MEMORANDUM

DATE: February 28, 2011

TO: Housing Element Committee (HEC)

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Vacant and Underdeveloped Draft Technical Study

Discussion

The land inventory is required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e., those parcels which are not "built-out" and could potentially accommodate additional units based on the current General Plan and zoning regulations).

The attached draft technical study analyzes vacant and underdeveloped parcels in the City.

Recommended Action

Review and provide comments on the Vacant and Underdeveloped Land Technical Study

Attachment: - Vacant and Underdeveloped Land Technical Study - Draft

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ITEM NO. 4C

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Draft

Accessory Dwelling Unit Survey Technical Study

Single-Family Zoning Districts

Housing Element Update

October 2010

Revised: January 2011

City of Sausalito

Community Development Department | Planning Division

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Introduction

In July, 2010 the City conducted a survey of single-family property owners regarding accessory dwelling units (ADUs). The 329 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 illegally and have not been reported to the City. The survey results indicate that while many property owners of Sausalito 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 single-family residential use (R-1-6, R-1-8, and R-1-20). 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 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 26 questions, which were divided into two sections. Section A (Questions 1-9) was completed by 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 those 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 B of the questionnaire (Questions 10-26), 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 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).

Per the request of the HEC, the questionnaire was initially sent to a group of 10 randomly-selected property owners as part of a pilot test. Two of the questionnaires were returned. Staff followed up with those property owners who did not return the survey in order to gauge their opinion of the questionnaire and any other concerns. Results of the pilot test were reported to the HEC and using the feedback received revisions were made to the questionnaire.

Questionnaire Response Rate

On July 14, 2010 the cover letter and questionnaire was sent to the owners of the 941 private properties zoned single-family residential in Sausalito. 329 of these postage-paid, anonymous questionnaires were completed by property owners and returned to the City. Full results from the survey are in **Appendix C**.

Summary of Questionnaire Results

General Summary:

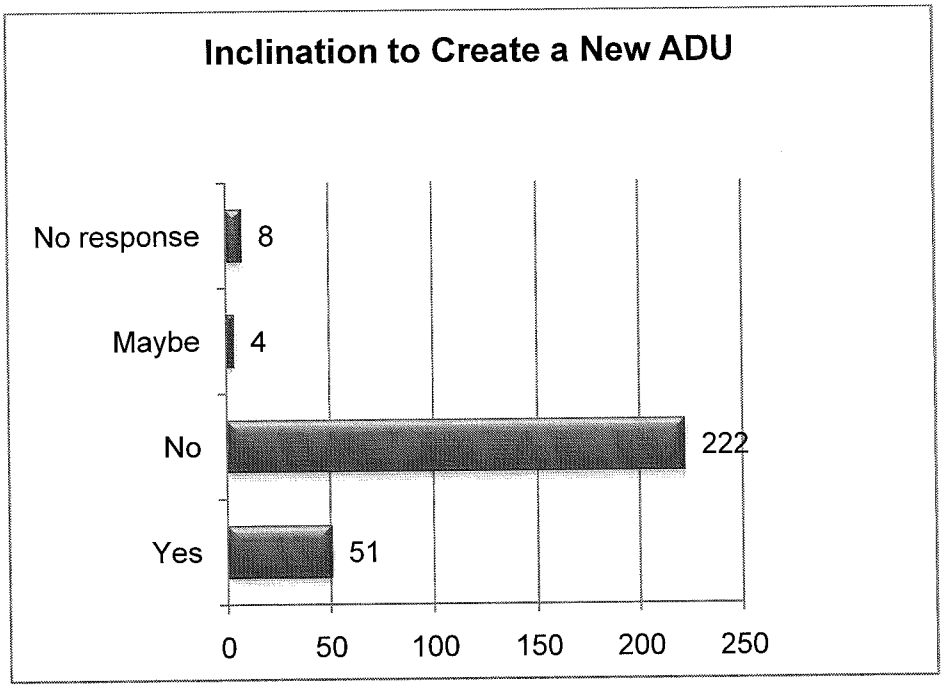
Surveys mailed	941
Surveys returned	329
Properties with an ADU	43
Properties without an ADU	285

Section A Results—Property Owners Without ADU

Section A was completed by owners with no accessory dwelling unit on their property. A total of 285 respondents completed this section.

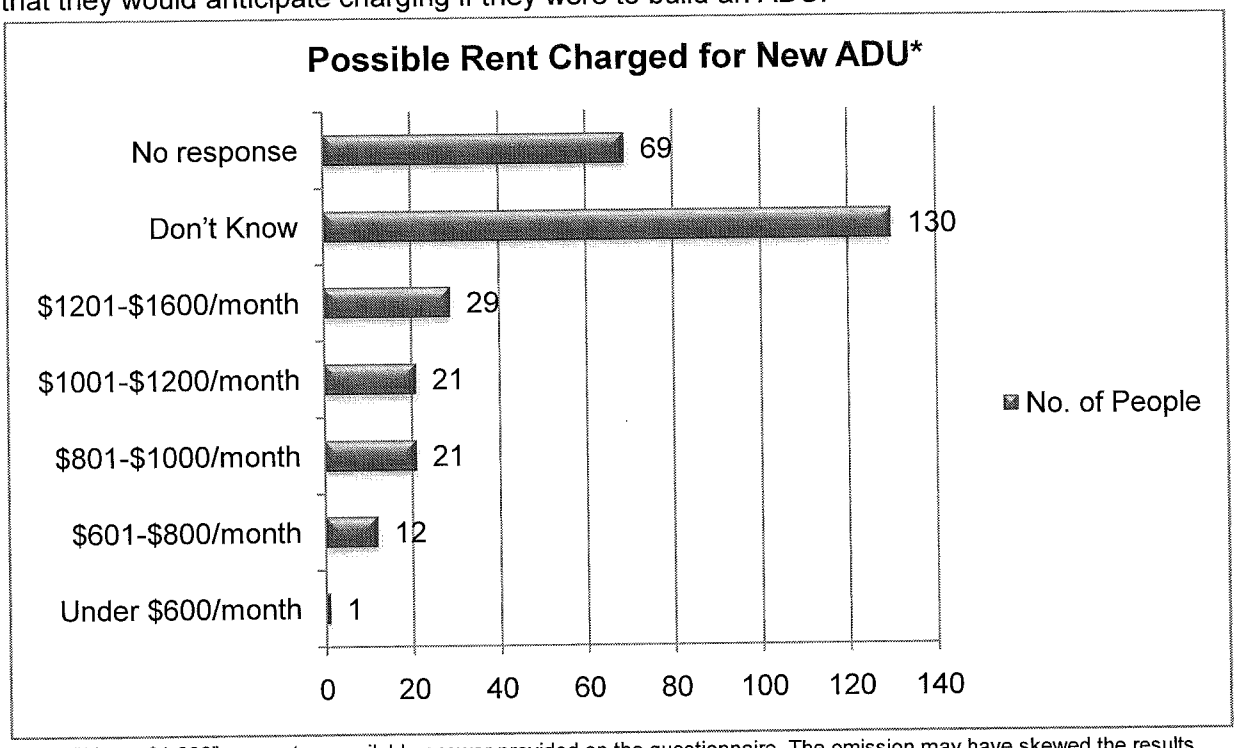
Question 1. If the City's zoning ordinance was changed to permit new accessory dwelling units would you be inclined to build one?

Seventy-eight 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. Eighteen 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 2. If you were to build 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 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 costs[1]. 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, 19.6% of respondents (55 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 10.2% of the respondents (29 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.

[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.

Question 3. Do you currently have an additional unit on your property that does not qualify as an accessory unit based on the definition above?

Twenty-four 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.

