

From: Inamine, Nicole
Sent: Tuesday, June 12, 2018 2:01 PM
To: cecilia holmberg
Cc: City Clerk
Subject: RE: Please approve: 2018 Secondary Unit Ordinance Update

Hi Cecilia,

Thank you for sharing your views with us. I've forwarded your message to the appropriate Mayor's staff, and also to the City Clerk to include in the Public Record.

Kindly,
Nicole

From: cecilia holmberg
Sent: Tuesday, June 12, 2018 1:34 PM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: Please approve: 2018 Secondary Unit Ordinance Update

Dear Councilmembers-

My family has owned a home in San Jose for approximately 40yrs. We want to build an ADU to help support my elderly parents, and we have the minimum lot size and setbacks, but due to being in a "planned development", are not allowed to build it as a standalone unit (closed-off from main house, with separate cooking area) under the current rules.

I urge the Council to adopt the Planning Commission's proposed 2018 Secondary Unit Ordinance Update on June 19. These changes would help families like mine better use our property, and provide more and better quality housing stock in San Jose, which we all know is sorely needed.

Thank you,

Cecilia Shao

From: Lorna Freels
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

The City of San Jose is a growing economic hub with a vibrant mix of people. San Jose is home to SJSU, corporate headquarters, and award winning schools, so it's no wonder that students, professionals, and families alike call San Jose home.

Unfortunately, our housing stock has not kept pace with population growth.

The proposal in front of the city council to expand the places where ADUs are allowed is a good starting point, but we need to do more. Given the chronic housing shortage, we need to remove more restrictions to make ADUs more available and easier to create. I particularly hope that the council would adopt the changes proposed by Silicon Valley @ Home to help get more units built.

Thank you for your leadership on streamlining the process of approving ADUs and for addressing the regional housing crisis head-on.

Sincerely,
Lorna Freels

From: Jennifer Turner
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

San Jose is suffering from a severe housing crisis driven by decades of inadequate home building across the region. Soaring housing prices are putting homeownership out of reach for many; rising rents place a major burden on families' budgets; and too many of our neighbors are being pushed out into long commutes from outlying areas.

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housing shortage.

I would encourage the council to adopt Silicon Valley @ Home's proposed changes to allow for more units while we are in this massive housing shortage.

Sincerely,
Jennifer Turner

From: Bert Greenberg
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Bert Greenberg

From: Tan Nguyen
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

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building across the region. Soaring housing prices are putting homeownership out of reach for many; rising rents place a major burden on families' budgets; and too many of our neighbors are being pushed out into long commutes from outlying areas.

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Sincerely,
Tan Nguyen

From: Sidney Ellison
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Sidney Ellison

From: Kirk Vartan
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Thank you for your leadership on streamlining the process of approving ADUs and for addressing the regional housing crisis head-on.

Bob Wieckowski's leadership in this area should be embraced and you should find more ways to support the Senator's efforts in the ADU space.

Sincerely,
Kirk Vartan

From: Brent Minderler
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Brent Minderler

From: Courtney Hernandez
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Courtney Hernandez

From: Dennis Ruffer
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Dennis Ruffer

From: Philip Johnson
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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several positive steps, but Council should go farther and embrace bold action to end our housing shortage.

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Sincerely,
Philip Johnson

From: "William M. Musser IV"
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
William M. Musser IV

From: Bert Greenberg
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
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Bert Greenberg

From: Sheri Burns
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Sheri Burns

From: Thomas McMahon
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Thomas McMahon

From: Tammy Williamson
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Tammy Williamson

From: Gordon Smith
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Gordon Smith and Lisa Hettler-Smith

From: Stephanie Ray
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Thank you for your leadership on streamlining the process of approving ADUs and for addressing the regional housing crisis head-on. Let's double the amount of housing stock while retaining the same footprint.

