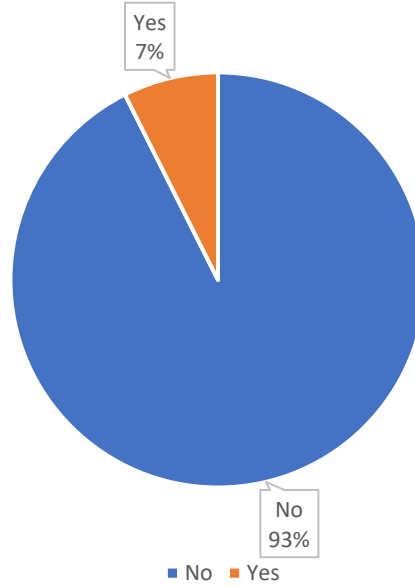


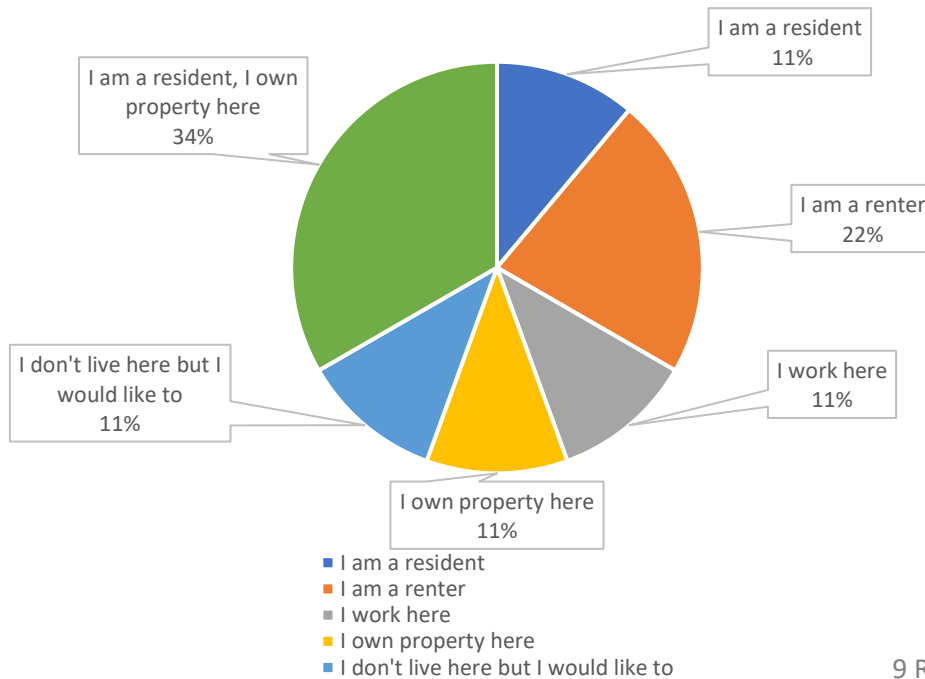
Community Workshop #2 Poll Results

Q1. IS THIS YOUR FIRST TIME HEARING ABOUT SB 9?



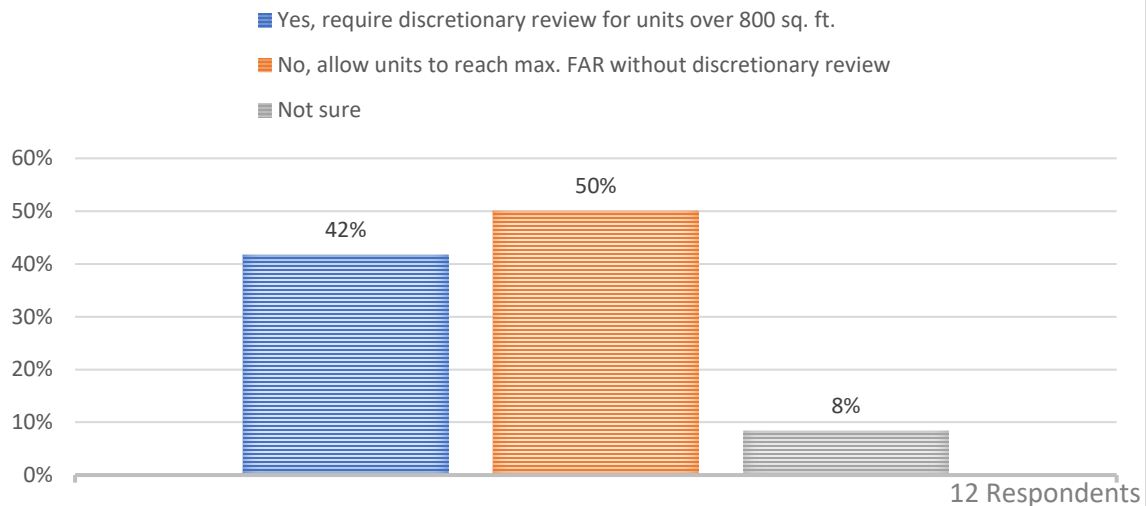
9 Respondents

Q2. TELL US ABOUT YOURSELF.

