommodate an accessory dwelling unit, that's ok, too.

52	I favor the concept of [indecipherable]. To increase the density of buildings in Sausalito [indecipherable] - as it is surrounded by open space makes it so desirable. There is ample "suburbia" in other counties within reasonable commuting distance to our town.
53	I have a single family home with an accessory dwelling on a lower level, plus a free standing 2-car garage with a legal unit above. I have parking available in the garage (2 car) plus 2 space in driveway, which blocks the ingress/egress to the garage, so I'm assuming I only have 2 legal parking spaces off-street.
54	I have a studio on lower level - It was built with permits.
55	I have zero lot line against the house in back and a driveway in front. 2 small patios. No space for anything like this.
56	I own 1 units [address hidden for confidentiality] which I rent out.
57	I own a duplex and do not plan on other units. I'm sure there are many in Sausalito, but am [indecipherable] Probably better without any more.
58	I own a townhome in a 4-plex. I own only one of the 4 units.
59	I rent a bedroom/bath suite in my home. It's legal as far as I know. It's very expensive or impossible to add off-street parking. And, in my case, it would be an eyesore on the hill (I live on the downslope). That's a pretty universal problem in Sausalito - having enough parking to accomodate any extra units without ruining the character of the town that attracted us all in the first place...
60	I strongly support legalizing in-law units up to a limit in each neighborhood to avoid parking problems. I would add an ADU if I could. I encourage city to declare an amnesty. Many of my neighbors have illegal units and want to legalize them. I also think city need to relax restrictions on upgrades that penalize homeowners who improve their property. Some of my neighbors need to upgrade but don't want to be hassled by the city. Our inspections are notoriously unreasonable.
61	I think accessory dwelling units should be encouraged where there is parking to accommodate them (either on or off street) -In general they provide lower cost housing in a town that does not have many 'low-end' rentals - to encourage disclosure, make them legal.
62	I think accessory dwelling units would be very helpful to both senior citizens wishing to maintain some independence as well as the younger generation wishing to assist adults [indecipherable] for parents. However I do not think it wise to permit large "care facilities" marring the village concept and character of Sausalito.
63	I think it's a good idea because many people want to live here and cannot afford it. I think parking place should be required at a maximum. In some areas no parking place should be required. If the city gave its word that it would not disqualify accessory dwelling units but would legalize them unless they are unsafe owners might be willing to disclose them.

64	I think these types of units create unsanitary situations that can make the occupants ill. I have heard of lyme disease, mould issues leading to unsanitary problems and more. But for those that are up to code I think its great. P.S. unless they have parking - forget it!
65	I think these units are an asset.
66	I think we need all the low-medium priced rentals we can create. I think the major issue is parking. Perhaps there is some way the city could create pockets of reserved parking spaces "for residents" only which would help those residents that struggle for parking places. Kind of pocket parking like pocket parks.
67	I think where feasible it's an excellent net benefit for the city.
68	I would recommend 1 vehicle per accessory dwelling be authorized for street parking
69	Ideally, accessory dwelling units (unless more than 1 bedroom, perhaps or a maximum square footage) should be required to be low-cost housing. Accessory units should not be permitted under zoning exemptions if they create very high density of development and create a sense of "crowding" or invasion of privacy in a block/neighborhood. And there's always the issue of "view" preservation.
70	If the city allows increased floor area for people who broke the law, they should also allow it for those who did not break the law. I would love to increase my floor area - should I do it illegally and then hope for amnesty?
71	I'm favor of more affordable housing in Sausalito. Parts of the northern waterfront (Marinship) ought to be opened up for well-negotiated and closely monitored live-work housing. The parking requirement (strictly enforced) should be one on-site space per unit. The city could offer incentives for people to come forward about their previously hidden units by making the process as non-punitive and as uncomplicated as possible.
72	In general, the majority of homes in Sausalito are "up-scale", which not only adds to the aesthetic appeal of the city, but bolsters the value of property. While "making a good faith effort to maintain a housing mix" and condone accessory dwelling units is commendable in metropolitan area, I don't think it should be encouraged in Sausalito. In my vernacular, affordable housing is firmly entrenched and even mandated in cities like Richmond, Oakland - and, of course, San Francisco. I do not think it is appropriate for a city with such charisma as Sausalito.
73	Increase allowable sq ft for every parking spot added.
74	Increasing accessory dwelling units would tend to increase diversity that is so appealing in exciting, urban neighborhoods throughout the world. However, there is always the danger that it might attract criminals and others who tend to degrade the quality of life. On the whole I think it would enhance the environment of the already exciting Sausalito.
75	It is about time.
76	It seems that we need additional low-mid range rental units so some type of easing of current restrictions would be [indecipherable].

77	Legalized only if off-street parking can be provided!! Parking is one of the major issues in Sausalito. Received 3 questionnaires - one would have been sufficient! Think about the savings in postage \$1.76!! If you really want a count of legal units a block by block survey will give you numbers. You do not need to hire a consultant! Sausalito has plenty of volunteers that will happily help the city out!
78	Let's first assess existing accessory dwelling units by offering a discounted program to get building permits as necessary. Then continue to offer a discounted program for people who want to add space but only if the property can easily accommodate parking space.
79	Lower taxes, lower fees, issue exemptions. In dense areas, adding living space might be unreasonable. Our unit is in the north end of town, inviting more possibilities. How much rent per month would you consider low cost? We estimate that if an addition were to cost \$100,000, charging \$600 per month might pay off such a loan in fifteen years; that would be reasonable. We have often discussed and would consider adding a smaller low-income unit to our duplex. There is an area under our duplex now housing storage. This area could be developed - built - with a small, no view, lower cost apartment. A garden patio could be accommodated. We could undertake such a project only if it could be paid off in a reasonable time. We have no excess funds to underwrite this building extension if the rent incurred wouldn't cover it. Our duplex is our only retirement income aside from Social Security. Acknowledging the economic situation of those now living in our duplex, we certainly would not raise their rent to underwrite this kind of investment. To that end, the following considerations would be necessary: 1) Short term low cost construction loans would be available. 2) Reduced fees for permits, sewer hook-ups etc would be a fair exchange for owners taking upon themselves a responsibility the town most likely should have been doing for the last several years. 3) A tax break on the consequently increased value of the property, acknowledging the contribution to the community, must be granted. For this, you would, no doubt, need cooperation of the County. 4) Variances in off-street parking regulations need to be considered such as relocation of mailboxes, which may be in areas where an extra car (and only one) could be located.
80	Major concern with additional density is parking that is already at a premium.
81	Make permit process-fees inspections more friendly i.e. that Sausalito likes people in their community and wants to help!! This process of accessory units is of no [indecipherable] to me - I haven't the space nor the time or \$ to go through your process! Sorry-
82	Maximize individual flexibility and freedom - Its ridiculous to need a permit to replace a window.
83	Mill Valley licenses rentals. The license fee is reasonable, about \$30/year. If Sausalito had a similar program I'm sure many would subscribe. Folks just don't want to lose their small incomes to taxes.

84	My "illegal" unit was built during the WWII. Since buying the property in 1981 - I've totally upgraded the electric to meet code requirements and added a fire escape as there is only one [indecipherable] door. The property is in pristine condition and never unrented. Current rent is \$1250 including utilities. My own concern with "illegal" units is SAFETY.
85	My accessory dwelling would not impact neighborhood if it were a) legal and b) inhabited. It's built very nicely and just needs some final touches. Thank you.
86	My understanding is the code currently requires 2 spaces for additional units. One should be sufficient as these are typically only big enough for one person. Units should be allowed for all the persons stated in paragraph #1. Housing elderly parents, provide additional sources of income for HO, provide lower cost housing for single, young couples, seniors. We have an aging baby boomer generation as well as a growing number of college grads unable to enter a highly paid position.
87	No interest. Thank you.
88	No parking requirements. Get rid of churches or require permits for parking when church in residential neighborhoods.
89	No space for unit/sep apt., but would definitely create one if legal and could.
90	No specific parking requirements. Special incentives - no business license should be required.
91	Not applicable
92	Off street parking and code violations are the big problem.
93	Off street parking is necessary. Many streets are overly congested with on-street parking not allowing easy access for residents and commercial vehicles.
94	On larger parcels with existing space where a 2nd unit can be created, there should be 'easy track' process to implement studio space or 'granny units.' Existing units that meet set backs and basic parking should be 'legal'.
95	One 2 - 2.5 lot with the lower level built to code/zoning on a 2nd unit (2010 construction). As long as there is sufficient off-street parking for an accessory dwelling unit, I have no problem with them. The city would likely need to change the zoning and /or allow for [indecipherable] as to the unit limits in the zoning in order for people to be willing to disclose the units. The current ordinance that considers a room a separate unit if it has a sink and an exterior door is archaic, outdated, overbroad and useless. This should be updated for more realistic standards because the code compliance for an additional unit is expensive.
96	One space per unit.
97	Our duplex is too small to have any accessory dwelling.
98	Our property is a small duplex -- 2, 1 BR units and 2 1 (sic) car parking spaces. Major problem in our area is parking. Not much can be done about it.
99	Our unit dates to 1940's at least. It was probably built to accommodate folks building ships in WWII.

100	Parking allowed on street if reasonably available within 1.5 blocks. Incentive for small vehicles. Encourage more lower cost units within 10-15 minute walk to public transport.
101	Parking for one vehicle per unit (maximum)
102	Parking is a problem. Need more off street parking for these units.
103	Parking is already an issue on [address hidden for confidentiality]! No one seems to have off-street parking.
104	Parking is not a problem in my neighborhood. I've lived here for 10 yrs. I realize it may be worse in other neighborhoods, but how bad can it be [indecipherable] Compared to the city. Frankly I'm sick of whiners that complain about on street parking. If you want to always be guaranteed parking in front of your house, build or buy a house with a garage. Otherwise people don't have the right to claim parking spots on public streets. Period!
105	Parking issue is huge - especially when SFR w/accessory unit are together on narrow often 1 way residential streets. Many renters take mass transit (bus) or ferries and leave personal car on street - units should be safe and permitted without hassle from neighbors or authorities - especially in this housing period (economy). This format is a good idea - am wondering if "amnesty" period with a safety inspection required would be acceptable at this time with rental housing more scarce.
106	Parking already a huge issue. Don't increase problem by allowing more units!
107	Parking permits for residents should again be free!
108	Parking requirement should be on the premises (off street). There are already too many cars parked on the street making it very difficult to navigate our narrow streets. I am totally opposed to higher density living in Sausalito. In our neighborhood there are already too many rental units. Those units are not well maintained - they bring down the value of surrounding homes and leave the area looking bad. If you are trying to get more low income housing buy foreclosures and convert them to low-income housing.
109	Parking requirements should be off street. Amnesty and no increase in taxes for those units that the city is not aware. have a house with an apartment on [address hidden for confidentiality], the only unpaved street in Sausalito. My father was required to pave half of the street in front of our units. I noticed the city has repaved [address hidden for confidentiality], but did not depave the portion that my father was required to put down. I feel that is unfair and unjust. [Address hidden for confidentiality] except for the part my father paid for is all gravel and ruts that are muddy and terrible in the winter. If the city wants to be such a kinder and gentler place consider all of its streets and keep up what is required by builders that have put lots of money into accessory dwellings.
110	Parking will be an issue/challenge to figure out - maybe only those units with parking incentives offered due to off street at resident [indecipherable] All areas should be treated equally. No special zones should be created based upon location with city. My lot cannot accommodate add'l [sic] building(s) but all for this plan if done well and lots don't become fully loaded with property.

111	Please do continue to require on property parking for new or newly legalized units. Two way streets are reduced to one lane with all the cars parking on the street.
112	Reduce outrageous fees for encroachment permits/agreements
113	Sausalito is primarily a hillside community. Frequently there is substantial unused space beneath the living area that can be used for a small apartment. There are a very large number of these buildings that are used in this manner but are not constructed to any code and therefore can be very hazardous. On many (most) of the streets the city owns substantially more land than that covered by the paved or traveled way. The city planning staff goes out of its way to ensure none of this extra area is covered for parking etc. Thus creating and facilitating very dangerous driving conditions. This policy needs to change. And while the unit I am reporting on has ample (6 spaces) off street parking many others do not and yet they may have illegal units that need parking.
114	Sausalito needs more affordable housing. Parking is not an issue in our location. And bikes and walking frequently take place of vehicles. The city should encourage rather than discourage these units/duplexes to provide more diversity and spaces for artists and self-employed individuals.
115	Sausalito parking requirements makes it illegal to rent out my small guestroom. A student or a low income elderly, who can't afford a car -therefore don't need parking - could be a potential tenant!
116	Since parking is critical and scarce in Sausalito I think accessory dwelling units need to provide parking spaces for tenants.
117	So many bldgs [sic] are oversized and grandfathered. The city has made it almost impossible to get variances for even modest additions to such properties, let alone encourage creation of additional ("in-law"). Until the city is willing to work with [indecipherable] time property owners to encourage improvements, in our opinion few property owners would be willing to go on record for mods [sic] made [indecipherable] permits - there must be so many.
118	Stop red tagging so strongly and allow owner to do own building. Sausalito is anti-growth and home improvements have been made so costly that they are not done. i.e. \$100 permit to put in \$500 water heater.
119	Thank you for doing this survey! I know from when we were looking to buy our house there were MANY single family houses w/ second units. I see them everywhere on my walks. Although we do not own a house w/ an accessory unit, I think they are an important part of our affordable housing stock and should be "legalized". We would support a one-time amnesty that would not require parking (its time we stop supporting growth in autos) but instead perhaps an in lieu fee that could be used for transit- based improvements. We support transit-based development standards. Also, make them pay prop tax on second units and ensure they are safe.
120	Thanks for doing this. Sorry for delay.
121	The biggest problem I see in developing accessory dwelling units is finding lots with 1) enough space to build a unit and 2) enough space for parking on the lot as well.