In an Additional Unit on Property?	**Respondents**
No additional unit	255
Yes, but it does not qualify because there is no cooking facility	18
Yes, but it does not qualify because there is no cooking facility or bathroom	6
No response	3

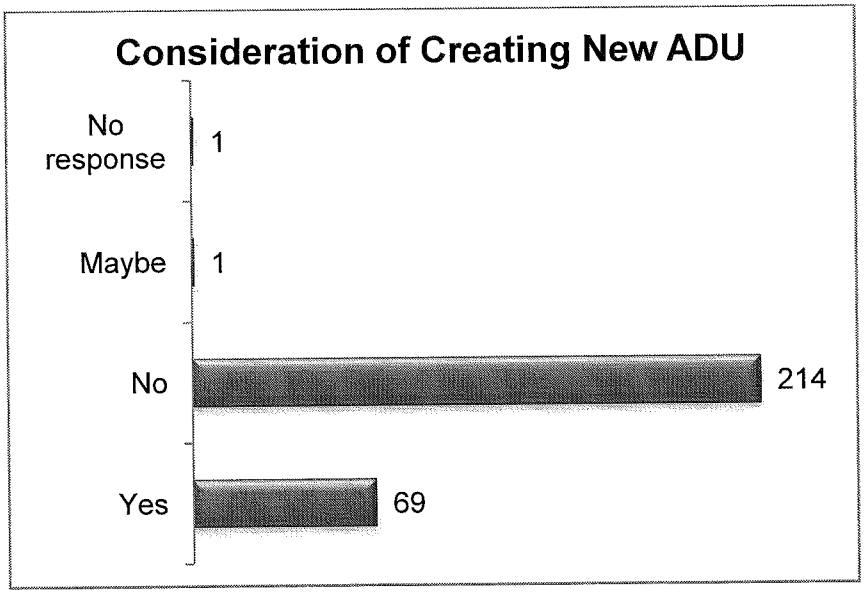
Question 4. Do you have an existing structure on your property (e.g. greenhouse, office, studio) that could be converted into an accessory unit?

Thirty-four respondents reported that they have an additional structure on their property. If ADUs were legalized in Sausalito, these types of units are potential sites for the construction of ADUs.

Existing Structure	Respondents
No	235
Yes	34
Don't know	14
No response	2

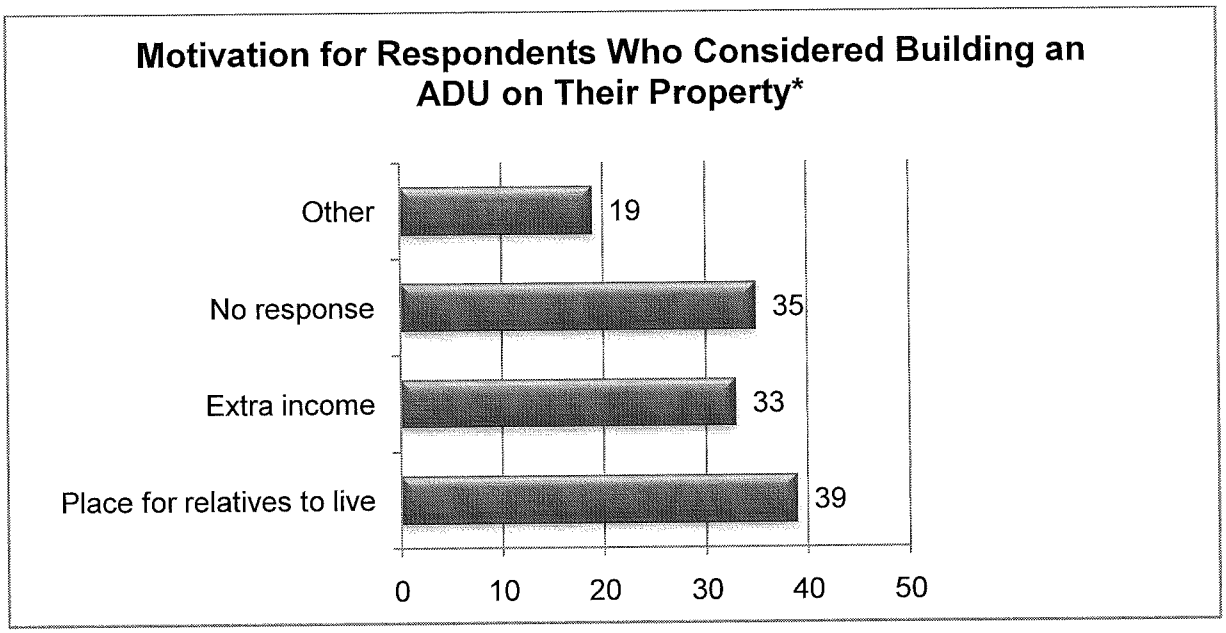
Question 5. Have you thought about building an accessory unit or incorporating one into your house?

A majority of the respondents who do not currently have an ADU on their property have not considered adding one to their house.



Question 6. 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. Thirty-one 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 26 percent of respondents (please 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

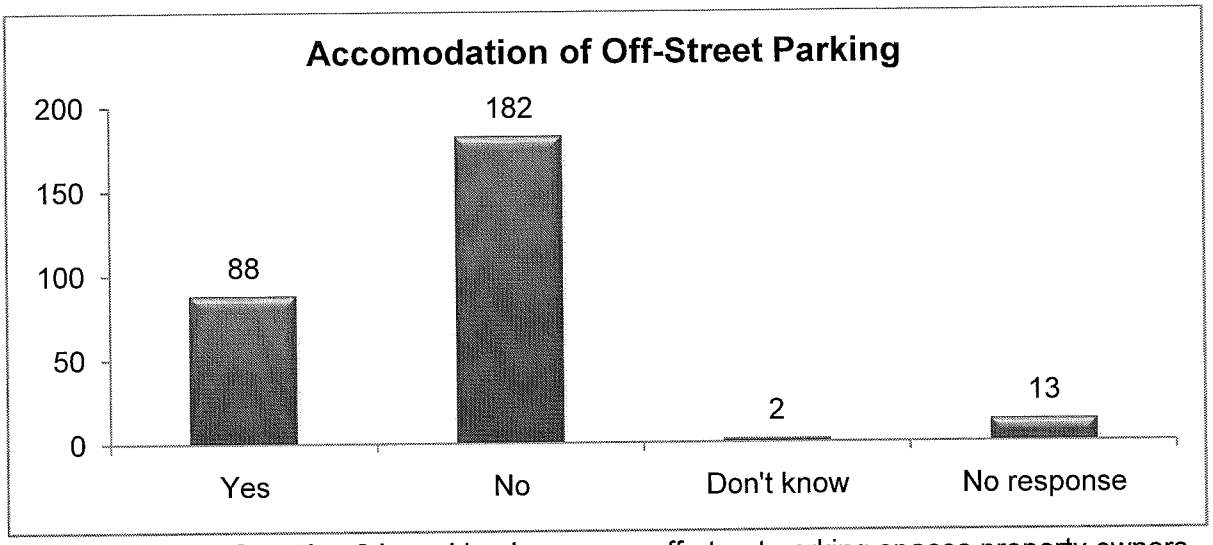
Question 7. Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

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. One-hundred survey respondents stated that they have at least an additional 500 sq. ft. of space available on their lot. Of those owners who reported that they have at least 500 sq. ft. of space available on their property, thirty-three property owners reported that they would be inclined to build an ADU if the City's zoning ordinance was changed to permit these units. 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.

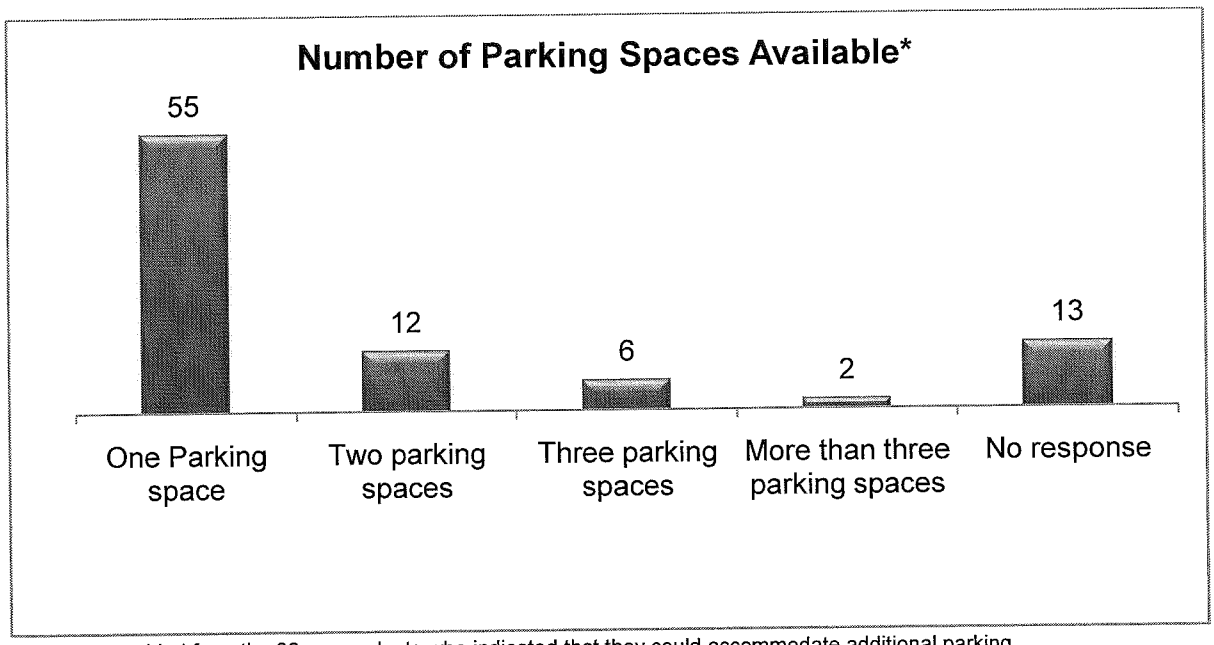
Space for ADU	Respondents
Yes	100
No	132
Don't know	44
No response	9