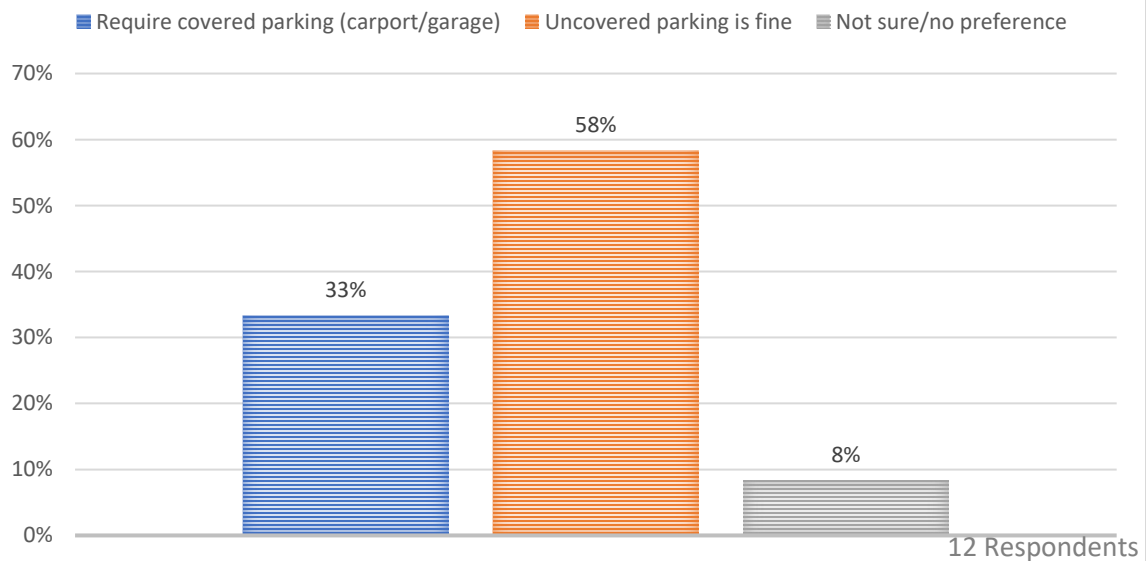


9 Respondents

Q3. DO YOU AGREE WITH THE APPROACH TO REQUIRE DISCRETIONARY REVIEW FOR SB 9 UNITS OVER 800 SQ. FT.?

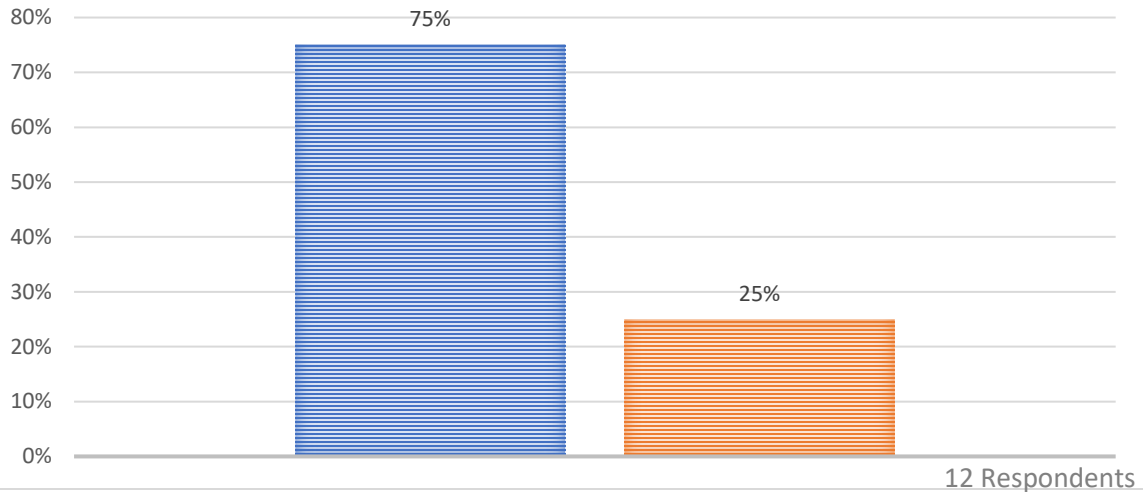


Q4. SHOULD REQUIRED PARKING BE COVERED OR UNCOVERED?