122	The city clearly needs more low-rent dwellings - For instance, it is the case that many city employees have to go to Novato or elsewhere to find affordable space. Accessory units would help at the low end, I think.
123	The City needs to be more "user-friendly" in regards to building permits. Most of us are terrified to even start a project. In years past, it has served like the "gestapo". Homeowners feel like they "rent" from the city and have no control over remodels or building. Things need to change.
124	The cost of real estate and high rents make Sausalito unaffordable for many younger people. Encouraging the creation and legalization of accessory dwellings in areas of low density where there is ample on street parking would allow for legal accommodation with rent in the \$1,000- \$1500 month range. Such an initiative would favorably change the mix of the residents of Sausalito. In my view a desirable change.
125	The fees are excessive to the point of discouraging any repairs (legal) or additions. The planning department fees are out of control and out of line!!!
126	The illegal units you are contemplating should not be allowed. The existing property owners in Sausalito have major parking problems. Allowing illegal units will make that problem worse.
127	The only thing I care about here is safety - making sure accessory dwellings are up to code - and revenue to the city. Of course, I also worry the city squanders much of its revenue. In short, not very strong opinions.
128	The problem is that bringing them up to code is very expensive and it may be hard for older property owners to pay the added expenses, so they might not want to be known!
129	There are many illegal units that are being rented out already that do not have parking. I would suggest parking permits should be required for street parking at night. The city could charge a fee and provide one permit per accessory dwelling. All units should be accessible from the primary unit. Also, all accessory dwelling units should comply with building codes.
130	There is a small room in basement plus a bathroom used by owners infrequently, but could be rented for maybe \$350. If cars are small - 4 can be parked 2 (one behind other).
131	There needs to be off-street parking for any unit created. Our streets are too crowded and too narrow for increased parking.
132	This apartment declared with annual business license.
133	This does not apply to condo owner.
134	This is a great idea. We do not have space for a unit but I know that many people would. Off-hand sprinklers would be a big cost issue for people considering new units or legitimizing existing ones. Even without sprinklers, units that meet other codes would possibly be safer than what exists. Most of the town has ample parking so this shouldn't be a huge issue.

135	This unit was added, probably during WWII. It has been remodeled since then and is in excellent condition. The issue is always ceiling height and parking. Parking, however, is not a problem for this unit as there is adequate street parking. While I was installing a new kitchen cabinet I found postcards from WWII. In fact, I found many old items from the '40s and '50s and donated them to the women's club because I thought they might be able to divert them to the city for their use.
136	This unit was counted in census - I've been told that is true for many "in-law" units, tho [sic] not "legal" already counted for low income credit.
137	To generate tax on new dwelling units (accessory) in my case to give my mother who is almost incontinent and 88 years old a home which is accessible by wheel chair. And to waive all building permit fees including shower permits. And if the property already has accessory dwelling and no off street parking to grant them amnesty. The same thing that Ronald Regan did in transportation (amnesty) to keep the same tax structure and to provide incentives again to generate more tax for the city of Sausalito. I would like to say kind of a middle of the bridge meeting.
138	Too few parking spaces as it is. We need to focus on more viable public transportation options before creating more dwellings.
139	Unfortunately, Sausalito is notorious for making things very difficult and expensive for homeowners. When they approach City Hall, even with simple, common-sense proposals. Understandably, nobody wants to get involved with city hall. We appreciate this new attitude of openness [sic] and spirit of cooperation. Rather than the oppression of an excess of rules, regulations, committees, fees, forms permits etc. etc. If a home-owner has room on his/her property, the attitude of the city should be to encourage, to assist the citizen achieve what he/she wants to do. If it is reasonable, and provide a living space for those who need it, and some extra income for the owner, who may be retired on a fixed, small income and cannot stay in Sausalito w/out extra income.
140	We do not need more units in Sausalito - the city is very dense already. I strongly oppose any additional units and the accessory dwelling units should be discouraged.
141	We do not want accessory dwelling units in Sausalito.
142	We have a storage room that could be converted to an efficiency apartment. We would love to do that for our grandparents/parents to use. Amnesty, increased floor area and discounted building permits would be great!
143	We own a legal duplex that also has an illegal studio on the property. We have 3 parking spaces on our property. 3 yrs ago we were made by the city to get rid of our tenant who was renting the studio. Our tenant was upset because she was unable to find anything else affordable in Sausalito.
144	What will the city do about unsafe/illegal trams servicing accessory units? I know of at least one hillside tram that services an illegal unit. The state inspector said he would not ride in it himself because it is so old and beyond permits. Please post response on your website. Thank you.
145	Why tell you about it? Cannot put up a bird perch now without the B [sic] Inspector sniffing around. Besides, if it's legal, you'll tax it.

146	Wish I had the space and capacity to offer it. This is a great way to comply with diversity requirements.
147	With all the yacht harbors in Sausalito there are many boats that could be lived on but the BCDC doesn't allow "live aboards."
148	With the economy-We may consider converting an office into a studio apt.[sic]
149	Work with home owner to "streamline" the permit/planning/building process - the homeowner becomes a "partner" in the Sausalito housing element goals.
150	Yes, yes, yes. Sausalito is such an expensive place to live that all accessory dwelling units should be encouraged to meet code and be rented. We tried to create more off-street parking with enthusiastic participation of our neighbor. But, the planning dept would not allow the equal exchange of property necessary to create more offstreet parking, Our neighbor desperately wanted a bit of our back yard and we needed a 5' x 30' piece of theirs to create 2 parking spaces.
151	You are all ignoramist [sic] idiots. To all Sausalito city hall Get the job!! ASAP!!! PLUS lower your wages and benefits!!!
152	Your fawning letter was amusing, total kowtow for an apparent end of Federal Aid or something. C of S has a long history of being tough - why would anyone want to get a permit?

I:\CDD\PROJECTS - NON-ADDRESS\Housing Element\2009 Update\Accessory Dwelling Units\R2 and R3\Reports\Draft R2 and R3 ADU Technical Report- March 2011.docx



City of Sunnyvale

Agenda Item 3

17-0756

Agenda Date: 9/11/2017

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7556

Location: 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs: 323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs: 323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs: 323-04-028 through 323-04-033).

Zoning: R-1

Proposed Project: Introduction of Ordinance to **REZONE** 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

Applicant / Owner: Tom Verbure (plus multiple owners)

Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Aastha Vashist (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: A cohesive residential neighborhood block consisting of 35 single story homes.

Surrounding Land Uses

North: Single family homes across West Fremont Avenue

South: Single family homes

East: Single family homes

West: Single family homes, a child care center and a religious institute

Issues: Preservation of a single-family neighborhood of predominantly single-story Eichler homes.

Staff Recommendation: Planning Commission recommend to City Council: find the project exempt from CEQA; and introduce an ordinance to rezone 35 contiguous single family home lots.

BACKGROUND

The application was signed by 28 property owners (80 percent) in the 35-lot project area. As indicated on the vicinity and noticing map (Attachment 2), the project area includes Primewood Eichler neighborhood that follows tract map 4721 boundaries. The proposed district includes single family residences at Allison way, Lennox Way, Lennox Court, Blanchard Way and Beaverton Court. A list of all the properties included in the rezoning is in Attachment 3. A project description letter from the applicant is in Attachment 4.

The request is to modify the current R-1 zoning designation (Low Density Residential) by combining it

with an “S” single-story zoning designation for R-1/S. This zoning change would limit the existing single family homes in the project area to one story and 45 percent Floor Area Ratio (FAR). Other City site development standards and density would remain the same.

This application represents the fourteenth (14) single-story combining district application to be considered by the City since the enabling zoning code changes became effective January 1, 2001. Attachment 5 is a list of approved and proposed single-story districts in the City and Attachment 2 includes a Citywide map of the existing and proposed SSCDs.

The City Council is scheduled to consider this item on October 17, 2017.

EXISTING POLICY

Sunnyvale Municipal Code Section 19.26.200

The intent of the Council’s action creating the single-story combining district was to “modify the site development regulations of the R-0, R-1, and R-2 residential zoning districts to preserve and maintain single-family neighborhoods of predominantly single-story character.” Sunnyvale Municipal Code Section 19.26.200(b) states that the single-story combining district may be established at the discretion of the City Council to combine with the R-0, R-1 or R-2 zoning districts. Submittal of the minimum application requirements does not guarantee nor imply an automatic approval. The Planning Commission holds a hearing on each rezoning and makes a recommendation to the City Council. The City Council may approve a zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest.

Members of the public have questioned whether the current application process is sufficient to assure that residents understand the implications of single-story zoning. There was a suggestion that a more rigorous application process, such as an independent poll of property owners by staff, would better validate interest by property owners in the proposed zoning district. Based on the feedback, the administrative process was modified and staff sends out a separate request to all affected property owners to indicate their interest or opposition to the rezoning request. Staff mailed a letter to each property owner asking for confirmation of their perspective of the application; as of September 1, 2017, results of the polling are:

- 24 support the rezoning
- 0 oppose the rezoning
- 1 neutral on the rezoning
- 10 no reply

There have also been requests to analyze the effect of single-story rezoning on the citywide housing stock and property values. The single-story combining district was created in 2000 as part of a larger study to consider changes to single-family home design criteria and development standards. Staff conducted a study session for the Planning Commission about the history and current project review process. Due to the number of single-story applications submitted in 2016 and after hearing comments made by the public at the study session, the Planning Commission ranked a study issue for consideration in 2017 to relook at the process and to determine what factors should be considered as part of determining “in the public interest.” City Council selected and ranked this study issue for 2017 (number 3 of 5 for CDD); however, it ranked below the line for 2017.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15305 as it is a minor alteration in land use in an area with an average slope of less than 20% and will not result in any changes in land use density. In addition, the Ordinance is exempt under the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA. (Section 15061(b)(3)).

DISCUSSION

The action under consideration is a rezoning to add a single-story combining district to an existing R-1 single-family neighborhood. The following items must be met in order to consider an application for a Single-Story combining district:

1. The zoning for the underlying district must be R-0, R-1 or R-2. **Criteria met**
2. The application must be signed by at least 55 percent of the property owners in the proposed district. **Criteria met**
3. The proposed district must be clearly delineated in the application and must consist of at least 20 homes. **Criteria met**
4. At least 75 percent of the homes in the proposed district must be one-story. **Criteria met**
5. To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary. **Criteria met**

If adopted, the single-story combining district will remain in effect unless district owners initiate a similar application process to request that it be removed.

The project meets all the code requirements for a single-story combining district. The proposed application area is in a predominantly single-story R-1 neighborhood and includes more than the minimum 20 properties. There are no two story homes in the proposed district. By using the City's GIS system and County Assessor information, staff has confirmed that 28 (80 percent) of the property owners have joined this application.

Sunnyvale Municipal Code Section 19.26.200 states that to the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary. The proposed district includes two residential blocks that follow the Primewood Tract boundary. The residential properties along the Warner Avenue to the west and Bremerton Drive to the south are comprising of non-Eichler homes but are not included in the proposed district. Although the proposed district is essentially a pocket of Eichler homes surrounded by other types of homes on three sides, staff considers this to be a reasonable proposal because it will protect the unique single-story character of this cohesive group of homes.

Several lots within the proposed district are immediately adjacent to residential lots that are not included in the proposed district. These adjacent lots can potentially have a second floor. Although there could be future privacy impacts from adjacent properties SMC 19.26.200 states that the residential single-story combining district is intended to preserve and maintain single-family neighborhoods of predominantly single-story character. The proposed district protects the visual character of the streets involved.

A letter was sent to the property owners in the proposed district providing them with a detailed outline of the new development limits for a single-story district and explaining that if adopted the new development standards shall only be applicable to properties located within the district and not the adjacent properties outside the proposed district (Attachment 7). The following development regulations will apply:

Single Story Limit

- There will be a limit of one habitable floor (story). Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights).
- Lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards.
- The one-story limit will apply to all proposed structures on the property, including detached structures such as garages, accessory living units, etc.

Building Height Limit

- The maximum building height will be 17 feet (currently 30 feet).

Maximum Gross Floor Area

- The maximum floor area ratio (FAR) of each home will be 45 percent, the same for any one-story home in the R-1 zoning district.
- No future home additions beyond 45 percent FAR will be permitted unless a Variance is granted.
- A basement is not considered a story unless it extends more than two feet above the ground; it would then be counted towards the floor area limit.

Legal Non-Conforming Homes

- Existing legally constructed homes that exceed 45 percent FAR, 17 feet in height, or that have existing second stories will be considered legal and non-conforming if the properties are rezoned.
- Legal non-conforming homes can be maintained and repaired subject to City building permits provided the non-conformity is not increased.

Neighborhood Density

- The proposed single-story rezoning area is an R-1 single-family zone where only one dwelling units is allowed per lot. The new zoning designation will be R-1/S. The area will remain a single-family area with only one dwelling unit allowed on each lot. Accessory dwelling units (ADUs) are allowed on lots over 8,500 square feet, and must also meet the single-story limitation. There is currently a separate study on the development criteria for ADUs; the number of stories allowed would not be affected by that study.

Eichler Design Guidelines

The area proposed for rezoning is an Eichler neighborhood and is therefore subject to the adopted Sunnyvale Eichler Design Guidelines adopted by the City Council in 2009. The Guidelines are used in support of the zoning code and provide guidance when absolute standards are inappropriate. The Guidelines focus on design issues, compatibility, and privacy concerns and still allow creativity and individuality in architectural expression. Residential design review decisions in Eichler neighborhoods

must be compatible with the Guidelines.

Rezoning Impact

By rezoning the proposed district to R-1/S, no impacts are expected to immediate surrounding properties or those in the vicinity of the proposed district.

FISCAL IMPACT

There is no development related to this application. No fiscal impacts other than normal fees and taxes associated with owning a single-family home are expected.

PUBLIC CONTACT

Public contact was made through the following:

- A hearing notice was placed in the Sunnyvale SUN newspaper.
- The Planning Commission agenda was posted on the City's official-notice bulletin board and the City's website.
- The agenda and staff report were made available on the City's website and in the Office of the City Clerk.
- 187 notices were sent to the project area and surrounding property owners.
- The blocks within the proposed district were posted with hearing notices.

A neighborhood meeting was held for this project on August 31, 2017 at the Sunnyvale Community Center. Three people attended the meeting.

An information letter outlining the restrictions of the single-story combining district was also sent to the property owners in the proposed district so that those who did not attend the information meetings would have complete information (Attachment 7).

ALTERNATIVES

Recommend to City Council:

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).
2. Introduce an Ordinance (Attachment 6 of this report) to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).
3. Introduce an Ordinance with modified boundaries to rezone fewer properties.
4. Deny the rezone.