Question 8. If an accessory unit were built, could you accommodate 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.



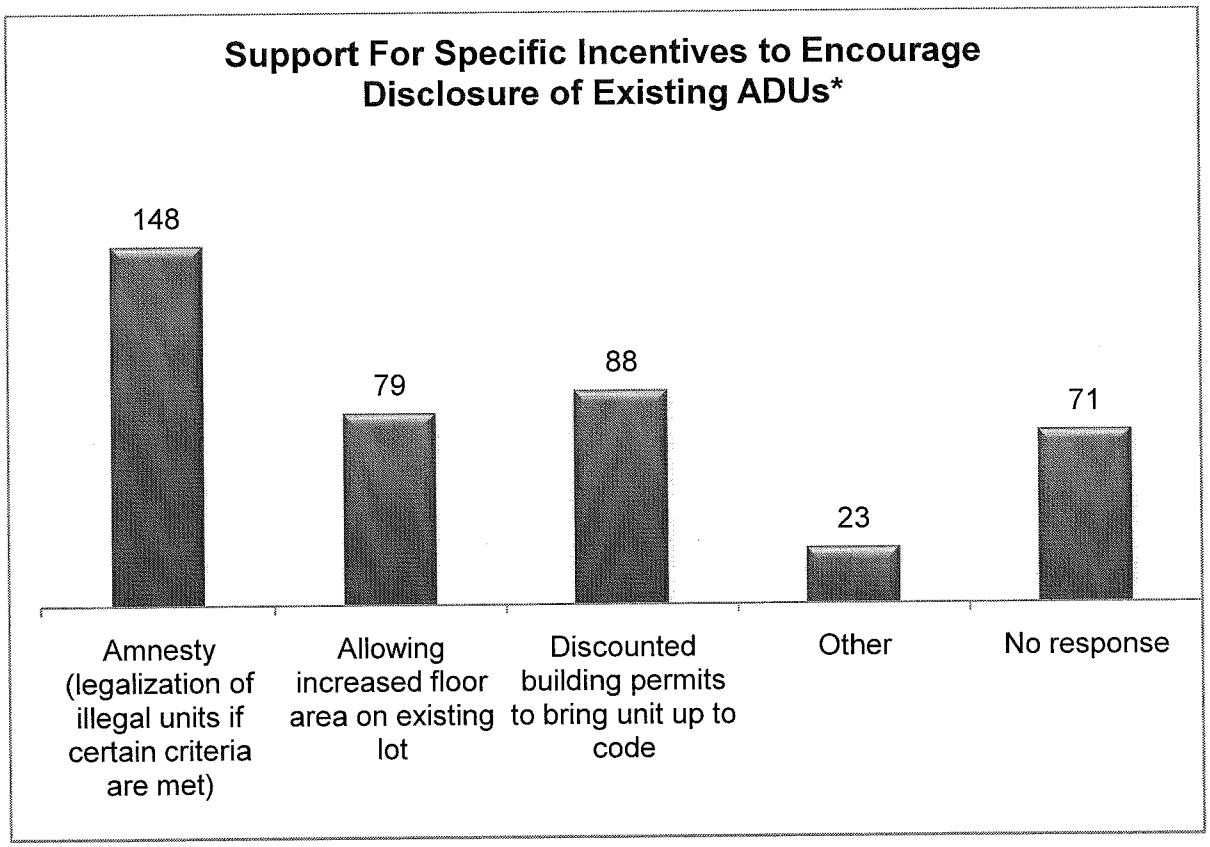
Staff followed up Question 8 by asking how many off-street parking spaces property owners could accommodate if they have additional space on their property to do so. For those who indicated that they could provide additional parking, a majority could provide one additional parking space.



*Answers provided from the 88 respondents who indicated that they could accommodate additional parking

Question 9. 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 the City could offer 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. Please note that multiple answers were accepted.



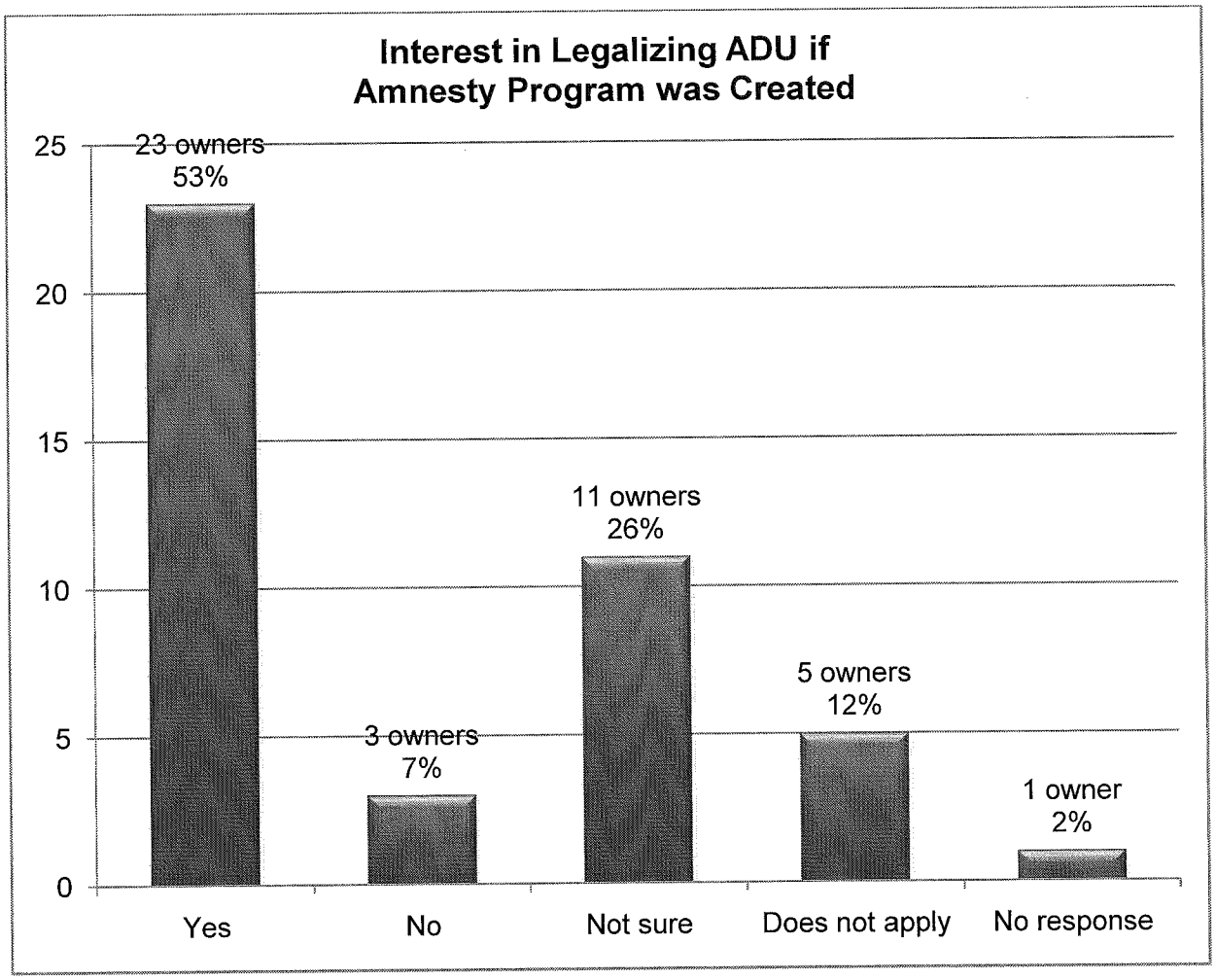
*Multiple answers accepted.