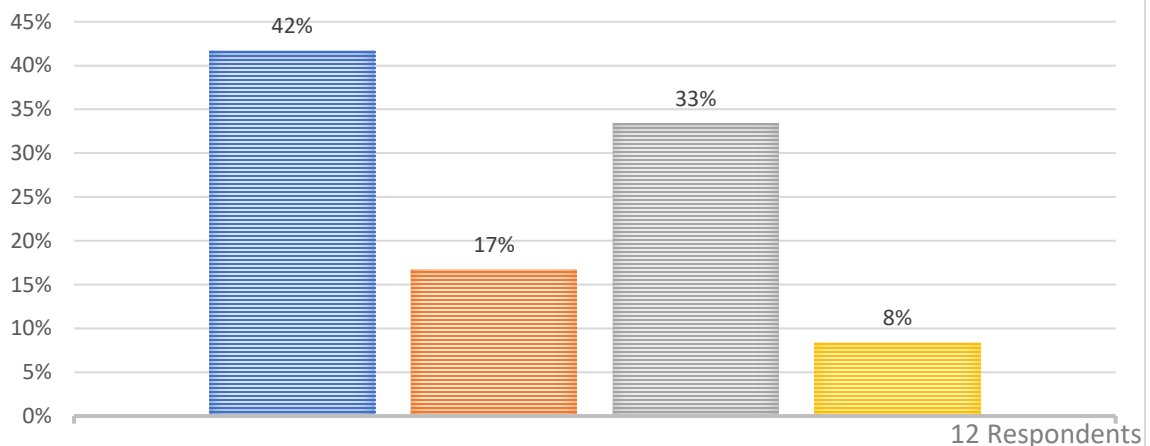
Q5. SHOULD THE CITY LIMIT BUILDING HEIGHTS FOR DETACHED SB 9 UNITS?

- No, follow existing R1 limits (24 ft. plate and 32 ft. roof peak)
- Yes, limit height of detached units to match ADU regulations (16 ft. plate and 24 ft. roof peak)



Q6. SHOULD THE CITY ALLOW MORE THAN 2 UNITS ON EACH LOT CREATED THROUGH AN SB 9 LOT SPLIT?

- No, limit the maximum to 2 units on each lot
- Yes allow 3 units on each lot with an ADU or JADU in addition to the SB 9 units
- Yes, allow 3-4 units on each lot depending on the lot size (tiered approach)
- Yes, allow 4 units on each lot



Community Workshop #2 Comments

Comments regarding the notification process, access requirements, and the discretionary review process were raised during the question and comment section of the public workshop and are summarized below:

- Notification Process
 - Comment: Who would be notified and is the requirement for notification consistent with State law?
 - Staff Response: A courtesy notice would be sent to all property owners and tenants within a 500-foot radius of the project parcel similar to the noticing practices currently used for building permits for small second story additions. The notice would inform neighbors that the City will be processing an approval for the proposed project and note that the project is not appealable. These courtesy notices would not conflict with SB 9.
- Access Requirements
 - Comment: The required 10-foot wide access corridor for urban lot split properties is burdensome and would result demolition of existing residences to accommodate the proposed standard.
 - Staff Response: The proposed minimum 10-foot wide driveway/access corridor standard is consistent with SB 9, consistent with the recommendations of the San Mateo Consolidated Fire District, would only apply to newly created lots (i.e. flag lots) and, is meant to provide sufficient emergency vehicle access from the public right-of-way to the parcel. This access corridor may also provide a potential area for utilities (i.e. sewer and water connections etc.) for the new lot. If applicants cannot accommodate the access corridor, they would still be able to pursue duplex development without an Urban Lot Split.
- Discretionary Review Process.
 - Comment: The requirement for discretionary review for units larger than 800 sq. ft. is burdensome and would stifle development of larger units with increased bedroom counts.
 - Staff Response: The proposed discretionary review process accomplishes two goals. It allows for primary units larger than 800 sq. ft. (per the direction of the City Council and previous community feedback) and would allow staff to apply current Single-Family Design and Duplex Design Guidelines to larger sized primary unit(s). There is also an opportunity for the Planning Commission to recommend a larger size threshold (900 sq. ft. or 1,000 sq. ft. etc.) before discretionary review is required. This could potentially allow for units with higher bedroom counts while still accommodating current design review standards for larger primary unit(s).
- Urban Lot Split Owner Occupancy Affidavit
 - Comment: When would an affidavit be required, who is required to sign, and what if someone is in violation of the affidavit?
 - Staff Response: The owner occupancy affidavit is required for all lot split, is required by SB 9, and is intended to prevent speculation from developers. All owners of the property must sign the affidavit and agree to live in one of the housing units for at least three years from the date of the approved project. If an owner is in violation of the affidavit, enforcement action through the City's Code Enforcement Division will be taken.
- Associated Infrastructure

- Comment: When looking at increasing density, is the City also looking at associated infrastructure (i.e. sewer, public transit, parking etc.)?
 - Staff Response: Typically, supporting infrastructure and any necessary improvements would be assessed on a project-by-project basis. However, SB 9 limits what infrastructure improvements the City can request for SB 9 development. Overall the City is assessing its supporting infrastructure as a part of the ongoing General Plan Update process.
- Tree Protection
 - Comment: Would SB 9 development be subject to the City's heritage tree regulations?
 - Staff Response: The City cannot impose a standard that would preclude the construction of 2 units that are at least 800 sq. ft. each. While the City encourages the preservation of heritage trees, if the tree precludes protected SB 9 development, its removal would be approved on a ministerial basis.