STAFF RECOMMENDATION

Recommend to City Council: Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 2) Introduce an Ordinance to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

Prepared by: Aastha Vashist, Assistant Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

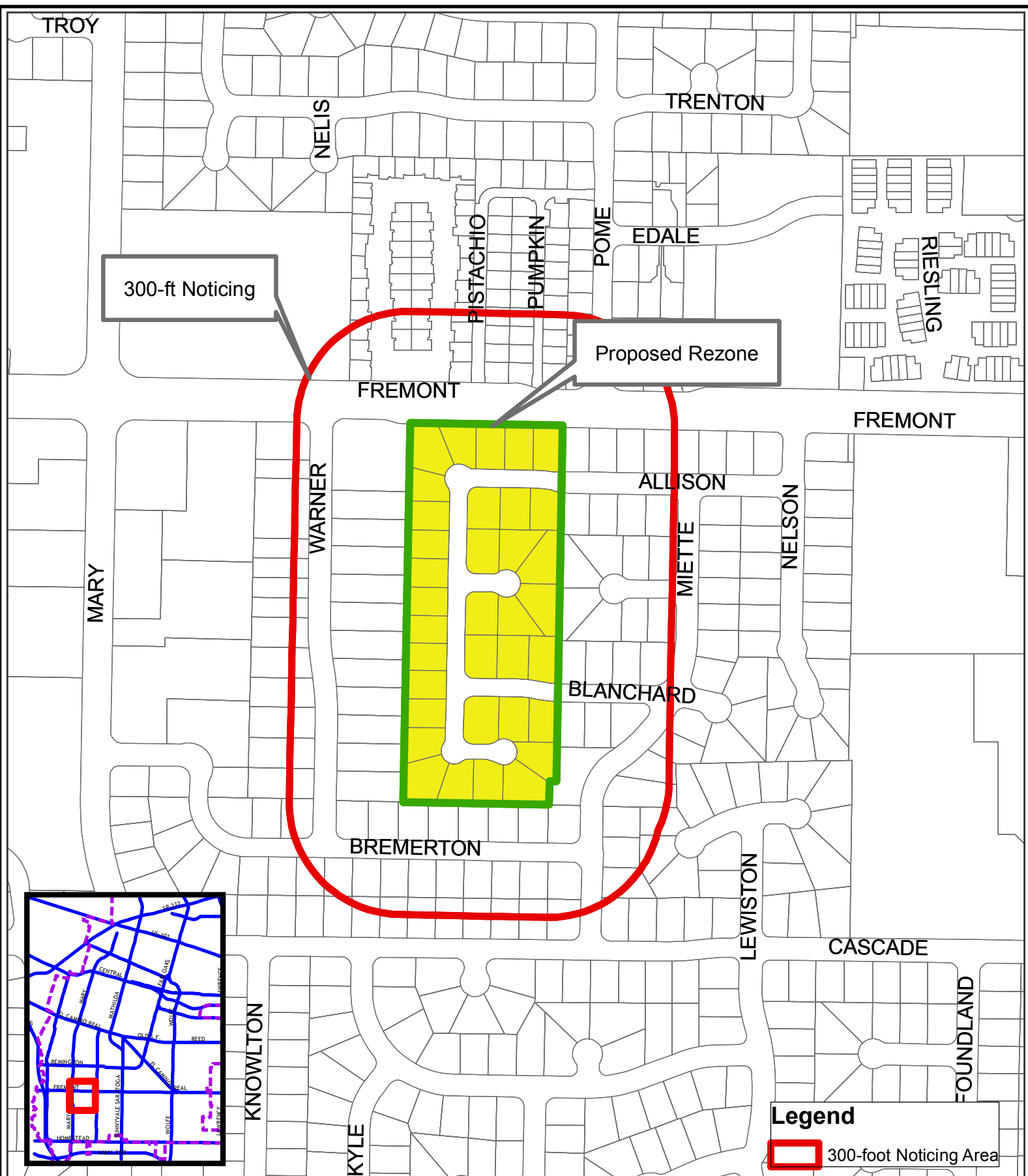
Reviewed by: Trudi Ryan, Director of Community Development
Reviewed by: Kent Steffens, Assistant City Manager
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. *Not Used*
2. Vicinity and Noticing Map
3. List of addresses and APNs within the proposed district
4. Applicant's letter
5. List of approved and pending SSCD applications
6. Draft Ordinance
7. Letter from City to property owners in proposed district

ATTACHMENT 1

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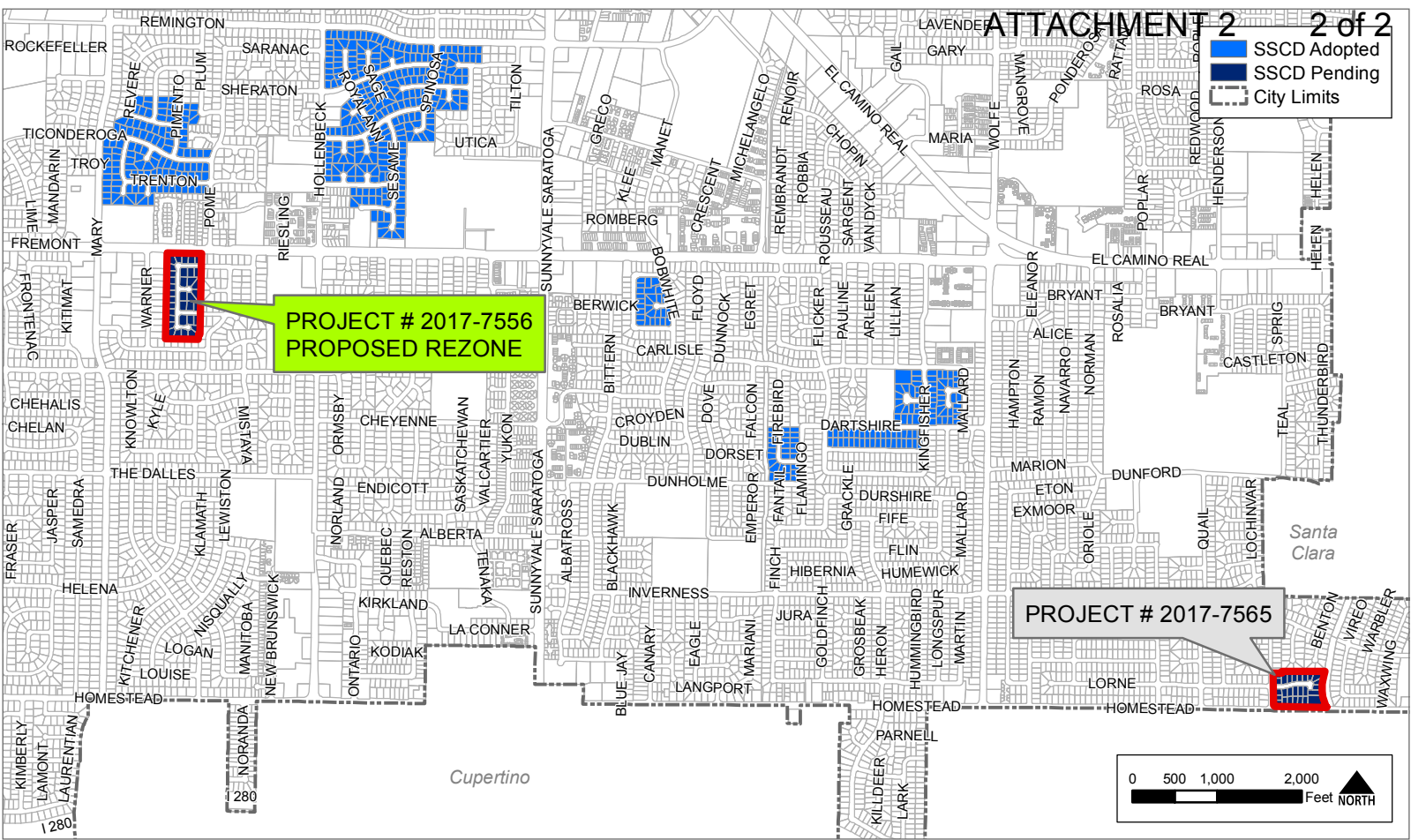
2017-7556

Introduce an Ordinance to REZONE 35 contiguous single family home lots from R-1
(Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

0 95 190 380 Feet

380 Feet





Citywide Single-Story Combining District (Proposed and Adopted)
As of 7/25/2017

**List of addresses and APNs within the proposed district
2017-7556**

Address	APN	Zoning	Eichler	Year Built	Stories	Lot Area	Living Area	Garage	Floor Area	FAR
						(in square feet)				(in percent)
801 Allison Wy	32303023	R1	Y	1968	1	8,360	2,365	420	2,785	33%
807 Allison Wy	32303024	R1	Y	1968	1	8,208	2,136	508	2,644	32%
813 Allison Wy	32303025	R1	Y	1968	1	8,208	2,153	516	2,669	33%
819 Allison Wy	32303026	R1	Y	1968	1	8,056	1,752	449	2,201	27%
1315 Lennox Wy	32303027	R1	Y	1968	1	13,020	2,153	516	2,669	20%
1321 Lennox Wy	32303028	R1	Y	1970	1	9,450	1,989	450	2,439	26%
1327 Lennox Wy	32303029	R1	Y	1970	1	8,208	1,989	450	2,439	30%
1333 Lennox Wy	32303030	R1	Y	1970	1	9,450	1,989	450	2,439	26%
1339 Lennox Wy	32303031	R1	Y	1970	1	8,208	1,989	450	2,439	30%
1345 Lennox Wy	32303032	R1	Y	1970	1	9,450	1,989	450	2,439	26%
1351 Lennox Wy	32303033	R1	Y	1970	1	8,208	1,687	456	2,143	26%
1357 Lennox Wy	32303034	R1	Y	1970	1	8,208	1,989	450	2,439	30%
1363 Lennox Wy	32303035	R1	Y	1970	1	9,450	1,989	450	2,439	26%
1369 Lennox Wy	32303036	R1	Y	1970	1	8,208	2,280	450	2,730	33%
1375 Lennox Wy	32303037	R1	Y	1970	1	9,450	1,989	450	2,439	26%
1381 Lennox Wy	32303038	R1	Y	1969	1	8,200	2,973	465	3,438	42%
816 Lennox Ct	32303039	R1	Y	1969	1	10,692	2,044	453	2,497	23%
812 Lennox Ct	32303040	R1	Y	1968	1	8,295	2,153	516	2,669	32%
808 Lennox Ct	32303041	R1	Y	1969	1	11,000	2,044	453	2,497	23%
804 Lennox Ct	32303042	R1	Y	1969	1	12,100	2,044	453	2,497	21%
814 Blanchard Wy	32303043	R1	Y	1969	1	10,293	2,100	665	2,765	27%
808 Blanchard Wy	32303044	R1	Y	1968	1	6,600	2,153	516	2,669	40%
802 Blanchard Wy	32303045	R1	Y	1969	1	8,208	2,100	665	2,765	34%
801 Blanchard Wy	32304025	R1	Y	1968	1	8,208	2,136	508	2,644	32%
807 Blanchard Wy	32304026	R1	Y	1968	1	8,904	2,365	420	2,785	31%
813 Blanchard Wy	32304027	R1	Y	1968	1	8,692	2,148	508	2,656	31%

**List of addresses and APNs within the proposed district
2017-7556**

Address	APN	Zoning	Eichler	Year Built	Stories	Lot Area	Living Area	Garage	Floor Area	FAR
						(in square feet)				(in percent)
814 Beaverton Ct	32304028	R1	Y	1968	1	8,610	2,153	516	2,669	31%
808 Beaverton Ct	32304029	R1	Y	1969	1	8,712	2,428	453	2,881	33%
802 Beaverton Ct	32304030	R1	Y	1969	1	4,500	2,265	440	2,705	60%
801 Beaverton Ct	32304031	R1	Y	1968	1	14,157	2,365	420	2,785	20%
807 Beaverton Ct	32304032	R1	Y	1969	1	9,147	2,200	453	2,653	29%
813 Beaverton Ct	32304033	R1	Y	1968	1	8,748	2,153	516	2,669	31%
814 Allison Wy	32304034	R1	Y	1968	1	8,586	2,136	508	2,644	31%
808 Allison Wy	32304035	R1	Y	1968	1	8,480	2,365	420	2,785	33%
802 Allison Wy	32304036	R1	Y	1968	1	8,549	2,016	449	2,465	29%

Application to Rezone the Primewood Tract to a Single Story Combining District

Dear City Council, Planning Commission,

The Primewood tract was created in 1968 to build 35 Eichler homes. Today, 49 years later, the neighborhood is virtually unchanged:

- **All houses are still Eichlers**
- **All houses are still single story**
- None of the Eichlers have seen any outward visible major structural changes

It has been the strong desire of this neighborhood to keep its current character intact.

This is why we are applying for a rezoning of the neighborhood to a single story combining district.

We have followed the following process to gather feedback from the neighborhood:

1. www.primewoodrezoning.com was set up to inform the residents about the whole process.
2. Over the course of 2 weeks, all houses were visited to inform residents about the application, and to gather initial feedback about their interest about the rezoning. A smaller flyer with a link to website was given to the residents as well.
3. Once it was clear a sufficient number of residents was interested, all houses were visited again to gather signatures and an application fee.

The end result is as follows:

- Total number of houses: 35
- Number of signatures: 28
- **Percentage signed: 80%**

The 7 missing signatures can be categorized as follows:

- 3 are due to the fact the house has changed owners, and the new owners haven't moved in yet.
- 1 house is currently a rental house. The owners, living in Texas, did not respond.
- 1 owner verbally approved, but is currently on multi-month long vacation
- 1 owner was willing to sign, but only "if his signature were needed to pass the application"

- 1 owner didn't see the need for rezoning "since nobody would change an Eichler into a two story house."

Of the 3 owners who were contacted but didn't sign, none were actively against the application.

We believe we have a very strong case for our application, and are looking forward to work with the city planning commission to get it passed.

Thanks!