Section B Results—Property Owners With Existing ADU

Section B was completed by owners with an existing accessory dwelling unit on their property. A total of 43 respondents completed this section.

Question 10. If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

Of the 43 survey respondents who reported having an ADU on their property, 53 percent of these property owners (23 owners) said that they would apply to legalize the ADU if the City established an amnesty program for illegal units. Seven percent (3 owners) reported that they would not apply to legalize their unit if the City established such a program. Twenty-six percent of the respondents (11 owners) were unsure about what they would do and 12 percent (5 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 (3 percent/1 owner) did not provide a response.



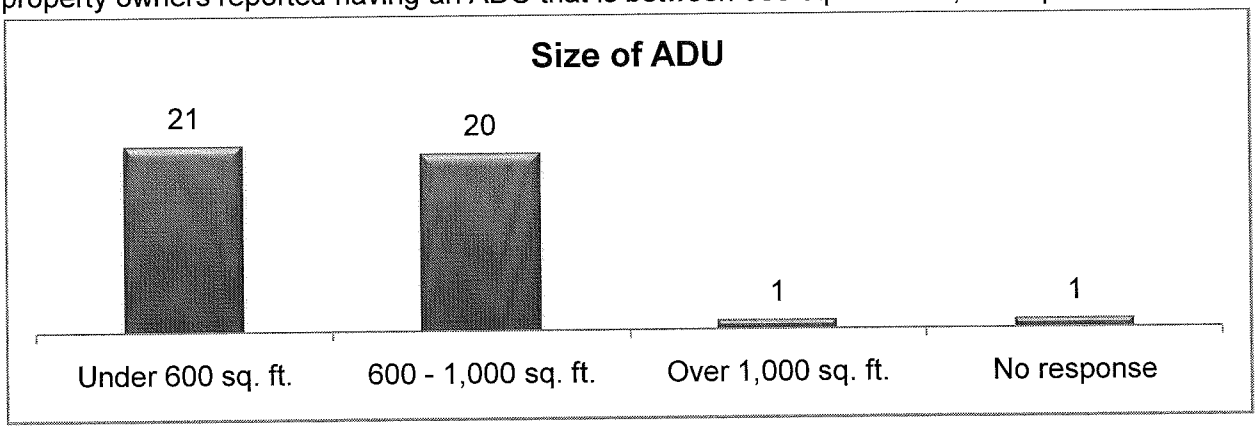
Question 11. Was the accessory unit constructed with building permits?

Of the 43 respondents who currently have an ADU on their property, 23 property owners (53.5%) reported that the unit was constructed with building permits; 11 property owners (25.6%) reported that the unit was not constructed with building permits; four respondents were not sure; and five respondents provided no response to this question.

Building Permit for ADU	No. of Respondents
Yes	23
No	11
Don't know	4
No response	5

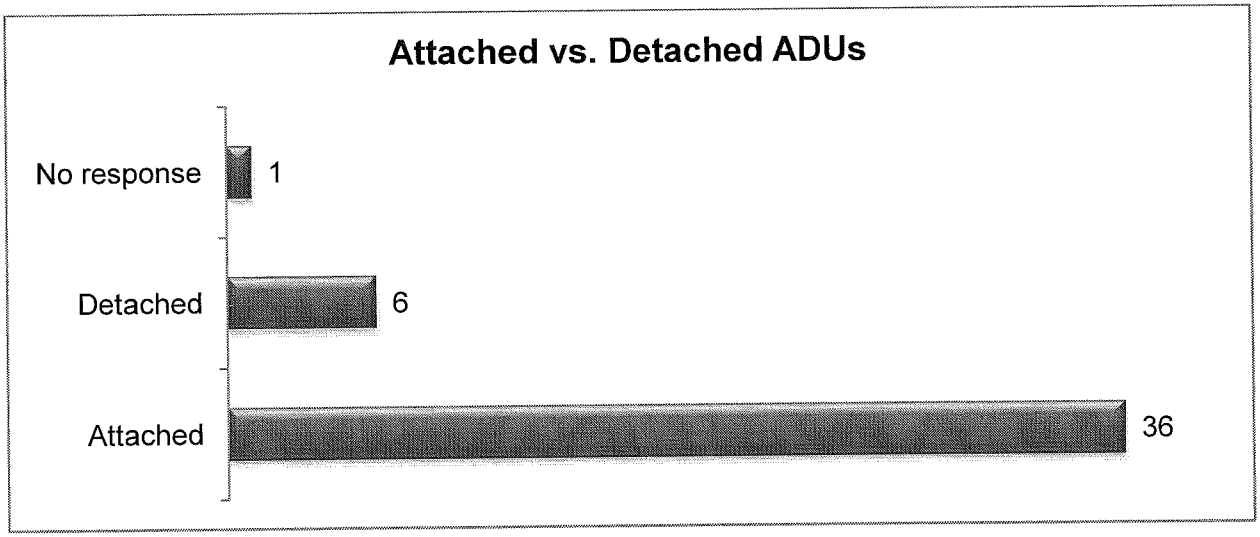
Question 12. Approximate size of the accessory unit?

Nearly all survey respondents indicated that the ADUs on their property is under 1,000 sq. ft. Twenty-one of the property owners who responded have a unit that is under 600 sq. ft. and 20 property owners reported having an ADU that is between 600 sq. ft. and 1,000 sq. ft.



Question 13. Is the ADU attached or detached to the primary residence (i.e. the main residence and the ADU are part of the same structure)?

A large majority (36) of the 43 property owners who have an ADU on their property reported that that unit was attached to their home.



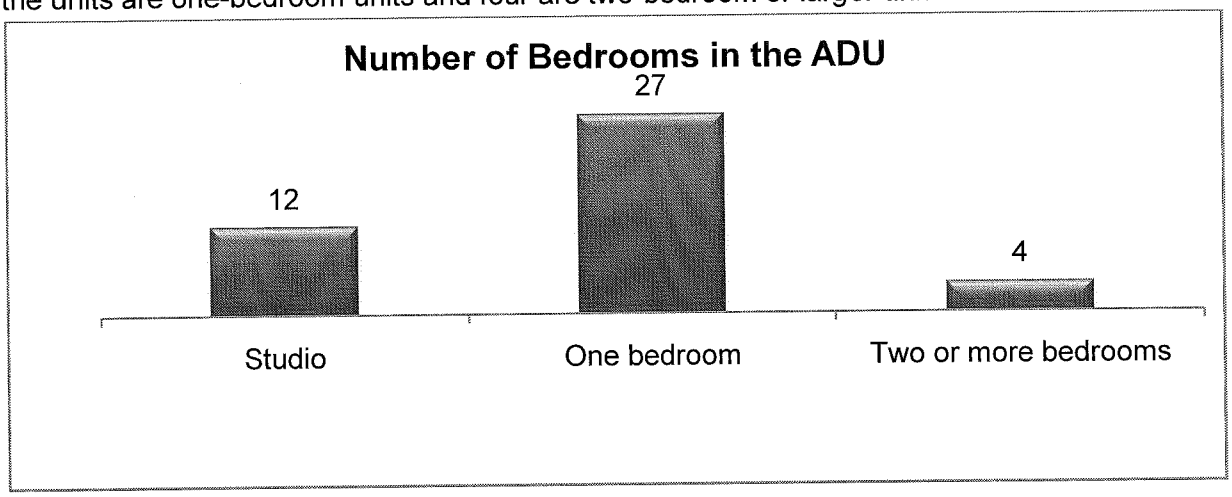
Question 14. If the unit is attached is there internal access from the primary unit to the accessory unit?