Sincerely,
Stephanie Ray

From: Aryan Nezamabadi
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Aryan Nezamabadi

From: Kevin Shlosberg
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Kevin Shlosberg

From: Clyde Burton
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Clyde Burton

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From: Sylvia Sanchez
Sent: Saturday, June 16, 2018 5:20 PM
To: City Clerk
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Sincerely,
Sylvia Sanchez

From: Jonathan Gilmore
Sent: Monday, June 18, 2018 10:28 AM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

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From: Kim Reed
Sent: Monday, June 18, 2018 10:28 AM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Kim Reed

From: Mathew Reed

Sent: Monday, June 18, 2018 11:07 AM

To: District8; District5; District 6; District4; District2; District1; District 10; The Office of Mayor Sam Liccardo; District7; District3; District9

Cc: City Clerk; Kazantzis, Kyra; Henninger, Ragan; Moua, Louansee; Hamilton, Peter; Herbert, Frances; Ferguson, Jerad; Ramos, Christina M; Groen, Mary Anne; McGarrity, Patrick; Connolly, Shane Patrick; Sandoval, Vanessa; Chapman, Helen; Leslye Corsiglia; Pilar Lorenzana; David Meyer

Subject: 10.2 ADU Reform

On behalf of the undersigned partner organizations, I am pleased to submit our attached letter regarding the Accessory Dwelling Unit (ADU) reforms being discussed on Tuesday. We are hopeful that your actions will strip away the barriers to ADU development in San Jose.

Thank you for the opportunity to weigh in on this important issue.

Sincerely,

Mathew Reed
Policy Manager
SV@Home

[Website](#) | [Facebook](#) | [Twitter](#) | [Newsletter](#) | [***Become a Member!***](#)

Check out our [Resource Hub](#) for all your housing data needs

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Amie Fishman
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Northern California*

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Google

Poncho Guevara
Sacred Heart Community Service

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

June 18, 2018

Honorable Mayor Sam Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Carrasco, and Councilmembers, Arenas, Davis, Diep, Jimenez, Jones, Khamis, Nguyen, Peralez and Rocha,

RE: Accessory Dwelling Unit Policy

On behalf of the undersigned partner organizations, we are pleased to share the following comments on the proposed revisions to the City's Accessory Dwelling Unit (ADU) Policy. We are in strong agreement with many of the proposed reforms and look forward to a robust discussion of ways to further simplify and strengthen the ordinance.

ADUs are an important source of affordable housing. Although not deed restricted, due to their size, they are more naturally affordable and can provide new opportunities for lower- and moderate income households currently priced out of the rental market. In addition to increasing the supply of affordable homes, ADUs can also provide income to homeowners who need the revenue stream to stay in their home, thereby reducing displacement of current homeowners. Finally, ADUs, sometimes called granny flats or second units, offer flexibility in responding to the housing needs of aging family members.

We thank the staff for all of its work and for its outreach process. The staff recommendations include several important features:

- Integrating new State standards on parking requirements near transit
- Lowering minimum lot sizes to 3,000 square feet (currently 5,445)
- Creating additional flexibility around replacement parking
- Allowing second story units over garages

We support these changes, but request that the Council consider the following additional changes:

- Staff recommends that ADUs incorporate the architectural style and similar materials of the primary dwelling, including but not limited to roofing, siding, windows, and doors. **While we agree that the ADU should blend in with the primary home, we believe this requirement is overly prescriptive, adds costs, and makes it more difficult to consider modular design.**

- Staff recommends no change to the number of bedrooms allowed, even though the size of allowable ADUs is increased. **We recommend that the staff allow up to two bedrooms for larger ADU sizes to accommodate individual needs.**
- Staff recommends that rear yard coverage requirements remain at 40%. **We strongly recommend that this percentage be changed to 50% or 60% given the increase in unit size and decrease in lot size recommendations. If it remains at 40%, then most of the smaller lots will be infeasible, and many of the larger units will be infeasible.**
- Staff recommends allowing a second story to an existing zero lot line structure such as a garage, but is requiring a 5-foot setback on the second floor. **We recommend that the second floor be aligned with the first floor, but that for privacy, no windows or only high window sills be included on the lot line side.** Requiring a 5-foot setback on an existing unit will decrease the potential size of the unit and make the design look awkward.
- While we appreciate the plans to extend a period of amnesty to allow owners of illegal accessory units to bring them up to code, this is a complex process. We recommend that the city develop a deliberate engagement plan for currently illegal units.