Tom Verbeure


6/29/17

Provided with the application:

- This cover letter
- The City of Sunnyvale Application Form with 28 signatures
- The Primewood Tract map
- A printed-out copy of the www.primewoodrezoning.com website

Contact Information:

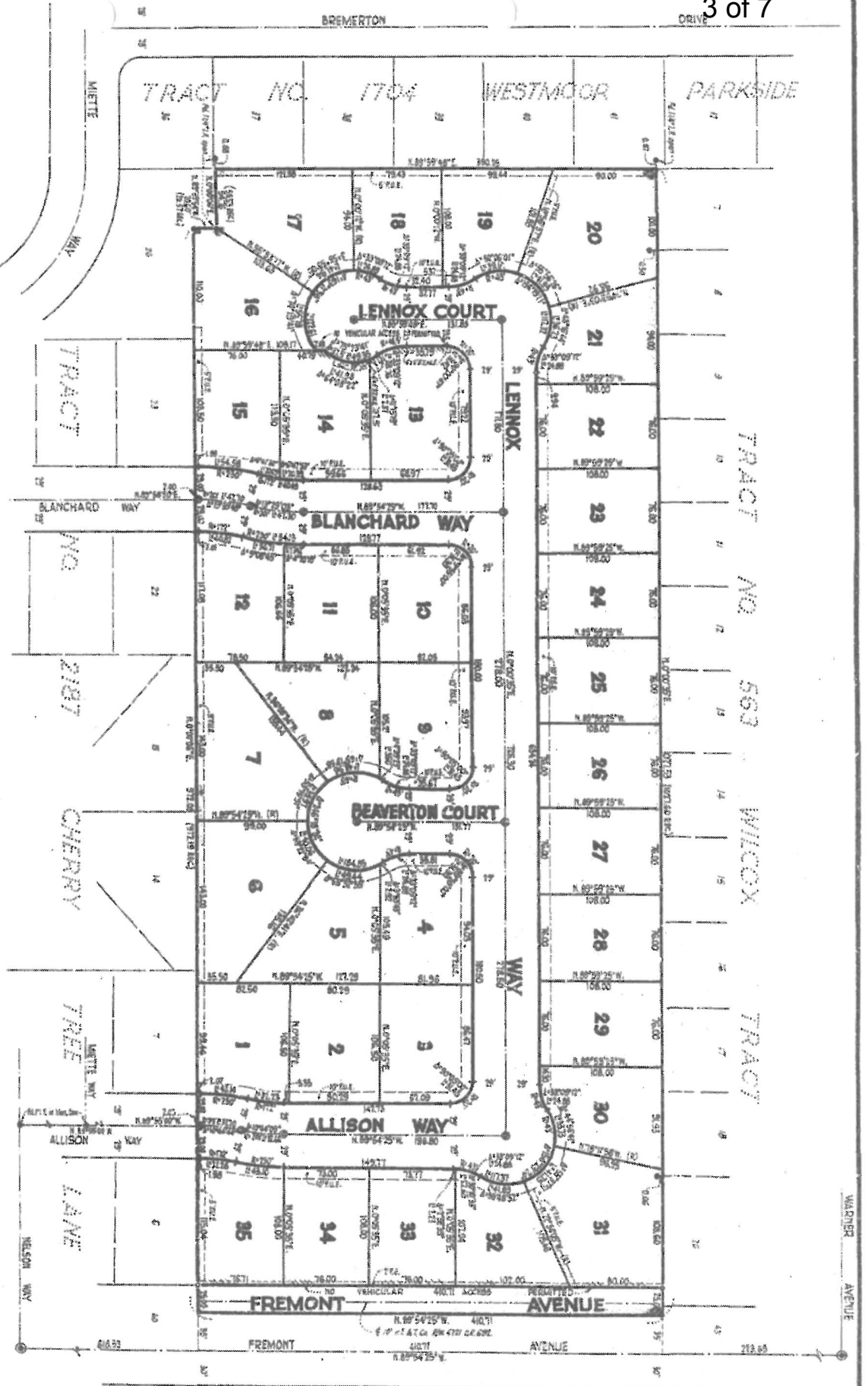
Tom Verbeure & Grace Sun
813 Blanchard Way
Sunnyvale, CA 94087
Phone (Tom): 732-610-3524
Phone (Grace): 408-431-4748
Email: primewoodrezoning@gmail.com

Alternate contact:

Anne Swift
814 Allison Way
Sunnyvale, CA 94087
Email: anne.swift@gmail.com

NOTES AND LEGEND
 All distances and dimensions are shown in feet and decimal fractions.
 The line bordering the boundary of land subdivided by this map.
 The area within the line border is 3,601.2 Acres.
 1/4" = 100 feet.
 • Includes 1/4" area measured from center of street to right of way.
 • Includes 1/4" area measured from center of street to left of way.
 • Includes 1/4" area measured from center of street to right of way.
 • Includes 1/4" area measured from center of street to left of way.

PLANS OF SECTIONS
 The bearing is 69°50'00" of the centerline of Allison Way as shown
 on this section map is 69°50'00" True. The 1/4" area measured
 on this section map is 3,601.2 Acres. The 1/4" area measured
 on this section map is 3,601.2 Acres. The 1/4" area measured
 on this section map is 3,601.2 Acres.



**TRACT NO. 4621
 PRIMEWOOD**

CONSISTING OF TWO SHEETS
 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, T12S, R22W, M.D.B. & M.
 LYING WITHIN THE CITY OF
SUNNYVALE, CALIFORNIA.

SCALE 1" = 60'

NOVEMBER, 1968

GEORGE S. NOBLE CONSULTING CIVIL ENGINEERS, INC.
 1400 ADAMS AVENUE, SUITE 100, SAN FRANCISCO

1400 ADAMS AVENUE, SUITE 100, SAN FRANCISCO

SHEET 7 OF 11

TM-44

Primewood Single Story Rezoning

[Home](#)[Get Involved](#)

Rezone Primewood Neighborhood to Single Story Only

What?

An application to the Sunnyvale City Council to rezone the larger Primewood neighborhood into one where no new second story houses can be built.

Why?

Today, our neighborhood consists almost exclusively of single story Eichler and traditional ranch houses, without McMansions that are popping up everywhere. *We'd like to preserve today's character.*

Why Now?

In 2015, an Eichler was sold on Sesame Drive in the Fairbrae area. Despite protest from the neighbors, it was torn down a few weeks ago, and will be replaced with a 3600 square feet two story mansion.

While too late to block the construction on Sesame Drive, a successful petition was launch with the Sunnyvale City Council to block the construction of

Similar houses in the future.

We'd like to achieve the same result in our neighborhood.

How?

While acceptance by the City Council is far from guaranteed, the application process itself is relatively easy, and are described in the Sunnyvale Municipal Code 19.26.200.

The process consists of the following steps:

1. The boundaries of the district to be rezoned need to be defined by the petitioners.
 - It needs to consist of at least 20 homes
 - The boundaries need to follow recognizable features, such as a street, stream, or tract boundary.
 - At least 75% of the existing homes must be one story.
2. 55% of the property owners in the district need to support the rezoning request.
3. A one-time rezoning application fee of \$147 per house must be paid.
 - Not refundable in case the application is rejected!
 - The fee is per house, not per owner who agrees!
4. The city will send out notifications to all owners.

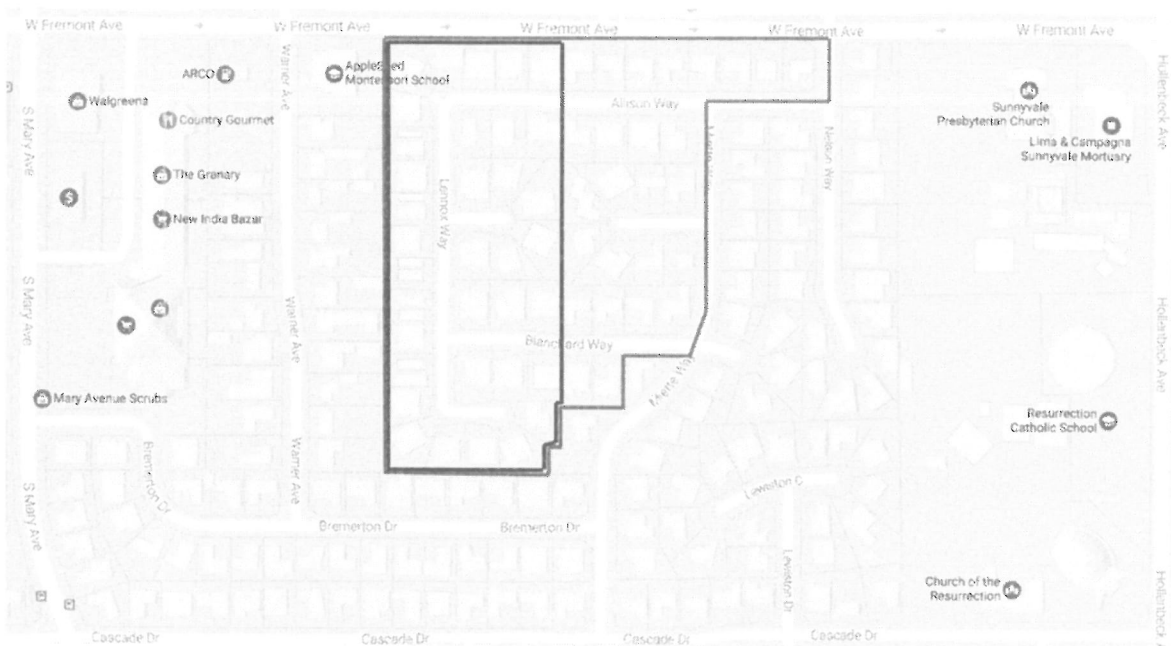
5. The City Planning Commission and the City Council must approve of the request.

- It helps to write letters in support of the application!

Where?

The original Primewood tract consisted of the Eichler-only houses on Allison Way, Lennox Way, and Blanchard Way. On the image below, they are marked in blue. It still consists of 35 Eichlers.

We didn't see an interest from non-Eichler owners on Allison Way and Blanchard Way to join the application. Therefore, the rezoning boundaries are for the original Primewood Tract only.



Get Involved!

Changing zoning rules of neighborhood can be a big thing.

And while we have received positive feedback from the

few people we've talked to, we'd like to hear from as many people as possible.

Do you like the idea? Do you hate it? Do you have suggestions?

Please let us know at
primewoodrezoning@gmail.com

Tom & Grace
813 Blanchard Way

www.primewoodrezoning.com

**List of Approved and Proposed Single-Story Districts in Sunnyvale
Updated August 15, 2017**

Approved:

- 54 Eichler homes on Wright Avenue, Edmonton Avenue and La Salle Drive on July 31, 2001
- 25 homes on Bobolink Circle and Bobwhite Avenue on June 11, 2002
- 116 Eichler homes located between Fremont Avenue and Ticonderoga Drive and between Pome Avenue and Mary Avenue on May 15, 2007
- 36 Eichler homes on Dartshire Way and Devonshire Way on April 19, 2016 (adjacent to the subject site)
- 48 Eichler homes between Vanderbilt Drive and Torrington Drive on August 9, 2016
- 37 Eichler homes between West Remington Avenue, Templeton Drive, Spinosa Drive and Tangerine Way on October 4, 2016.
- 28 homes bounded by Vanderbilt Drive on the north side and non-Eichler homes, several public and quasi-public uses to the south and to the east (Fremont Union High School District administrative offices, CalWater storage yard and well site, two child care centers and a church), and Conway Road to the west on October 4, 2016.
- A 59 lot rezoning near Hollenbeck Avenue and Sheraton Drive on December 6, 2016.
- A 54 lot rezoning bounded by Carlisle Way on the north side, Mallard Way on the east side, Dartshire Way on the south side, Panama Park on the west side and includes Coventry Court and Cornwall Court on January 24, 2017.
- A 25 lot rezoning bounded by Torrington Drive on the north side, Sesame Drive on the west side and includes Snowberry Court on January 24, 2017.
- A 29 lot rezoning bounded by the Sunnyvale East Channel on the west side, Flamingo Way on the east side, Dunholme Way on the south side and includes Firebird Way on April 25, 2017.
- 63 single-family lots bounded by West Remington Drive on the north, Spinosa Drive on the east, Hollenbeck Avenue on the west and Sheraton Drive on south and includes Royal Ann Court, North Sage Court and Smyrna Court on June 20, 2017.
- 49 single family lots on the north side of Ticonderoga Drive between Pome Avenue and Mary Avenue, both sides of Somerset Drive between Pimento Avenue and Revere Avenue, and includes adjacent portions of Pimento Avenue, Shenandoah Drive and Revere Drive on July 11, 2017.

Pending:

- 26 single family lots on Lorne Way, Homestead Road and Swallow Drive bound by Swallow Drive on the west, Homestead Road on the south, and the Calabasas Creek on the east and on both sides of Lorne Way scheduled for

Planning Commission hearing on September 11, 2017 and City Council hearing on October 17, 2017.

DRAFT 8/25/2017 *rum*

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE AMENDING THE PRECISE ZONING PLAN,
ZONING DISTRICTS MAP, TO REZONE 35 CONTIGUOUS
PROPERTIES LOCATED ON ALLISON WAY, LENNOX WAY,
LENNOX COURT, BLANCHARD WAY AND BEAVERTON
COURT FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-1/S
(LOW DENSITY RESIDENTIAL/SINGLE-STORY)**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS
FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended to rezone certain properties located at 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs: 323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs: 323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs: 323-04-028 through 323-04-033) from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story). The location of the property is set forth on the scale drawing attached as Exhibit A.

SECTION 2. FINDINGS. Pursuant to Section 19.92.080 of the Sunnyvale Municipal Code provides, the City Council may approve a general plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest. Section 19.26.200 of the Sunnyvale Municipal Code provides that the purpose of a single-story combining district is to preserve and maintain single-family neighborhoods of predominantly single-story character. The City Council finds that the proposed rezoning of the above parcels from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story) is in the public interest because it would achieve the preservation of a predominantly R-0, single-story residential neighborhood where the majority of property owners in the proposed district desire to maintain the neighborhood's single-story character.