Of the 36 properties where the ADU is attached to the primary residence, 14 property owners responded that there is internal access to the ADU from their home.

Internal Access	Respondents
Internal access from ADU to primary residence	14
No, there is not internal access from ADU to primary residence	23
No response	6

Question 15. Number of bedrooms in the unit?

A majority (27) of the 41 ADUs reported by property owners are studio apartments. Twelve of the units are one-bedroom units and four are two-bedroom or larger units.



Question 16. Was the accessory unit built prior to or on February 7, 1984 or after February 7, 1984?

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-two percent of the survey respondents reported that the ADU on their property was built prior to February 7, 1984. Twenty-three percent of survey respondents (10 owners) reported that the ADU on their property was built after this date.

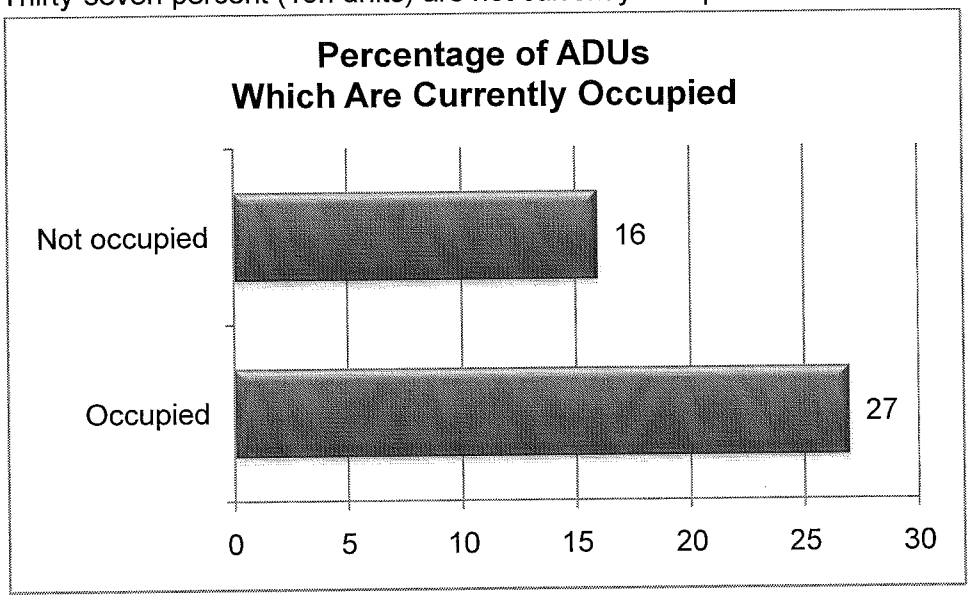
Question 17. Does the unit have its own outside entry?

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

Presence of Outside Entry for ADU	Respondents
Yes	42
No	0
No response	1

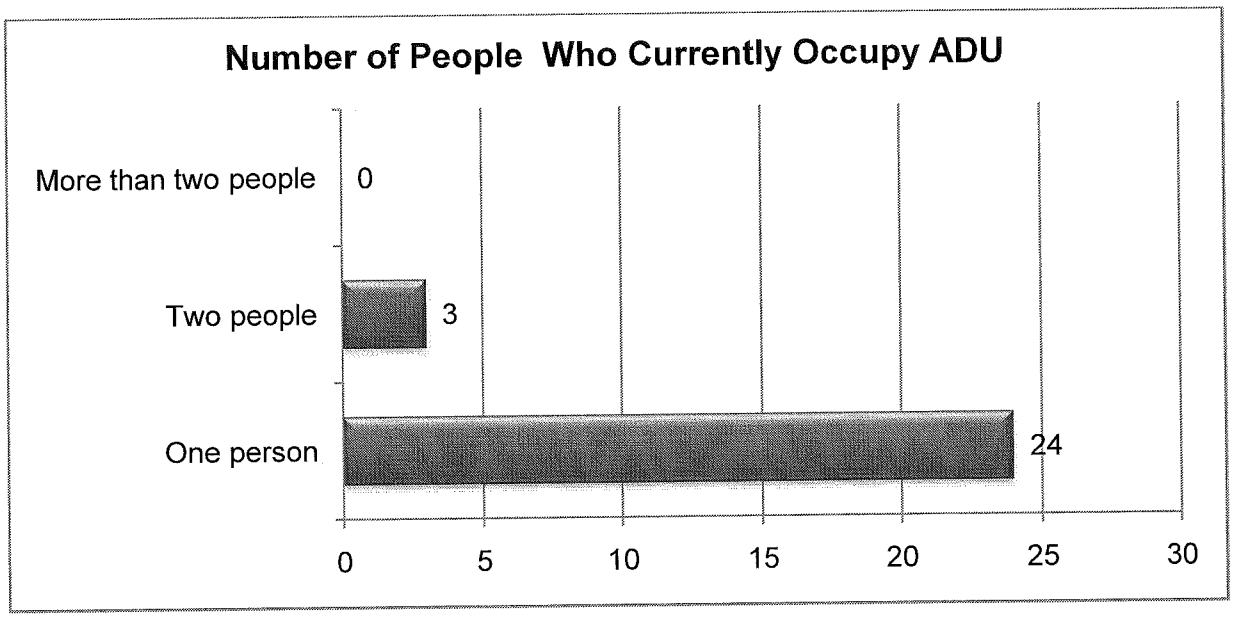
Question 18. Is the unit currently occupied?

Sixty-three percent (26 units) of those ADUs reported by respondents are currently occupied. Thirty-seven percent (15n units) are not currently occupied.



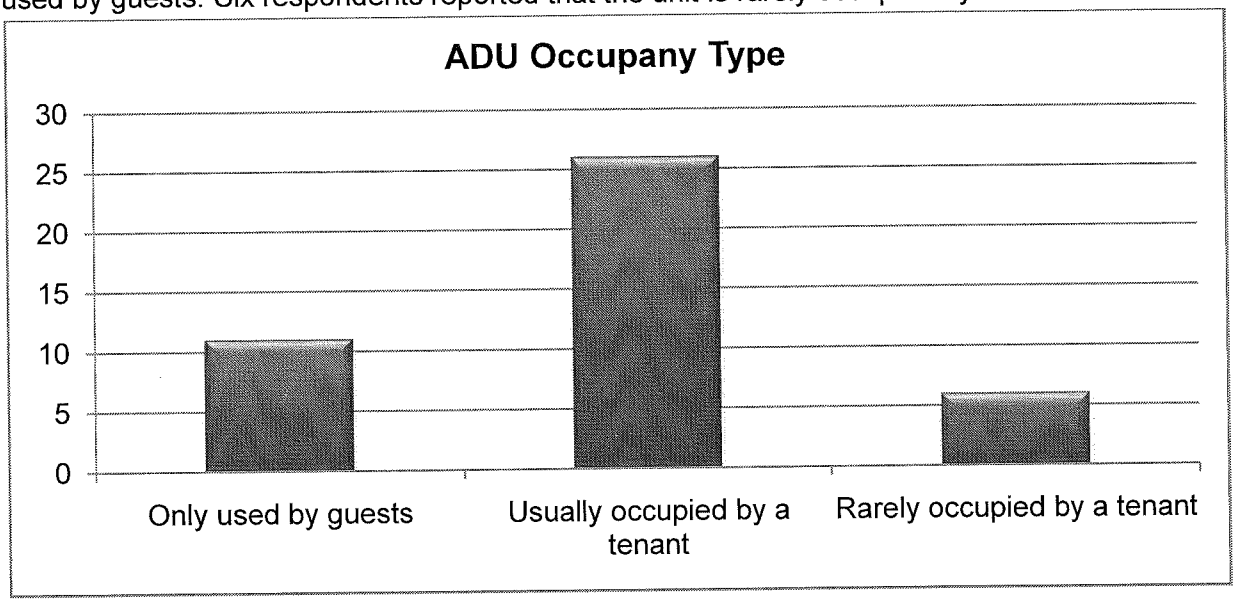
Question 19. If the unit is occupied how many people currently occupy the unit?

Eighty-nine percent (24 units) of the ADUs reported by survey respondents are currently occupied by a one person-household. The remaining three units are occupied by two people. None of the respondents reported that more than two people occupy the ADU on their property.



Question 20. How often is the unit occupied?