In addition, while not under consideration today, we have the following recommendations:

- **Eliminate fees for ADUs to reduce costs and increase feasibility.** This change is now included in legislation being considered in Sacramento.
- **Establish a robust communications program.** Most people still don't know that ADUs are now legal. We were heartened to see that the Housing Department and PBCE have plans to launch an educational and promotional campaign, and to coordinate with the Housing Trust of Silicon Valley.
- **Create a simplified process.** At each step along the way, the process to get a permit and build a unit should be simplified, shortened, and made more transparent. Creating a one-stop shop for ADUs, or having a single point of contact would make it easier for residents who want to build an ADU but don't understand how to navigate the development process.

It is exciting to see the rapid increase in ADU applications between 2016 and 2018, a pattern observable throughout the county. PBCE staff now predicts that the number of new applications per year could reach 200. As the number of sites eligible for ADUs increases, word gets out, and regulations are streamlined, this prediction can be met and even exceeded.

We thank you for your leadership and for your ongoing efforts to prioritize affordable housing in San Jose. We look forward to working with you to ensure that ADUs are a viable and attractive option for naturally affordable housing. Thank you in advance for your consideration of our recommendations.

Mayor Sam Liccardo and Members of the City Council
Re: Accessory Dwelling Unit Policy
June 18, 2018
Page 3 of 3

Sincerely,

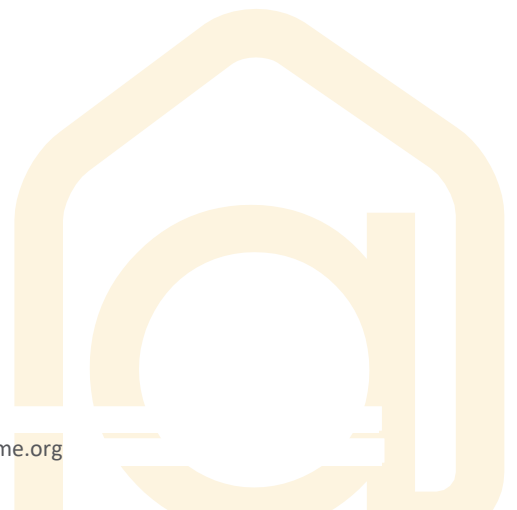
Silicon Valley at Home

Bay Area Council

South Bay YIMBY

Greenbelt Alliance

Santa Clara County Association of REALTORS



From: Teresa Alvarado <talvarado@spur.org>

Sent: Tuesday, June 19, 2018 9:59 AM

To: Jaclyn Tidwell

Cc: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Kristy Wang; City Clerk; Hughey, Rosalynn; Morales-Ferrand, Jacky

Subject: SPUR comments re title 20 of SJ Muni Code

Thank you,

Teresa

--

Teresa Alvarado

San Jose Director

SPUR • Ideas + Action for a Better City

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SPUR

San Francisco | San Jose | Oakland

June 18, 2018

San Jose Mayor and City Council
San Jose City Hall
200 E. Santa Clara Street
San Jose, CA 95113

Re: Amendment to Title 20 of the San José Municipal Code for Residential Zoning Districts.

Dear Honorable Mayor and Councilmembers,

SPUR is pleased to see that there is proposed legislation that aims to further improve the city of San Jose's accessory dwelling unit ordinance and bring it into compliance with state law. We support the steps that are being taken and encourage the city to take them even further.

SPUR has been a long-time supporter of in-law units (a.k.a. accessory dwelling units or secondary units) since our 2006 report *Secondary Units*, and we are glad to see that San Jose continues to take steps toward making them easier to build. As you may well know, these units provide many benefits for neighbors as well as owners and future residents of these units:

- They are typically less expensive to rent than other market-rate units
- They are less expensive to build than new construction units
- They create opportunity for supplemental income for homeowners and can increase property values
- They meet the needs of many kinds of households and families at different phases of life
- They appropriately add density in many kinds of neighborhoods with little impact on neighborhood aesthetics or character

This last reason is particularly compelling in a city like San Jose, where there are many single-family neighborhoods that are unlikely to see radical transformation in the near future but have plenty of room for more residents. In-law units are a compelling solution for these locations, and SPUR is eager for Bay Area jurisdictions of all types to embrace them.