SECTION 3. CEQA - EXEMPTION. The City Council finds that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 of Title 14 of the California Code of Regulations (minor alterations in land use limitations that do not result in any changes in land use or density). Furthermore, the project is subject to the general rule in Section 15061(b)(3) that when it can be seen with certainty that a project will not have a significant effect on the environment, it is not subject to review under CEQA.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____,
and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council
held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

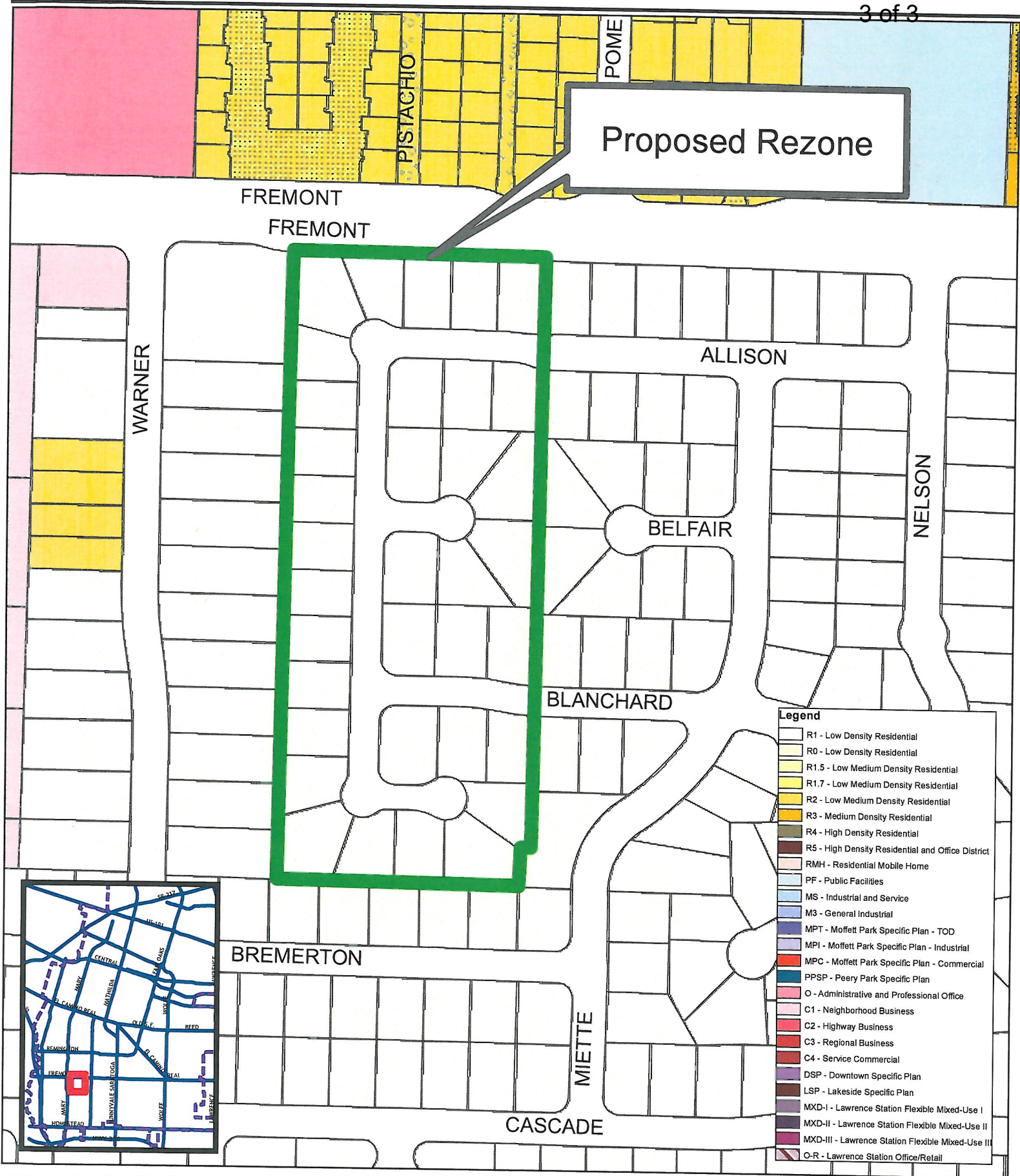
City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney



2017-7556

Introduce an Ordinance to REZONE 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

0 55 110 220 Feet





August 16, 2017

Re: City of Sunnyvale Rezoning Application 2017-7556 – Requesting a residential single-story zoning designation for 35 properties that follows original subdivision tract map boundaries and generally consists of properties on the south side of West Fremont Avenue, east of Warner Avenue, north of Bremerton Drive and west of Miette Way and includes Lennox Court and Beaverton Court.

Dear Property Owner:

An application has been filed to change the zoning for your property to limit it to a single story. If approved, the zoning will be changed from R-1 (Low Density Residential) to R-1/S (Low Density Residential-Single Story).

This application was not initiated by the City. It has been initiated by 80 percent of property owners in the proposed single-story district. If adopted by the Sunnyvale City Council this revised zoning will apply to the entire district described above, including any existing and approved two-story homes, regardless if you were party to the application.

The proposed zoning change will not be in effect unless it is considered and approved at public hearings by both the Sunnyvale Planning Commission on September 11, 2017 and the City Council on October 17, 2017. You will be mailed a separate notice of the hearing dates. If the rezoning is approved the following is an outline of the proposed changes and how they will affect the use of your property:

Neighborhood Density

- The proposed R-1/S area will remain a single-family zoning district. One dwelling unit is allowed per lot.

Single Story Limit

- There will be a limit of one habitable floor (story). Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights).
- Lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards.

Building Height Limit

- The maximum building height will be 17 feet (currently 30 feet is allowed).
- Any proposed building height exceeding 17 feet will require approval of a Variance by the City. A Variance can only be granted due to specific hardships. Variances require a public hearing and can be denied. Notice of Variance hearings will be provided to surrounding property owners.

Maximum Gross Floor Area

The maximum floor area ratio (FAR) of each home will be limited to 45%. FAR is the ratio of building square feet/lot area. Example - a 4,500 s.f. home on a 10,000 s.f. lot = 45% FAR.

- No future home additions or new homes beyond 45% FAR will be permitted unless a Variance is granted.
- Although a basement is not considered a story, a basement that extends more than two feet above the ground will be counted towards the maximum 45% FAR.

Legal Non-Conforming Homes

- Existing homes that are already two stories or existing homes that exceed 45% FAR or 17 feet in height will still be legal if they were constructed with City permits. They will be considered non-conforming with the new zoning.
- No changes are required to legal and non-conforming homes as a result of the single-story rezoning if they were legally constructed with City building permits.
- Legal non-conforming homes can be maintained and repaired subject to City building permit requirements.

Existing Two-Story Homes

- Existing two-story homes that were legally constructed with City building permits will be considered legal and non-conforming.
- Existing two-story homes do not need to be modified if the single-story zoning is approved.
- Existing second stories cannot be expanded or increased in height but can be maintained and repaired subject to City building permit requirements.
- Additions can be made to the first floor up to the maximum 45% FAR for the entire home.

Eichler Design Guidelines

- The area proposed for rezoning is an Eichler neighborhood. New additions, architectural changes and new homes are subject to the adopted Sunnyvale Eichler Design Guidelines. To preserve this unique modern Eichler character, the design guidelines are used by staff and the Planning Commission in reviewing all permit requests for Eichler homes, and to all other houses in Eichler neighborhoods. Besides addressing design issues, the guidelines also deal with privacy and impacts to adjoining neighbors.

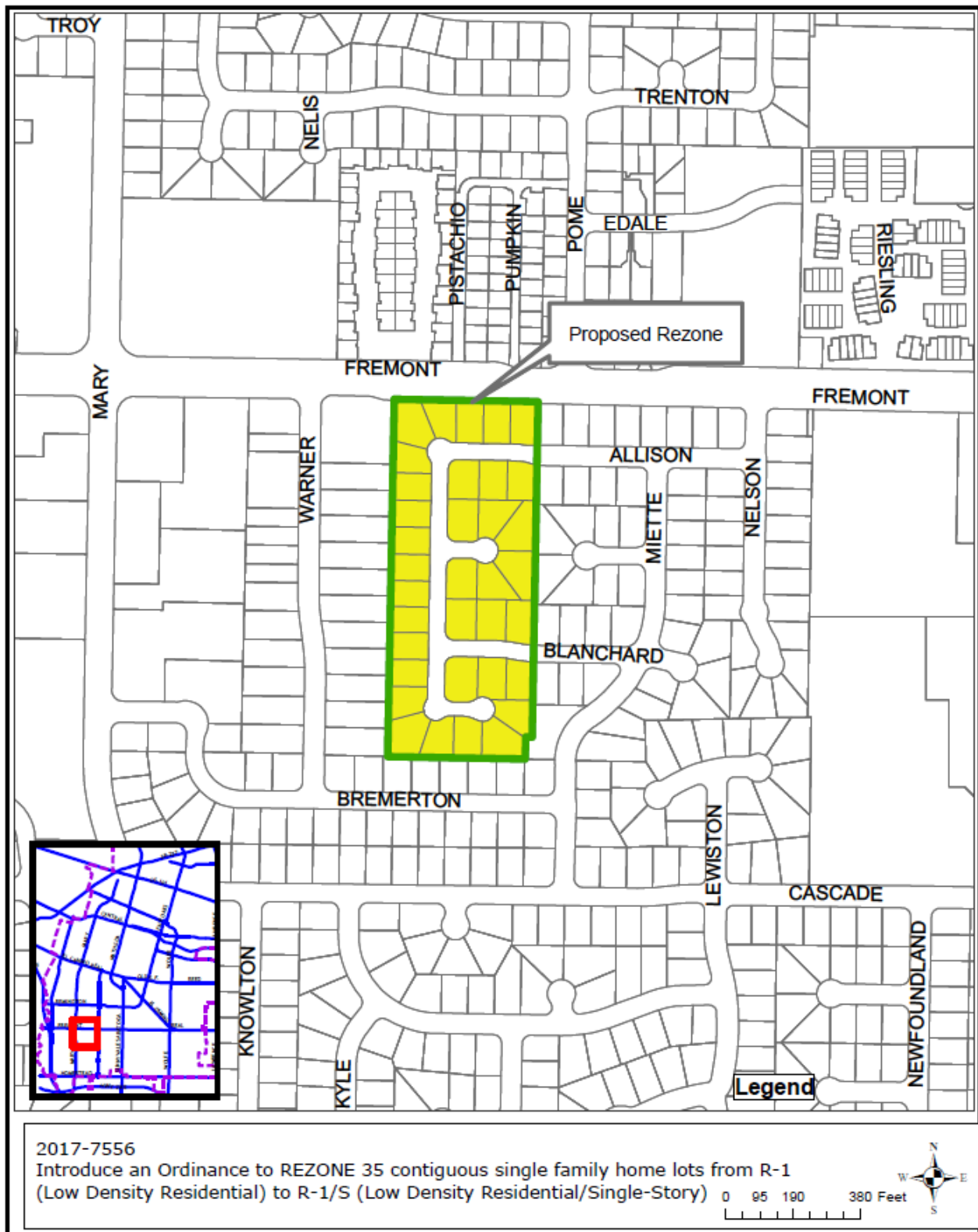
Please note that the above development standards will only be applicable to the properties located within the proposed district. Therefore, the single-story limitation and other regulations will not be applicable to the properties located outside the boundaries. New homes and remodeled homes will be subject to appropriate City design guidelines and solar access to adjacent homes is protected by City Code. Please refer to the Attachment 1 for the proposed single story combining district.

If you have any questions about the proposed R-1/S zoning change and how it affects your property or how the public hearing process will occur, please contact me at (408) 730-7458 or avashist@sunnyvale.ca.gov. I will be happy to clarify this information and answer any questions.

Regards,

Aastha Vashist
Assistant Planner

ATTACHMENT 1





City of Sunnyvale

Agenda Item 4

17-0758

Agenda Date: 9/11/2017

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7565

Location: 1666-1698 Swallow Drive (Assessor Parcel Number 313-41-010 thru 012, 313-41-027 and 028), 1104-1121 Lorne Way (APNs 313-41-013 thru 026), 1103-1111 Homestead Road (APNs 313-41-005 thru 009) and 18771 East Homestead Road (APNs 313-41-070 and 071).

Zoning: R-0 and R-0/PD for 18771 Homestead Road

Proposed Project: **REZONE** Introduction of Ordinance to **REZONE** 24 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story) and one single family home lot (with 2 assessor parcels) from R-0/PD (Low Density Residential/Planned Development) to R-0/S/PD (Low Density Residential/Single-Story) (25 lots total)

Applicant / Owner: Craig Milito (plus multiple owners)

Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Shétal Divatia (408) 730-7637, sdivatia@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: A cohesive residential neighborhood block consisting of 25 single story homes.

Surrounding Land Uses

North: Single family homes

South: Office (across Homestead Road in Santa Clara)

East: Single family homes (across Calabazas Creek)

West: Single family homes (across Swallow Drive)

Issues: Preservation of a single-family neighborhood of predominantly single-story Eichler homes, appropriate rezone boundary.

Staff Recommendation: Planning Commission recommend to City Council: find the project exempt from CEQA; and deny the request to introduce an ordinance to rezone 24 contiguous single family home lots and one single family home lot (with 2 assessor parcel numbers) (25 lots total).

BACKGROUND

The application was signed by 16 property owners (64 percent) of the 25-lot project area. As indicated on the vicinity and noticing map (Attachment 2), the project area includes multiple properties on Lorne Way (14 lots), Homestead Road (six lots) and Swallow Drive (five lots). The proposed boundary includes two tracts: the Fairpark Addition Tract with 19 lots developed with Eichler homes, and five lots on Swallow Drive that were created as part of the La Linda Meadows Tract (134 lot subdivision). The larger lot at 18771 East Homestead Road, west of Calabazas Creek, is not part of either tract. This larger lot is considered one legal lot under a single ownership, but is assessed as two lots with two assessor parcel numbers for property tax purposes.

The 19 Eichler homes in the Fairpark Addition tract are designated as an Eichler Neighborhood in the City's Eichler Design Guidelines. The five lots on Swallow Drive and the one larger lot at 18771 Homestead Road have one-story Ranch style homes. A list of all the properties included in the proposed rezoning district is in Attachment 3.

The request is to impose a single-story zoning designation on the 25 properties in order to limit the existing and new single family homes in the project area to one story and 45 percent Floor Area Ratio (FAR). Other site development standards and density of the R-0 zoning district would remain the same.

This application represents the fifteenth (15th) single-story combining district application to be considered by the City since the enabling zoning code changes became effective January 1, 2001. Attachment 5 is a list of approved and proposed single-story districts in the City. Another Single-Story Rezoning application (Primewood Eichler Neighborhood) is also being considered by Planning Commission and City Council at the same hearings.

The City Council is scheduled to consider this item on October 17, 2017.

EXISTING POLICY

Sunnyvale Municipal Code Section 19.26.200

The intent of the Council's action creating the single-story combining district was to "modify the site development regulations of the R-0, R-1, and R-2 residential zoning districts to preserve and maintain single-family neighborhoods of predominantly single-story character." Sunnyvale Municipal Code (SMC) Section 19.26.200(b) states that the single-story combining district may be established at the discretion of the City Council to combine with the R-0, R-1 or R-2 zoning districts. Submittal of the minimum application requirements does not guarantee nor imply an automatic approval. The Planning Commission holds a hearing on each rezoning and makes a recommendation to the City Council. The City Council may approve a zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest.

Members of the public have questioned whether the current application process is sufficient to assure that residents understand the implications of single-story zoning. There was a suggestion that a more rigorous application process, such as an independent poll of property owners by staff, would better validate interest by property owners in the proposed zoning district. Based on the feedback, the administrative process was modified and staff sends out a separate request to all affected property owners to indicate their interest or opposition to the rezoning request. Staff mailed a letter to each property owner asking for confirmation of their perspective of the application; as of September 1, 2017, results of the polling are:

- 9 support the rezoning
- 5 oppose the rezoning
- 1 neutral on the rezoning
- 10 no reply

There have also been requests to analyze the effect of single-story rezoning on the citywide housing stock and property values. The single-story combining district was created in 2000 as part of a larger study to consider changes to single-family home design criteria and development standards. Staff conducted a study session for the Planning Commission about the history and current project review process. Due to the number of single-story applications submitted in 2016 and after hearing comments made by the public at the study session, the Planning Commission ranked a study issue for consideration in 2017 to relook at the process and to determine what factors should be considered as part of determining “in the public interest.” City Council selected and ranked this study issue for 2017 (number 3 of 5 for CDD); however, it ranked below the line for 2017.