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

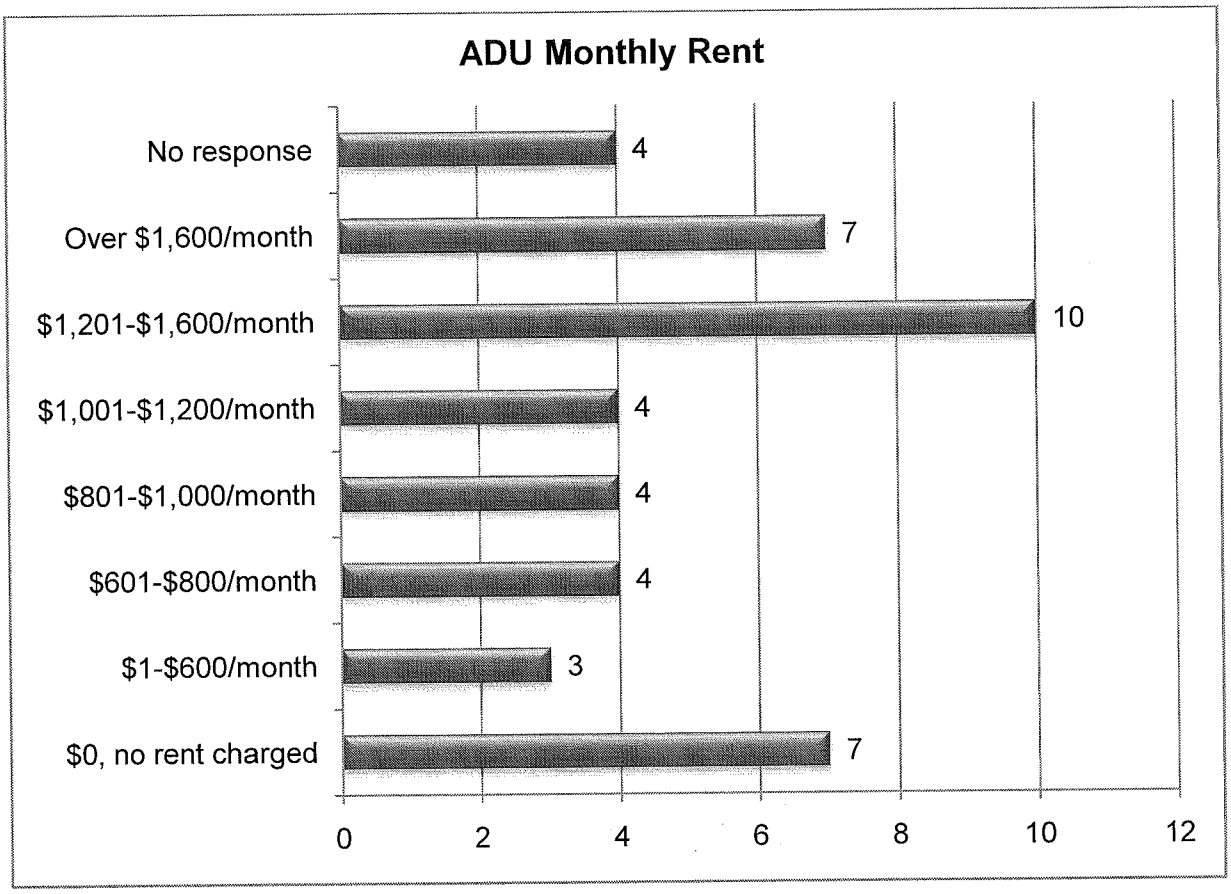


Question 21. What is the monthly rent of your unit (if unit is not currently occupied please estimate what you would charge if/when rented)?

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 costs[2]. Similarly, a two-person household in the "Lower Income" category can spend a maximum of $1,720 their monthly housing costs.

Nearly half 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, nearly 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.

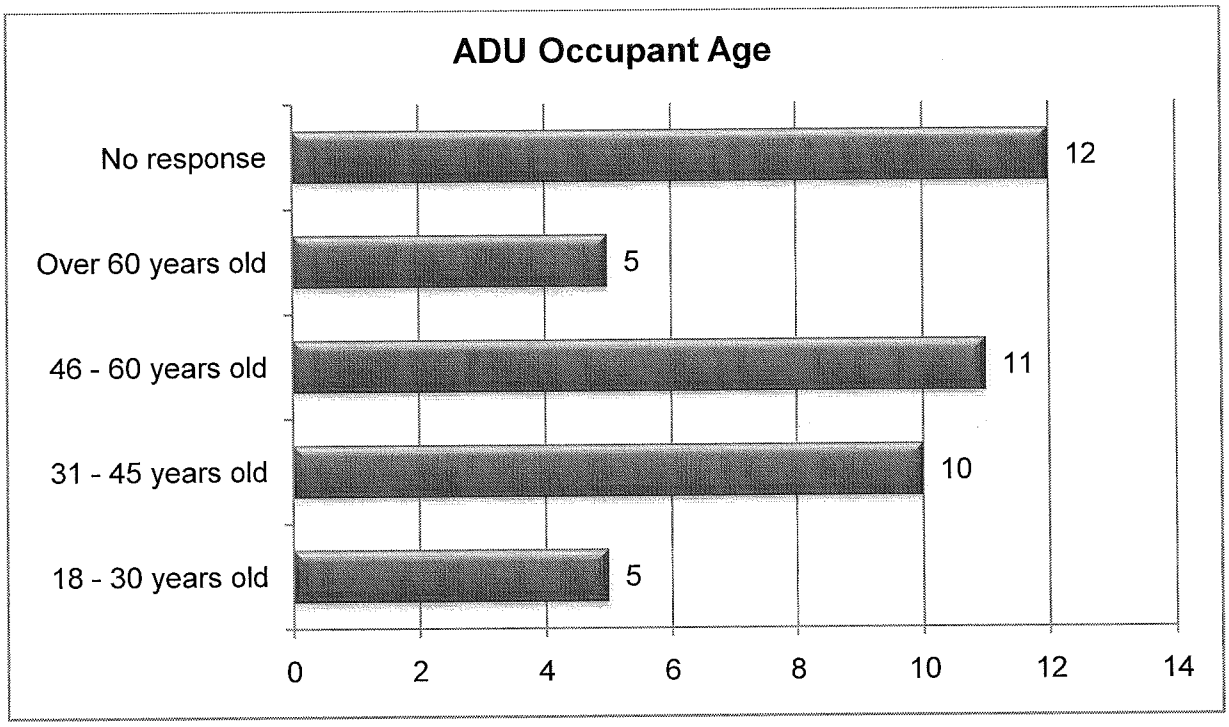


Question 22. What is the approximate age of the current accessory unit occupants?

Individuals of all ages, both young and old, are living in the ADUs in Sausalito. Twelve percent of respondents (5 people) reported that the age of the occupant living in their ADU is between 18 and 30-years. Twenty-three percent (10 owners) reported that the occupant is between 31

[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.

and 45-years. Another 24 percent (11 owners) reported that the occupant is between 46 and 60-years. And 12 percent of ADU property owners (5 owners) are older than 60-years.



Question 23. What is the overall condition of your unit?

A large majority of the respondents, 79 percent (34 owners) reported that the ADU on their property is "In good condition."

Condition of ADU	Respondents
Just redone	4
In good condition	34
Needs repairs	2
Needs to be completely renovated	1
No response	1

Question 24. What is the accessory unit occupants' primary form of transportation?

Of those respondents to report information, the primary form of transportation for a large majority of the ADU occupants is car-travel.