SPUR supports the proposed amendments to Title 20 of the municipal zoning code, and here's how we think the city could have even more of an impact:

- **Increase the number of single-family lots that qualify for ADUs even more by *eliminating restrictions on lot size.*** We support the staff proposal to shrink the minimum lot size from 5,445 to 3,000 square feet, but we would suggest that a minimum lot size is not needed. There are other constraints on the volume of space that in-law units might occupy that are more important considerations: rear and side yard setbacks, open space minimums and overall lot coverage maximums that guide building design and size. These form controls

should be sufficient for maintaining neighborhood character even without minimum lot size requirements.

- **Eliminate the maximum size of ADUs.** We support the staff proposal to modestly increase the maximum size of ADUs, but we would suggest eliminating maximum floor area altogether. What should matter is the overall lot coverage/cumulative amount of building on the site, not the size of the new unit. For instance, the cumulative impact will be different if a secondary unit is carved (wholly or partially) out of the existing house's square footage.
- **Allow second bedrooms in ADUs.** We do not think it is necessary to regulate the number of bedrooms (or bathrooms or the amount of storage) in ADUs.
- **Remove parking requirements for ADUs.** We are pleased to see the changes proposed to conform to state law, and we would suggest eliminating parking requirements altogether for secondary units.
- **Eliminate the rear yard lot coverage requirement.** To simplify the analysis, we recommend looking at total lot coverage. On smaller lots the rear yard lot coverage requirement has also proven to be a barrier to the creation of new ADUs.

SPUR deeply appreciates the city's efforts to help make in-law units easier to create in San Jose. We have seen that this has become an iterative process of constant improvement in other places — since 2014, we have seen San Francisco take up in-law units at least once a year to expand the scope of the program or address identified barriers, and Senator Wieckowski has authored bills in 2016, 2017 and 2018 to keep pushing for more progress on this front. It would be great to see San Jose return to the accessory dwelling unit ordinance regularly to identify additional improvements. In general, we think San Jose should start from a position of flexibility and openness to fitting in-law units in instead of a set of rigid rules.

For city councilmembers who want to learn more about in-law units, we recommend attending the Housing Trust Silicon Valley's upcoming invite-only ADU conference for public officials on June 29 (8:00 am to 1:00 pm). Register here (<https://www.eventbrite.com/e/accessory-dwelling-units-adus-for-public-officials-tickets-46588503468>) or contact Alison Frost for more information.

Please do not hesitate to contact us for more information.

Best,

Teresa Alvarado
San Jose Director

From: Maureen Adkin
Sent: Tuesday, June 19, 2018 10:19 AM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

San Jose is suffering from a severe housing crisis driven by decades of inadequate home building across the region. Soaring housing prices are putting homeownership out of reach for many; rising rents place a major burden on families' budgets; and too many of our neighbors are being pushed out into long commutes from outlying areas.

ADUs have received attention at the state and city level as a flexible way for homeowners to add badly needed new housing. Due to their small size and low land acquisition cost, they can often serve as "naturally affordable housing." That's why it's so encouraging that San Jose is moving forward with plans to expand where ADUs are allowed. The staff proposal includes several positive steps, but Council should go farther and embrace bold action to end our housing shortage.

I would encourage the council to adopt Silicon Valley @ Home's proposed changes to allow for more units while we are in this massive housing shortage.

Sincerely,
Maureen Adkin

From: Sidney Malak
Sent: Tuesday, June 19, 2018 10:19 AM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

Dear San Jose City Council,

The City of San Jose is a growing economic hub with a vibrant mix of people. San Jose is home to SJSU, corporate headquarters, and award winning schools, so it's no wonder that students, professionals, and families alike call San Jose home.

Unfortunately, our housing stock has not kept pace with population growth.

The proposal in front of the city council to expand the places where ADUs are allowed is a good starting point, but we need to do more. Given the chronic housing shortage, we need to remove more restrictions to make ADUs more available and easier to create. I particularly hope that the council would adopt the changes proposed by Silicon Valley @ Home to help get more units built.

Thank you for your leadership on streamlining the process of approving ADUs and for addressing the regional housing crisis head-on.

Sincerely,
Sidney Malak

From: Sonya Herrera
Sent: Tuesday, June 19, 2018 10:19 AM
To: City Clerk
Subject: Re: 18-892 - ADU Expansion

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Sincerely,
Sonya Herrera

From: Alex Shoor
Sent: Tuesday, June 19, 2018 10:19 AM
To: City Clerk
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Sincerely,
Alex Shoor