If adopted, the single-story combining district will remain in effect unless district owners initiate a similar application process to request that it be removed.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 as it is a minor alteration in land use in an area with an average slope of less than 20% and will not result in any changes in land use or density. In addition, the Ordinance is exempt under the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines Section 15061(b)(3)).

DISCUSSION

The action under consideration is a rezoning to add a single-story combining district to an existing R-0 and R-0/PD single-family neighborhood. The following items must be met to consider an application for a Single-Story combining district:

1. The zoning for the underlying district must be R-0, R-1 or R-2. **Criteria met**
2. The application must be signed by at least 55 percent of the property owners in the proposed district. **Criteria met (64%)**
3. The proposed district must be clearly delineated in the application and must consist of at least 20 homes. **Criteria met (25 homes)**
4. At least 75 percent of the homes in the proposed district must be one-story. **Criteria met (100%)**
5. To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary. **Not met**

By using the City’s GIS system and County Assessor information, staff has confirmed that 16 (64 percent) of the property owners have joined this application.

Staff has determined the project meets several, but not all criteria, of Sunnyvale Municipal Code Section 19.26.200(d)(2) which states that to the extent feasible, the proposed district shall follow a

recognizable feature such as a street, stream, or tract boundary. In this case:

1. The east side of the proposed boundary area is the Calabazas Creek, which meets the criteria.
2. The 14 properties along Lorne Way were a part of 19 lot subdivision created through Tract No. 5171 (the Fairpark Addition), and are developed with Eichler homes, and these meet the criteria.
3. The five properties on the south side of the proposed rezoning area created as part of the Fairpark Addition tract and bounded by Homestead Road, are developed with Eichler homes and meet the criteria.
4. The west side of the rezoning area includes five of the 134 lots created through Tract No. 1829 (La Linda Meadows), and are developed with one-story Ranch styled homes on Swallow Drive. These lots partially meet the street feature criteria, but not the tract boundary criteria.
5. The 1.24-acre lot on Homestead adjacent to Calabazas Creek was not part of any development tract, is zoned R-0/PD, and includes one home built in 1949. This lot meets the street and creek boundary criteria, but not the tract boundary criteria.

In addition to the “recognizable feature” criteria, the application includes other elements for consideration. These include:

1. All 14 homes along Lorne Way signed the application for the rezoning request. Only one Swallow Drive homeowner and one Homestead Road owner signed the SSCD rezoning application out of the ten homes in those areas. The owner of the larger lot on 18771 East Homestead Road did not sign the application.
2. As part of the polling done by staff of all affected properties (as of September 1, 2017), four of the five Swallow Drive homeowners opposed the rezoning request to include their properties. One of the Homestead Road homeowners opposed the request and one stated a neutral position. The owner of the 18771 East Homestead Road property did not respond to the staff polling letter.

The 18771 East Homestead Road property is currently zoned R-0/PD. This 1.24-acre property has the potential to be divided into seven lots, and the PD combining district requires discretionary review as part of an application to develop the site. This review required under the PD zoning will consider the impact of development on the adjacent properties and can be used to protect the privacy of the neighboring Eichler homes through appropriate height limitations.

3. The SSCD rezoning request would provide a clear and complete single-story neighborhood consisting of Eichler homes along Lorne Way, but that area includes only 14 properties, less than required 20 properties by SMC Section 19.26.200. Including all homes in the Fairpark Addition tract, including the Eichler homes on Homestead, results in a more complete area, but it includes only 19 properties (and only one of the five homeowners along Homestead Road supports the request). The application is able to meet the minimum 20 lots for a SSCD by including the larger property at 18771 East Homestead Road and the five non-Eichler homes along Swallow Drive. Only one property owner in the group of properties on Swallow supports the SSCD. In addition, the proposal splits the block of homes on Swallow Drive, which are not Eichlers and are part of a different tract. The home at 1666 Swallow Drive (within the proposed overlay) is next to an existing 2-story home that would be outside the overlay. Moreover, the homes on Swallow Drive are located along the side of the neighboring Eichler homes, not directly to the rear. This configuration may mitigate some privacy concerns because a 2-story addition can be more easily designed to avoid a direct view into the

backyard. Two of the five homes do not share a backyard fence with the neighboring Eichlers, but are only connected to the side and front yards.

The large lot at 18771 East Homestead Road may be the impetus for the SSCD because the property is available for sale and can be redeveloped to result in up to seven homes where one exists today (two Preliminary Review applications have been filed for five home projects to date, but no formal application has been filed). The property is not, however, a part of the Fairpark Addition Tract, and the property owner did not sign the application to be a part of the request. Also, the property is already subject to a PD combining district which will allow the City to ensure that any future development does not visually intrude on the privacy of the adjoining Eichler homes.

In taking all aspects into consideration, the following options are available (see Attachment 4 that includes a map showing the options discussed below):

Option 1 Application Request: Rezone all the 25 lots as proposed: Boundary would include 19 Eichler and six non-Eichler homes. This option raises the following issues:

- Preserves and maintains the predominantly single-story character of the neighborhood leading into and including Lorne Way.
- Includes all Eichler homes in the original Fairpark Addition tract.
- Includes five non-Eichler homes on Swallow Drive and the large lot at 18177 East Homestead, which are not part of the Fairpark Addition tract.
- Includes the five Eichler homes along Homestead Road, which do not contribute to the Eichler appearance of the Lorne Way streetscape. Only one of these five property owners support the SSCD application.
- Of the five non-Eichler homes on Swallow Drive, the SSCD application is supported by only one property owner.

Option 2: Rezone all 19 Fairpark Addition properties and the larger lot at 18771 East Homestead and exclude the five lots on Swallow Drive for a total of 20 lots. This means that all future development of 18771 East Homestead Road will be limited to single story. As an alternative, 18771 East Homestead Road could be split-zoned to create a 20-foot single-story buffer along the north and west sides of the lot. These options raise the following issues:

- Includes the minimum 20 lots required by the Zoning Code to rezone property to the S-Combining District.
- Preserves and maintains the predominantly single-story character on Lorne Way.
- Does not impact the five non-Eichler properties on Swallow Drive which are not part of the Lorne Way neighborhood streetscape or Fairpark Addition tract.
- Includes five Eichler properties on Homestead Road that are part of the original Fairpark Addition tract.
- Using split-zoning to creating a 20-foot single story buffer on 18771 East Homestead Road (large lot) would protect the neighboring Eichler homes while allowing the possibility for 2-story development on the majority of the large lot. However, split-zoning is unnecessary because the existing PD overlay can already be used to achieve the same result.
- Omitting 18771 East Homestead Road from the SSCD would reduce the required number of lots below 20.

Option 3: Rezone all 19 Fairpark Addition tract properties and five of the La Linda Meadows tract properties on Swallow Drive and exclude 18771 East Homestead Road. This option raises the following issues:

- Preserves and maintains the predominantly single-story character leading into and on Lorne Way.
- Includes the five non-Eichler homes on Swallow Drive, which are not part of the Fairpark Addition tract and the Lorne Way streetscape. Only one of the five property owners on Swallow Drive supports the SSCD.
- Splits the block of non-Eichler homes on Swallow Drive.
- Includes the five Eichler homes on Homestead Road, which do not contribute towards the Lorne Way streetscape.
- The existing PD overlay can be used to ensure future design compatibility if 18771 East Homestead Road is redeveloped.

Option 4: Deny the application. This option raises the following issues:

- Although staff studied rezoning only the 14 Eichler lots on Lorne Way to protect a cohesive Eichler streetscape, the Municipal Code requires a minimum of 20 lots for an SSCD. In order to change this requirement, the City Council would have to direct staff to come back with a proposed amendment to the ordinance. Lowering the minimum required lots would govern all future SSCD applications, potentially resulting in additional applications from smaller groups of neighbors.
- The 19 Eichler homes in the Fairpark Addition tract will continue to be subject to the Eichler Design Guidelines. Although the Eichler Design Guidelines do not prohibit 2-story additions, the Guidelines can be used to ensure that all such additions are respectful of the unique privacy needs of Eichler homes.
- Future two-story additions/redevelopment of the five non-Eichler lots on Swallow Drive will continue to be subject to Single Family Home Design Techniques. Since all the homes on Swallow Drive are located along the side of the Eichler lots, not directly to the rear, staff believes that the Single Family Home Design Techniques can be used successfully to ensure that any 2nd-story additions do not have a direct view into the rear glass walls of the neighboring Eichlers.
- Allows redevelopment of the larger parcel through PD zoning which can be used to ensure future design compatibility if the large site is redeveloped, including height limitations on any structures nearest to the Eichler homes, consistent with existing policies for preservation of residents' privacy.

Staff recommends Option 4 - deny the request. Although the application contains the required 20 lots, staff considers it problematic due to other considerations.

The most appropriate and logical SSCD for this neighborhood would include only the Eichler homes in the Fairpark Addition tract, which includes only 19 properties. The purpose of a single story combining district as noted in SMC Section 19.26.200 is to preserve and maintain single-family neighborhoods of predominantly single-story character. The Fairpark Addition properties developed with Eichler homes meet that standard. However, including other properties from a separate tract merely to meet the minimum number of properties is not in keeping with the intent of the SSCD, especially when the majority of the owners of those properties oppose the SSCD. At the same time,

any redevelopment of the large lot at 18771 East Homestead Road will be subject to the existing PD overlay and will require a Special Development Permit. This process will involve discretionary review and will provide opportunities to limit building heights as part of the review and approval process. This will allow the Eichler neighborhood to preserve its streetscape and ensure that future development of 18771 East Homestead Road is respectful of the adjacent Eichler homes.

Another option might be to include the properties in the Fairpark Addition tract plus the larger property at 18771 East Homestead Road, but split zone the larger property to add a 20-foot single-story buffer zone; however, split-zoning is unnecessary because the lot is already subject to a PD overlay that can achieve the same result.

If adopted, the proposed 25-lot district would protect the visual character of the predominantly single-story neighborhood, but not necessarily privacy. Several lots within the proposed district are immediately adjacent to residential lots that are not included in the proposed district. These adjacent homes can potentially have a second floor and can affect the privacy of the one-story homes in the single story combining district. There are already 2-story homes on Swallow Drive and Swift Court that adjoin the proposed SSCD.

A letter was sent to the property owners in the proposed district providing them with a detailed outline of the new development limits for a single-story district and explaining that if adopted the new development standards shall only be applicable to properties located within the district and not the adjacent properties outside the proposed district (Attachment 7). The following development regulations will apply:

Single Story Limit

- There will be a limit of one habitable floor (story). Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights).
- Lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards.
- The one-story limit will apply to all proposed structures on the property, including detached structures such as garages, accessory living units, etc.

Building Height Limit

- The maximum building height will be 17 feet (currently 30 feet).

Maximum Gross Floor Area

- The maximum floor area ratio (FAR) of each home will be 45 percent, the same for any one-story home in the R-0 zoning district.
- No future home additions beyond 45 percent FAR will be permitted unless a Variance is granted.
- A basement is not considered a story unless it extends more than two feet above the ground; it would then be counted towards the floor area limit.

Legal Non-Conforming Homes

- Existing legally constructed homes that exceed 45 percent FAR, 17 feet in height, or that have existing 2-story homes will be considered legal and non-conforming if the properties are

rezoned.

- Legal non-conforming homes can be maintained and repaired subject to City building permits provided the non-conformity is not increased.

Neighborhood Density

- The proposed single-story rezoning boundary is an R-0 single-family zone where only one dwelling units is allowed per lot. The new zoning designation will be R-0/S. The area will remain a single-family area with only one dwelling unit allowed on each lot. Accessory dwelling units are allowed on lots over 8,500 square feet, and must also meet the single-story limitation.

Eichler Design Guidelines

The boundary proposed for rezoning by the applicant includes 19 properties with Eichler homes and are subject to the Eichler Design Guidelines adopted by the City Council in 2009. The Guidelines are used in support of the zoning code and provide guidance when absolute standards are inappropriate. The Guidelines focus on design issues, compatibility, and privacy concerns and still allow creativity and individuality in architectural expression. Residential design review decisions in Eichler neighborhoods must be compatible with the Guidelines.

Single Family Home Design Techniques

The boundary proposed for rezoning by the applicant includes seven properties that are not developed with Eichler homes and are not subject to Eichler Design Guidelines. Development on these non-Eichler properties will be guided by the Single Family Home Design Techniques that addresses neighborhood compatibility, scale, bulk, architectural style, character, parking and landscaping. These guidelines are utilized citywide for single family homes in non-Eichler neighborhoods.

FISCAL IMPACT

There is no development related to this application. No fiscal impacts other than normal fees and taxes associated with owning a single-family home are expected.

PUBLIC CONTACT

Public contact was made through the following;

- A hearing notice was placed in the Sunnyvale SUN newspaper.
- The Planning Commission agenda was posted on the City's official-notice bulletin board and the City's website.
- The agenda and staff report were made available on the City's website and in the Office of the City Clerk.
- 115 notices were sent to the project area and surrounding property owners.
- The blocks within the proposed district were posted with hearing notices.

An information packet that included a summary outlining the restrictions of the single-story combining district was sent to the property owners in the proposed district. This summary also explained that if adopted the new development standards shall only be applicable to properties located within the district and not on the adjacent properties outside the proposed district. This summary is also intended to help property owners gain a complete understanding of the proposal prior to them filling

in the survey. This summary is also intended to be helpful to those property owners who are not able to attend the neighborhood meeting (Attachment 7). The results of the Survey are noted in the Existing Policy section of this report.

A neighborhood meeting was held for this project on August 31, 2017 at the Sunnyvale Community Center at which four people attended.

ALTERNATIVES

Recommend to City Council:

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).
2. Introduce an Ordinance (Attachment 6 of this report) to Rezone 24 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single Story), and one lot (with 2 assessor parcel numbers) from R-0/PD (Low Density Residential / Planned Development) to R-0/S/PD (Low Density Residential/Single Story/ Planned Development) (25 lots total).
3. Introduce an Ordinance to create an SSCD with modified boundaries.
4. Deny the rezone.

STAFF RECOMMENDATION

Recommend to City Council: Alternatives 1 and 4: 1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 4. Deny the rezone.