Mode of Transportation	Respondents
Car	27
Bus	1
Ferry	1
Motorcycle	0
Bike	0
Walking	1
Multiple modes of transit	3
No response	10

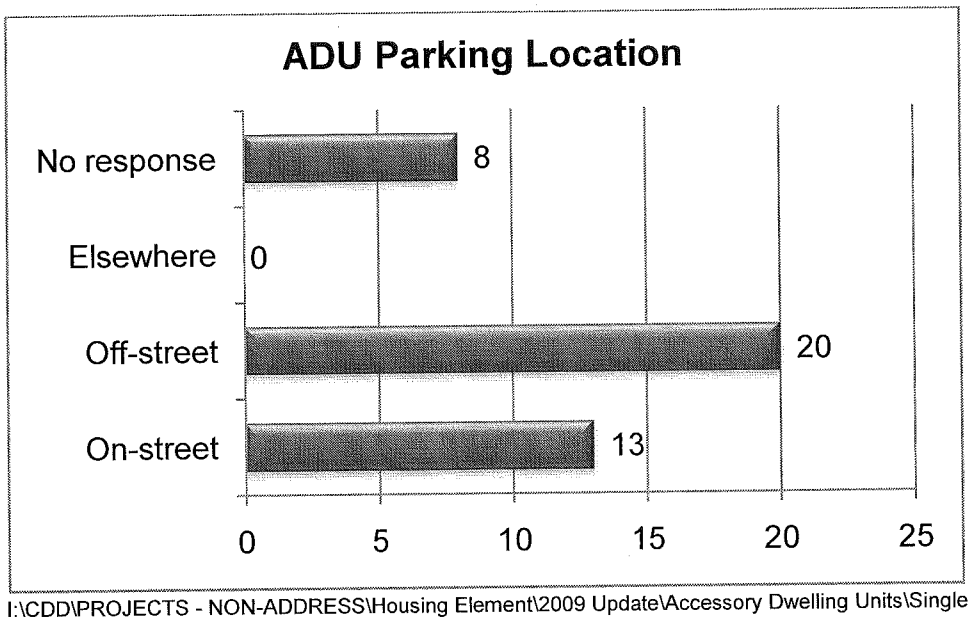
Question 25. What is the number of cars owned by the unit occupant?

A majority of the ADU occupants own a single car.

Number of Cars	Respondents
Zero cars	8
One car	23
More than one car	4
No response	8

Question 26. Where is the accessory unit occupants' car(s) parked?

Forty-nine percent of the respondents (20 owners) who provided information reported that their ADU occupant parks his/her car on the owner's property. Thirty-two percent (14 owners) reported that the occupant parks on the street. The remaining respondents did not provide a response to this question.



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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 confidential and <u>will not</u> be used for enforcement or tax collection purposes. Please <u>do not</u> include your name or address on this form.

What is an Accessory Dwelling Unit?

An accessory dwelling unit is a permanent residence that is accessory to a primary residence on the same site. Accessory dwelling units can be attached to, or detached from, the main residence. An accessory dwelling unit has:

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

If you <u>don't</u> have an accessory unit please complete Section A; if you have an existing accessory unit (based on the definition above) skip to Section B.

SECTION A -To be completed by owners with <u>no</u> accessory dwelling unit on their property

1) If the City's zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to build one?
- ☐ Yes
- ☐ No

2) If you were to build an accessory dwelling unit, how much rent do you think that you would charge?
- ☐ Under $600/month
- ☐ $601-$800/month
- ☐ $801-$1,000/month
- ☐ $1,001-$1,200/month
- ☐ $1,201-$1,600/month
- ☐ Don't know

3) Do you currently have an additional unit on your property that does not qualify as an accessory unit based on the definition above?
- ☐ No
- ☐ Yes, and it does not qualify because it is missing:
  - ☐ A cooking facility
  - ☐ A bathroom

4) 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

5) Have you thought about building an accessory unit or incorporating one into your house?
- ☐ Yes
- ☐ No **(skip to #7)**

6) If **yes to #5**, why?
- ☐ Extra income
- ☐ Place for relative to live
- ☐ Other:_____

7) Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?
- ☐ Yes
- ☐ No
- ☐ Don't know

8) If an accessory unit were built, could you accommodate off-street parking for that unit on your property?
- ☐ Yes. Number of spaces____
- ☐ No

9) 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 B - To be completed by owners with an existing accessory dwelling unit on their property

10) 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

11) Was the accessory unit constructed with building permits?
- ☐ Yes
- ☐ No

12) Approximate size of the accessory unit is:
- ☐ Under 600 sq. ft.
- ☐ 600 – 1,000 sq. ft.
- ☐ Over 1,000 sq. ft.

13) The unit is:
- ☐ Attached to my house
- ☐ Detached from my house (if Detached, **skip to #15**)

14) If **yes to #13**, is there internal access from your primary unit to the accessory unit?
- ☐ Yes
- ☐ No

15) The unit is a:
- ☐ Studio
- ☐ One bedroom
- ☐ Two or more bedroom

16) When was your accessory unit built?
- ☐ Prior to or on 2/7/84
- ☐ After 2/7/84

17) Does the unit have its own outside entry?
- ☐ Yes
- ☐ No

18) Is the unit currently occupied?
- ☐ Yes
- ☐ No

19) If you answered **yes to #18**, how many people currently occupy the unit?
- ☐ One
- ☐ Two
- ☐ More than two

20) How often is the unit occupied?
- ☐ Only used by guests
- ☐ Usually occupied by a tenant
- ☐ Rarely occupied by a tenant

21) What is the monthly rent of your unit (if unit is not currently occupied, please 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

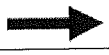
22) What is the approximate age of the current accessory unit occupants?
- ☐ 18 - 30 years old
- ☐ 31 - 45 years old
- ☐ 46 - 60 years old
- ☐ Over 60 years old

23) What is the overall condition of your unit?
- ☐ Just redone
- ☐ In good condition
- ☐ Needs repairs
- ☐ Needs to be completely renovated

24) What is the accessory unit occupants' primary form of transportation?
- ☐ Car
- ☐ Bus
- ☐ Ferry
- ☐ Motorcycle
- ☐ Bike
- ☐ Walking

25) What is the number of cars owned by the unit occupant?
- ☐ 0
- ☐ 1
- ☐ More than 1

26) Where is the accessory unit occupants' car(s) parked?
- ☐ On-street
- ☐ On my property
- ☐ Elsewhere



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

---fold here---

City of Sausalito
420 Litho Street
Sausalito, CA 94965

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

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Appendix B

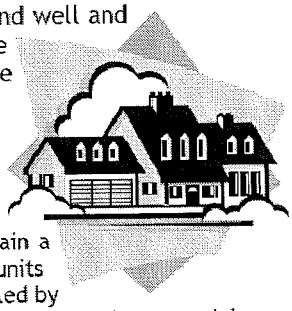
Cover Letter

City of Sausalito Housing Element Committee



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

How many accessory dwelling units <u>are</u> there in Sausalito?

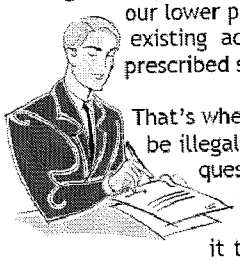


More specifically, how many unidentified units are alive and well and providing much needed affordable housing in our single family residential neighborhoods and how many of you would like to add an accessory unit to your home?

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 single-family 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 <u>all</u> 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 second units where prescribed standards can be met.



That's where you can help us. If you own an accessory unit, (which, in many cases, is apt to be illegal), 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 will be confidential. 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.

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 *<u>LSchinsing@ci.sausalito.ca.us.</u>*

Additionally, if you are interested in the update please visit the City's Housing Element Update website at <u>www.ci.sausalito.ca.us/index.aspx?page=703.</u> Results from this survey will be posted on the website.
Thank you for participating!

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Appendix C
Survey Results

ADU Survey Results from Single-Family Property Owners

Total surveys received	323*
Total properties with an ADU	40
Total properties without an ADU	282

*One survey was returned with no responses

Section A – To be completed by owners with no accessory dwelling unit on their property
(Total responses: 282)

1) If the City's zoning ordinance was changed to permit new ADUs, would you be inclined to build one?

Yes	51
No	222
Maybe	4
No response	8

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

Under $600/month	1
$601-$800/month	12
$801-$1000/month	21
$1001-$1200/month	21
$1201-$1600/month	28
Don't Know	129
No response	68

3) Do you currently have an additional unit on your property that does not qualify as an ADU because it does not have a bathroom and/or a kitchen?

No additional unit	254
Yes, no cooking facility	18
Yes, no cooking facility or bathroom	6
No response	3

4) Do you have an existing structure on your property that could be converted into an ADU?

No	232
Yes	34
Don't know	14
No response	2

5) Have you thought about building an accessory unit or incorporating one into your house?

No	211
Yes	69
Maybe	1
No response	1

6) If you have thought about building an ADU, why?