Prepared by: Shétal Divatia, Senior Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

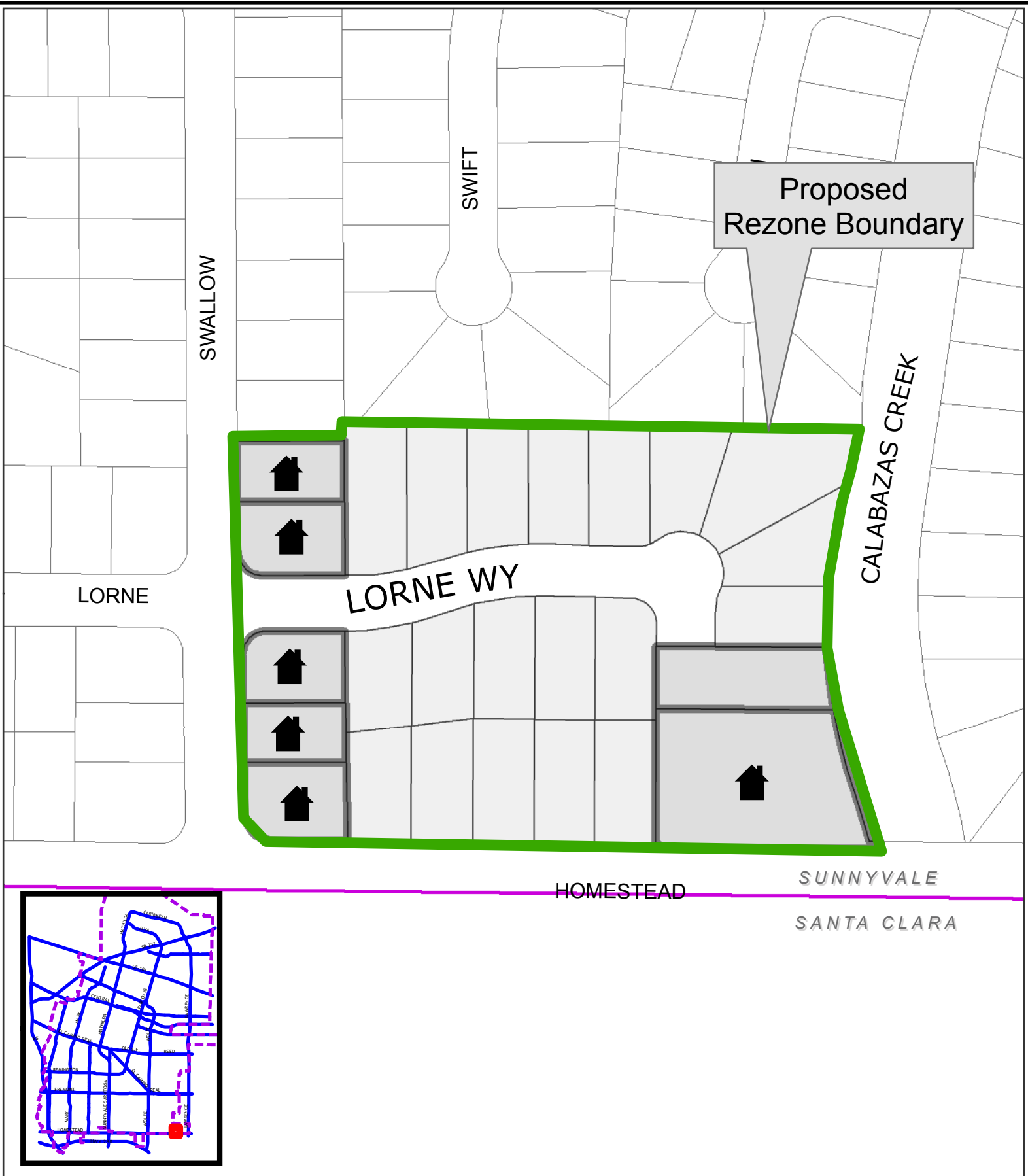
Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. *Not Used*
2. Vicinity and Noticing Map
3. List of addresses and APNs within the proposed district
4. Rezoning Boundary Options
5. List of approved and pending SSCD applications
6. Draft Ordinance
7. Letter from City to property owners in proposed district
8. Public Comments Received

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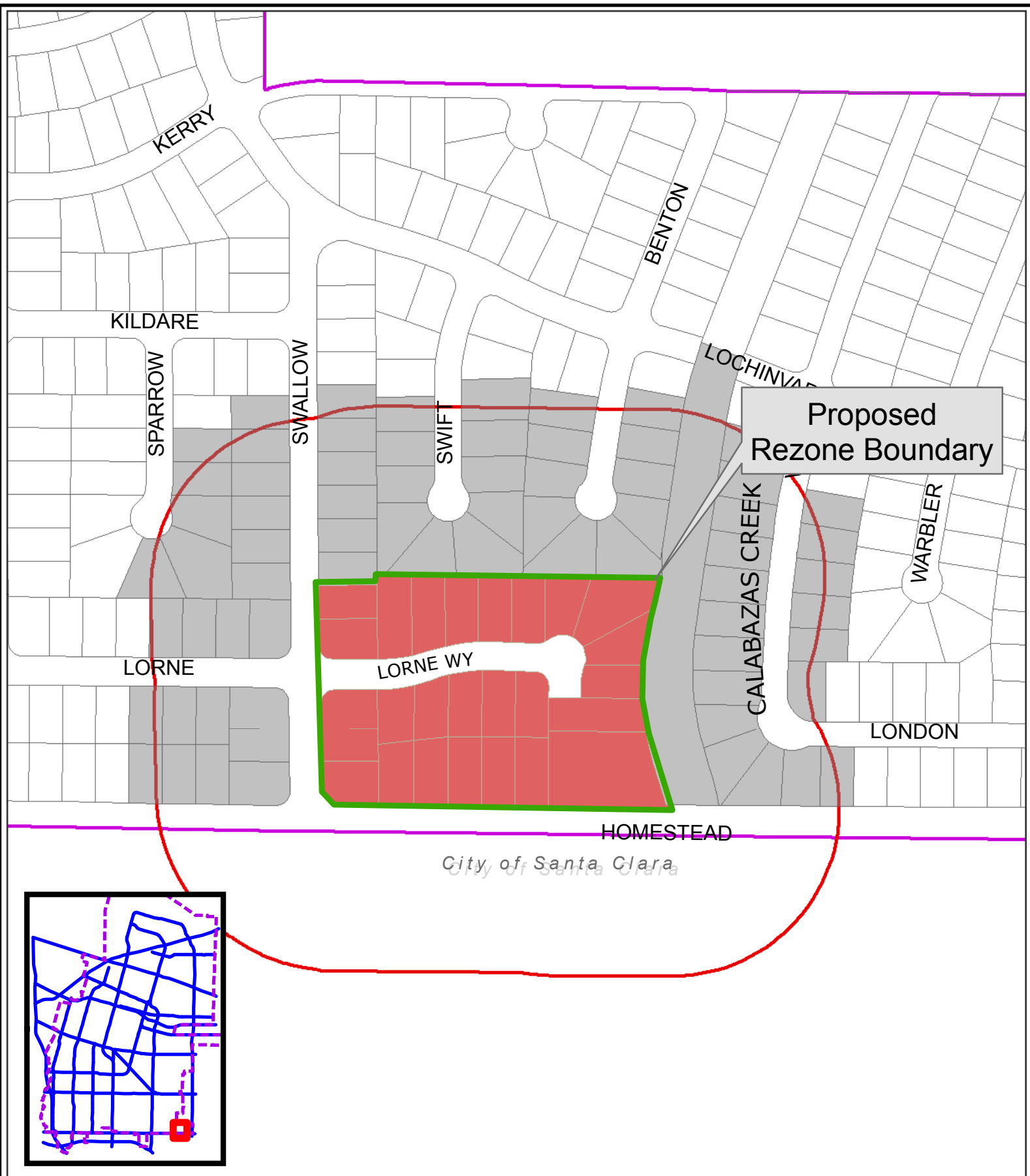


2017-7565
PROPOSED REZONE BOUNDARY

 **NON-EICHLER HOME**

0 37.5 75 150 Feet





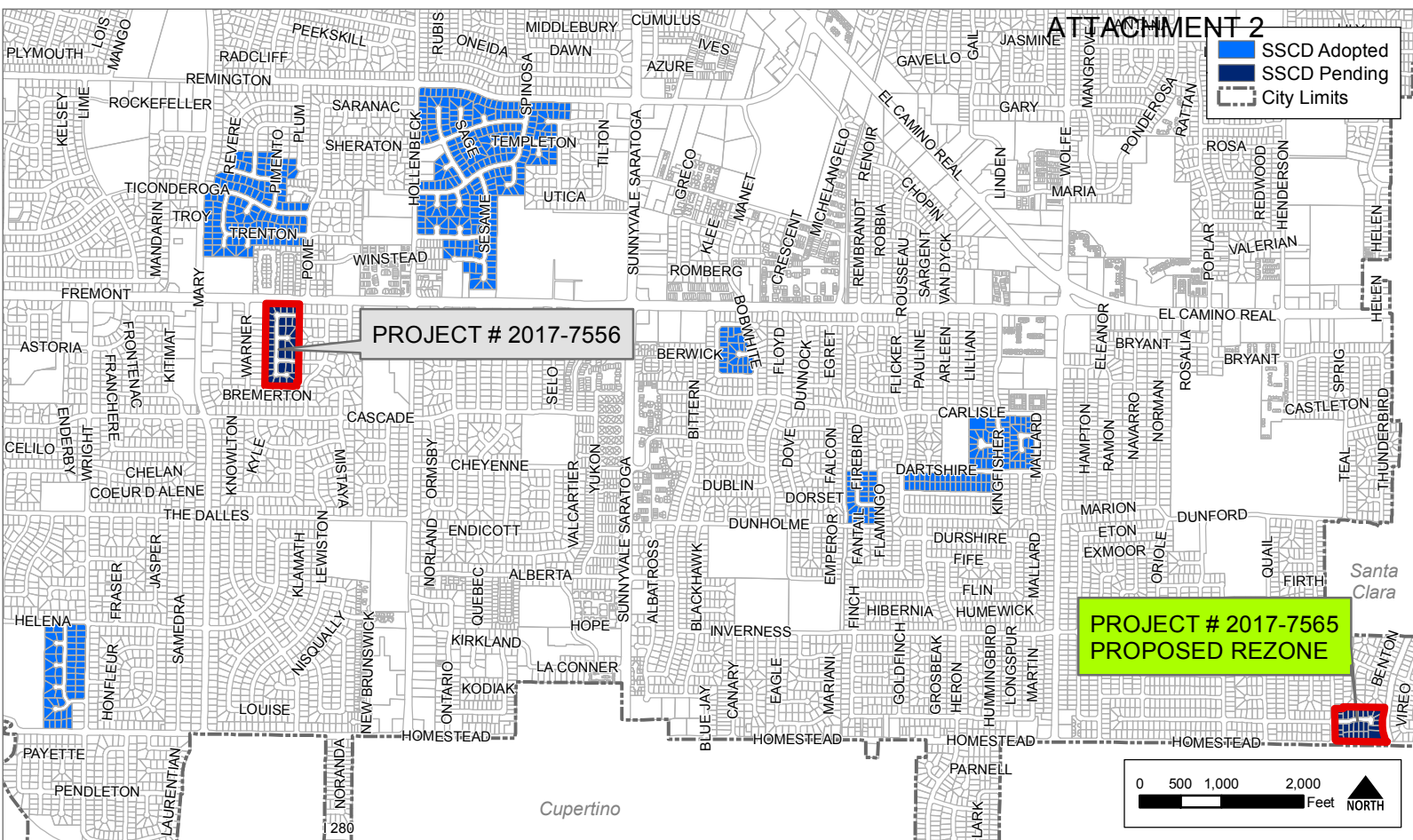
2017-7565
REZONE
300-ft Area Map

0 70 140 280 Feet



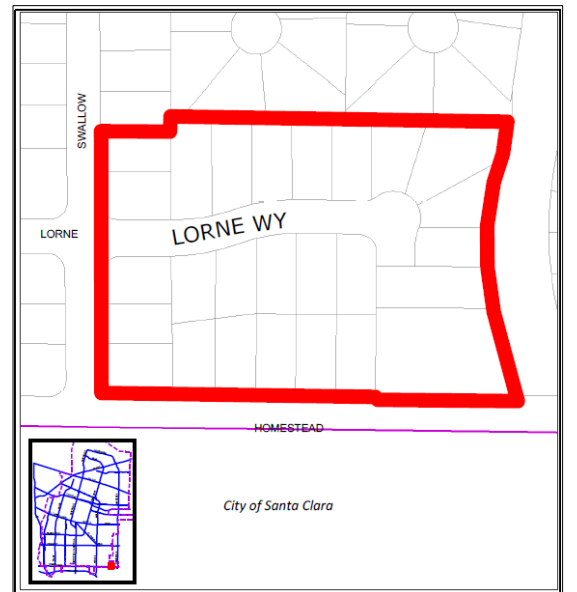
ATTACHMENT 2

- SSCD Adopted
- SSCD Pending
- City Limits

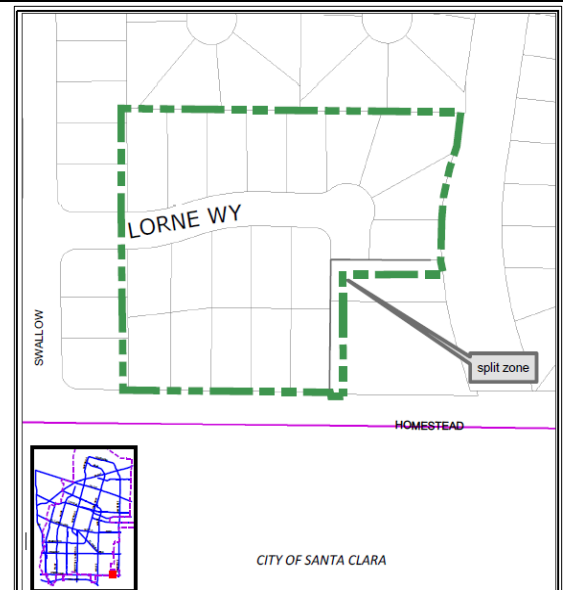


Citywide Single-Story Combining District (Proposed and Adopted)
 As of 7/25/2017

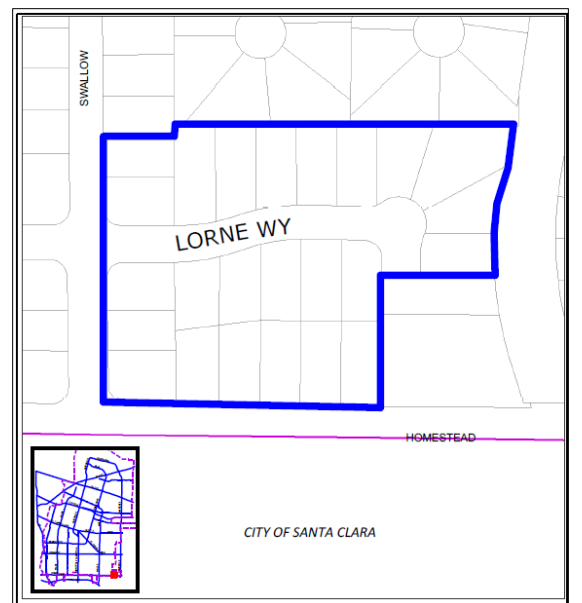
Option 1 – Rezone all 25 lots



Option 2 – Rezone 20 lots (19 Eichler lots and 1 larger lot) include the 1 larger lot with split zone and exclude 5 lots on Swallow Dr



Option 3 – Rezone 24 lots (19 Eichler lots and 5 non-Eichler lots on Swallow Dr) and exclude the 1 larger lot with R-0/PD. (18771 E. Homestead Rd.)



**List of Approved and Proposed Single-Story Districts in Sunnyvale
Updated August 15, 2017**

Approved:

- 54 Eichler homes on Wright Avenue, Edmonton Avenue and La Salle Drive on July 31, 2001
- 25 homes on Bobolink Circle and Bobwhite Avenue on June 11, 2002
- 116 Eichler homes located between Fremont Avenue and Ticonderoga Drive and between Pome Avenue and Mary Avenue on May 15, 2007
- 36 Eichler homes on Dartshire Way and Devonshire Way on April 19, 2016 (adjacent to the subject site)
- 48 Eichler homes between Vanderbilt Drive and Torrington Drive on August 9, 2016
- 37 Eichler homes between West Remington Avenue, Templeton Drive, Spinosa Drive and Tangerine Way on October 4, 2016.
- 28 homes bounded by Vanderbilt Drive on the north side and non-Eichler homes, several public and quasi-public uses to the south and to the east (Fremont Union High School District administrative offices, CalWater storage yard and well site, two child care centers and a church), and Conway Road to the west on October 4, 2016.
- A 59 lot rezoning near Hollenbeck Avenue and Sheraton Drive on December 6, 2016.
- A 54 lot rezoning bounded by Carlisle Way on the north side, Mallard Way on the east side, Dartshire Way on the south side, Panama Park on the west side and includes Coventry Court and Cornwall Court on January 24, 2017.
- A 25 lot rezoning bounded by Torrington Drive on the north side, Sesame Drive on the west side and includes Snowberry Court on January 24, 2017.
- A 29 lot rezoning bounded by the Sunnyvale East Channel on the west side, Flamingo Way on the east side, Dunholme Way on the south side and includes Firebird Way on April 25, 2017.
- A 63 single-family lots bounded by West Remington Drive on the north, Spinosa Drive on the east, Hollenbeck Avenue on the west and Sheraton Drive on south and includes Royal Ann Court, North Sage Court and Smyrna Court on June 20, 2017.
- A 49 single family lots on the north side of Ticonderoga Drive between Pome Avenue and Mary Avenue, both sides of Somerset Drive between Pimento Avenue and Revere Avenue, and includes adjacent portions of Pimento Avenue, Shenandoah Drive and Revere Drive on July 11, 2017.

Pending:

- 35 single family lots in Primewood Eichler neighborhood that follows Tact 4721 boundaries and includes properties on Allison Way, Lennox Way, Lennox Court, Blanchard Way and Beaverton Court, which is scheduled for Planning Commission hearing on September 11, 2017, and City Council hearing on October 17, 2017.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE 24 CONTIGUOUS PROPERTIES LOCATED ON LORNE WAY, SWALLOW DRIVE AND E. HOMESTEAD ROAD FROM R-0 (LOW DENSITY RESIDENTIAL) TO R-0/S (LOW DENSITY RESIDENTIAL/SINGLE-STORY) AND ONE PROPERTY ON E. HOMESTEAD ROAD FROM R-0/PD (LOW DENSITY RESIDENTIAL/PLANNED DEVELOPMENT) TO R-0/S/PD (LOW DENSITY RESIDENTIAL/SINGLE-STORY/PLANNED DEVELOPMENT)

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended to rezone certain properties located at 1104-1121 Lorne Way (APNs: 313-41-013 through 313-41-026), 1666-1698 Swallow Drive (APNs: 313-41-010 through 313-41-012 and 313-41-027 and 313-41-028) and 1103-1111 (APNs 313-41-005 thru 009) from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story; and to rezone a property at 18771 E Homestead Road (APNs 313-41-070 and 313-41-071) from R-0/PD (Low Density Residential/Planned Development) to R-0/S/PD (Low Density Residential/Single-Story/Planned Development). The location of the property is set forth on the scale drawing attached as Exhibit A.

SECTION 2. FINDINGS. Pursuant to Section 19.92.080 of the Sunnyvale Municipal Code provides, the City Council may approve a general plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest. Section 19.26.200 of the Sunnyvale Municipal Code provides that the purpose of a single-story combining district is to preserve and maintain single-family neighborhoods of predominantly single-story character. The City Council finds that the proposed rezoning of the above parcels from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story is in the public interest because it would achieve the preservation of a predominantly R-0, single-story residential neighborhood where the majority of property owners in the proposed district desire to maintain the neighborhood's single-story character.

SECTION 3. CEQA - EXEMPTION. The City Council finds that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 of Title 14 of the California Code of Regulations (minor alterations in land use limitations that do not result in any changes in land use or density).

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____,
and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council
held on _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

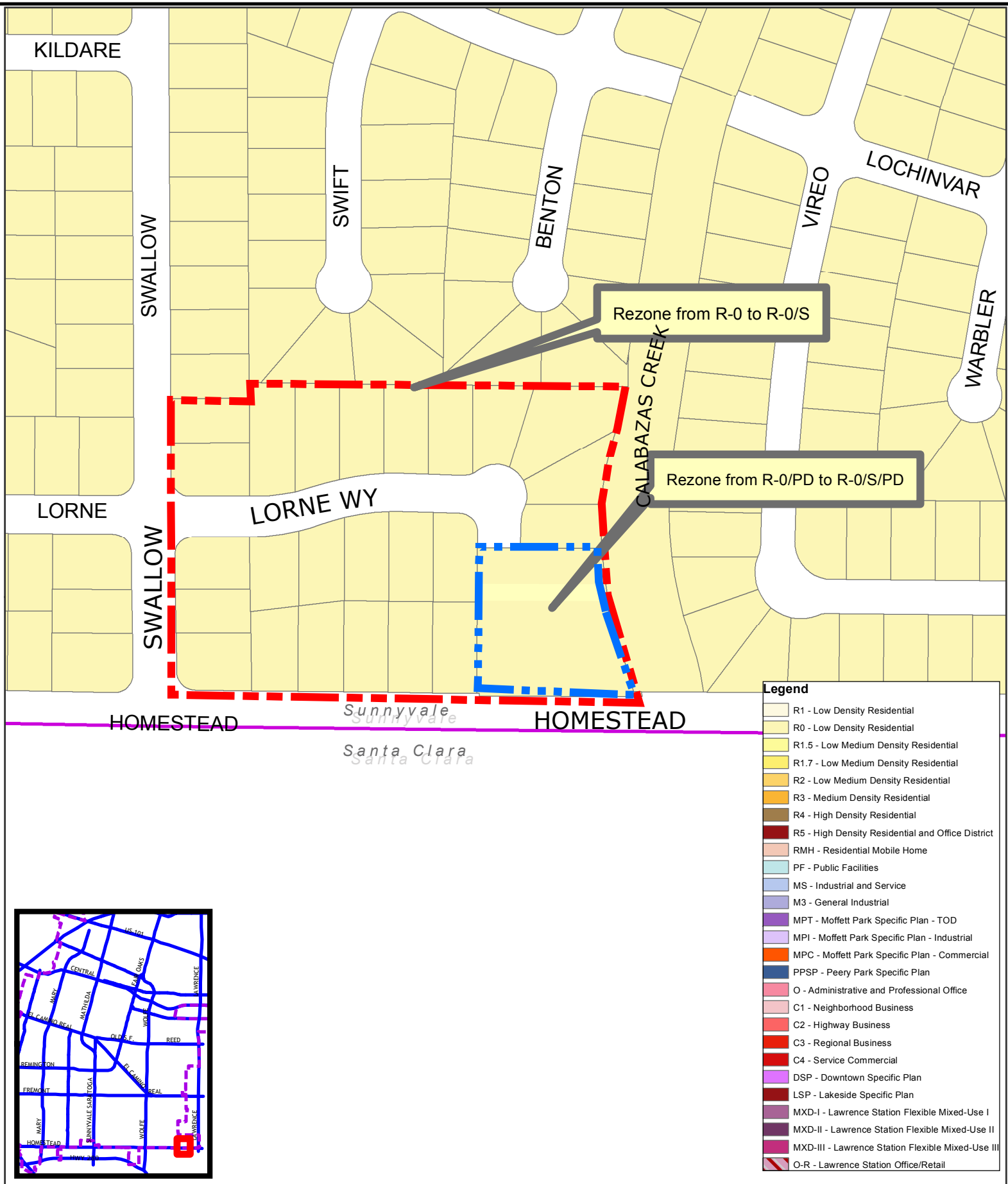
City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney



2017-7565
 Proposed Rezone
 R-0/S Low Density Residential / (Single-Story) and R-0/S/PD

0 50 100 200 Feet





August 16, 2017

Re: City of Sunnyvale Rezoning Application 2017-7565 – Requesting a residential single-story zoning designation for 26 properties on Lorne Way, Swallow Drive and Homestead Road bound by Swallow Drive on the west, Calabasas Creek on the east, and Homestead Road on the south.

Dear Property Owner:

An application has been filed to change the zoning for your property to limit it to a single story. If approved, the zoning will be changed from R-0 (Low Density Residential) and R-0/PD to R-0/S (Low Density Residential-Single Story).

This application was not initiated by the City. It has been initiated by 61.5 percent of property owners in the proposed single-story district. If adopted by the Sunnyvale City Council, this revised zoning could apply to the entire district described above, regardless if you were party to the application.

The proposed zoning change will not be in effect unless it is considered and approved at public hearings by both the Sunnyvale Planning Commission on September 11, 2017 and the City Council on October 17, 2017. You will be mailed a separate notice of the hearing dates. If the rezoning is approved the following is an outline of the proposed changes and how they will affect the use of your property:

Neighborhood Density

- The proposed R-0/S zoning district will remain a single-family zoning district which allows one dwelling unit per lot; and does not change the density allowed as per the base R-0 zoning district.

Single Story Limit

- There will be a limit of one habitable floor (story). Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights).
- Lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards.

Building Height Limit

- The maximum building height will be 17 feet (currently 30 feet is allowed).
- Any proposed building height exceeding 17 feet will require approval of a Variance by the City. A Variance can only be granted due to specific hardships. Variances require a public hearing and can be denied. Notice of Variance hearings will be provided to surrounding property owners.

Maximum Gross Floor Area

The maximum floor area ratio (FAR) of each home will be limited to 45%. FAR is the ratio of building square feet/lot area. Example - a 4,500 s.f. home on a 10,000 s.f. lot = 45% FAR.

- No future home additions or new homes beyond 45% FAR will be permitted unless a Variance is granted.

- Although a basement is not considered a story, a basement that extends more than two feet above the ground will be counted towards the maximum 45% FAR.

Legal Non-Conforming Homes

- Existing homes that are already two stories or existing homes that exceed 45% FAR or 17 feet in height will still be legal if they were constructed with City permits. They will be considered non-conforming with the new zoning.
- No changes are required to legal and non-conforming homes as a result of the single-story rezoning if they were legally constructed with City building permits.
- Legal non-conforming homes can be maintained and repaired subject to City building permit requirements.

Existing Two-Story Homes

- Existing two-story homes that were legally constructed with City building permits will be considered legal and non-conforming.
- Existing two-story homes do not need to be modified if the single-story zoning is approved.
- Existing second stories cannot be expanded or increased in height but can be maintained and repaired subject to City building permit requirements.
- Additions can be made to the first floor up to the maximum 45% FAR for the entire home.

Eichler Design Guidelines

- The area proposed for rezoning includes an Eichler neighborhood. Those properties that are within the Eichler neighborhood are subject to Eichler Design Guidelines. New additions, architectural changes and new homes are subject to the adopted Sunnyvale Eichler Design Guidelines. To preserve this unique modern Eichler character, the design guidelines are used by staff and the Planning Commission in reviewing all permit requests for Eichler homes, and to all other houses in Eichler neighborhoods. Besides addressing design issues, the guidelines also deal with privacy and impacts to adjoining neighbors.

Please note that the above development standards will only be applicable to the properties located within the proposed district. Therefore, the single-story limitation and other regulations will not be applicable to the properties located outside the boundaries. New homes and remodeled homes will be subject to appropriate City design guidelines and solar access to adjacent homes is protected by City Code. Please refer to the Attachment 1 for the proposed single story combining district.

If you have any questions about the proposed R-0/S zoning change and how it affects your property or information on the public hearing process, please contact me at (408) 730-7637 or sdivatiat@sunnyvale.ca.gov. I will be happy to clarify this information and answer any questions.

Sincerely,

Shétal Divatia, AICP
Senior Planner

ATTACHMENT 8
RECEIVED

File #2017-7565

SEP 07 2017

PLANNING DIVISION

Gerard M. and Cheryl S. Schweitzerhof Trustee
1698 Swallow Dr
Sunnyvale, Ca 94087

September 5, 2017

City of Sunnyvale
P.O. Box 3707
Sunnyvale, Ca 94088-3707

ATTN: Sheltal Divatia, Project Planner
REF: File #2017-7565 Ordinance to Rezone

SUBJECT: Planning Commission Public Hearing Comment September 11, 2017

BACKGROUND:

We've owned 1698 Swallow Dr for about 40 years. We've never considered adding a second story and have no plans to do so. Our home is part of a family trust which will one day pass to our designated heirs.

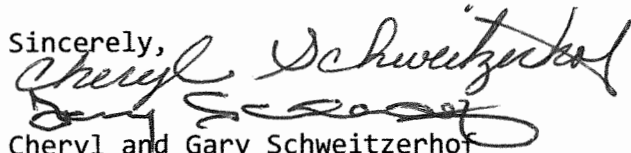
We are not infavor of the proposed rezoning and now find it necessary to defend our R-0 property owner rights for future family generations.

COMMENTS FOR THE CITY'S CONSIDERATION:

1. It is probably safe to say that all 26 owners purchased their properties with full knowledge of the R-0 zoning at the time escrow closed. Documents should have been signed to that affect. To impose a new restriction at this time would be grossly unfair to non-Eichler owners. It discriminates against their property rights for the benefit of the Eichler owners who are already protected under Planning building regulations for Eichlers.

2. It is our concern that the proposed rezoning if passed by the city would damage non-Eichler property values by restricting future buyers to a single-story home option only.

Sincerely,



Cheryl and Gary Schweitzerhof