Place for relatives to live	39
Extra income	33
No response	35
Other	19

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

Yes	97
No	132
Don't know	44
No response	9

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

Yes	88
No	180
Don't know	2
No response	12

9) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about? (multiple answers acceptable)

Amnesty (legalization of illegal units if certain criteria are met)	148
Allowing increased floor area on existing lot	78
Discounted building permits to bring unit up to code	88
Other	23
No response	70

Section B – To be completed by owners with an existing accessory dwelling unit on their property (Total responses: 40)

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

Yes	21
No	3
I'm not sure	10
Does not apply	5
No response	1

11) Was the accessory unit constructed with building permits?

Yes	22
No	10
Don't know	4
No response	4

12) Approximate size of the accessory unit?

Under 600 sq. ft.	20
600 - 1,000 sq. ft.	18
Over 1,000 sq. ft.	1
No response	1

13) The accessory dwelling unit is:

Attached to my house	34
Detached from my house	5
No response	1

14) If the unit is attached to residence, is there internal access from your primary unit to the accessory unit?

Yes	12
No	23
No response	5

15) The unit is a:

Studio	9
One bedroom	27
Two or more bedrooms	4

16) When was your accessory unit built?

Prior to or on 2/7/1984	28
After 2/7/1984	10
No response	2

17) Does the unit have its own outside entry?

Yes	39
No	0
No response	1

18) Is the unit currently occupied?

Yes	25
No	15
No response	0

19) If the unit is occupied, how many people currently occupy the unit?

One	23
Two	2
More than two	0

20) How often is the unit occupied?

Only used by guests	10
Usually occupied by a tenant	24
Rarely occupied by a tenant	6

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

$0, no rent charged	6
$1-$600/month	3
$601-$800/month	2
$801-$1,000/month	4
$1,001-$1,200/month	4
$1,201-$1,600/month	10
Over $1,600/month	7
No response	4

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

18 - 30 years old	5
31 - 45 years old	9
46 - 60 years old	10
Over 60 years old	5
No response	11

23) What is the overall condition of your unit?

Just redone	4
In good condition	32
Needs repairs	2
Needs to be completely renovated	1
No response	1

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

Car	26
Bus	1
Ferry	0
Motorcycle	0
Bike	0
Walking	1
Multiple modes of transit	2
No response	10

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

Zero	7
One	22
More than 1	3
No response	8

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

On-street	13
On my property	19
Elsewhere	0
No response	7

Survey Comments

Comments (directly transcribed)	
1	I feel it would help sausalito increase revenues and offer lower housing if my house was allowed an accessory dwelling.
2	We are against allowing accessory dwelling units in Sausalito!
3	Require at least 1 parking space for each additional unit.
4	We do not need additional units. The town is already too crowded. With the pro-growth city council we had in the past, the town increased in size and scope - e.g. montrosities [*sic*] on Bridgeway that were allowed to be built.
5	Unit is occupied by a relative
6	This is a single family home on a lot too small for an additional building.
7	There's a need to cut down on the number of cars parked on the street. Acc units need to have parking places OFF street!
8	No [*indecipherable*] for such units should be provided. All residences zoned for single family occupancy should remain so. To do otherwise will tax infrastructure (water, sewer, utilities, and ---) beyond what this city can handle. Property values will decline (thus tax base) due to congestion, reduced parking etc. The exclusivity of Sausalito is its attraction. We want high value property here - even retirees, nurses and firefighters.

9	You can't go anywhere with this idea until and unless Sausalito decides to establish and enforce real rules about parking in the hilly areas of town. Even without any accessory units in my area we already have homes being rented out to groups of people so that there are 5 or 6 cars, each, added to the narrow streets. In addition, some regular residents have always ignored the 72 hour parking limit and the police lie to us when we ask why. Result: semi-permanent storage of "extra" cars all over our streets with no income in the city and no respect for law enforcement. Give me a break! If you actually think anyone has off-street parking space, then you must be living some place other than Sausalito!
10	Ours is a single family neighborhood-units you describe are not permitted. If a neighbor attempts to add one, would consider legal action to block.
11	They should be very carefully evaluated before building AND have off-street parking.
12	I would absolutely build an accessory unit, but my current usable space/lot size ratio is apparently already exceeded. Please change this!
13	Parking requirement should be 1 space per bedroom.
14	Who do you think your [*sic*] fooling? All you want is to find a way to blow more money. Your yellow notice with, "we guarantee cross our hearts". Do you think residents are all as dumb as you the people that blow all the city money. Have another recreation dept. Theres [*sic*] so many children here using it. You have your big city hall a new fire and police dept. What the hell else do you need? Beside salary increases.
15	Parking biggest issue on many narrow winding streets, especially in the hills.
16	Require code for dwelling units, but lighten requirement that entire property be brought to code.
17	Because of the limitation of street parking I am TOTALLY against any increase in accessory dwelling units. I live on Central Ave. -one way street- and there is not enough street parking at present -- to encourage additional dwellings is not practical.
18	We have no desire to engage in any projects ever again that require permits or having to deal with your building inspection department, which is definitely not user-friendly or a pleasant experience.
19	Protected zoning was why I bought property in my Sausalito neighborhood. I will strongly oppose any change in zoning that will increase housing density in my neighborhood!
20	We currently have only a garage as a candidate for conversion. We would hope that the city would waive fees and be a mentor or "coach" for conversion. We live on Wolfback Ridge and rentals here are near non-existent; transport, etc. make it unlikely to attract tenants. Only if we required in-home health care would we consider converting our garage to an in-law.
21	We do not think there should be additional units because population/parking density is already too high.
22	Parking is a problem, otherwise no objections.

23	We are in favor of amnesty/legalizing existing units that meet criteria and aren't infringing on neighbors, but NOT in favor of discounting permits. We have paid full price on all our construction/remodels and don't want to subsidize others' construction. I'm not in favor of legalizing units that don't provide off-street parking. The on-street parking is a hazard in this town of narrow streets and we do NOT need more cars parked on the streets.
24	If I lost my income I would like to be able to rent out part of my house.
25	Adding accessory dwellings is a very bad idea. There is no legitimate reason to degrade the community and reduce property values.
26	I LOVE the idea of being able to add/convert (even a garage) to additional living space. 1. Extra income to allow me to stay in my house. 2. Space for a caretaker to live at lower cost to allow me privacy and ability to stay in my house later in life.
27	I'm in favor of accessory dwelling units as long as they are maintained. Often not the case. Parking already is a problem in Sausalito. Should be a requirement: off-street parking for these units. Why doesn't the city know about these dwelling units?
28	I am for more accessory dwelling units in Sausalito.
29	This city is very difficult to deal with regarding building permits. You might want to become more open to the idea.
30	I've thought many times about adding a unit and always been dissuaded by the nightmare of costs and uncertainty of the city's permitting process, plus the increased taxes. I'm at the stage in my career where I could afford to do this now, but I fear that once I retire in 10 years my property taxes will be too high after all the city requirements that I won't be able to stay in Sausalito. I've concluded that I'm better off just leaving my home as it is, much as I'd like to have this extra space, which would probably be rented most of the time.
31	Parking is hard enough. I do not favor adding to existing units, but I do favor an amnesty.
32	Accessory units should not be encouraged - parking already a large problem. Pave the streets instead. The town is already built out. "Diversity" does not work everywhere. But forcing it is wrong and should be unconstitutional. We already pay for schools which serve only Marin City. Why not count all of Marin City as the diverse part.
33	1. I wouldn't worry about parking. In the big scheme of things, it's not a big issue. 2. It's taking years to get anything approved by the city so I think speeding up the process in general could help. I would think about building a unit for my parents but it would need a little kitchen and they would be dead by the time I got permits approved in this town. 3. No one trusts this city to offer amnesty to existing units and if you require the units to be brought to code it would probably be very costly to people to comply. Too bad.
34	Make the design review an expedited process and perhaps adjust setback and make variances easier.
35	We don't live in Sausalito.
36	I am 100% for accessory dwelling units. This will provide people who would want to live in the city of Sausalito but can't afford to. Accessory dwelling units will provide much needed affordable housing for singles and/or small family.

37	Should not be encouraged or allowed as density is too much as is. The city cannot accommodate more parking, cars, people, etc.
38	Parking must exist for these units; I am not for these units increasing; it pushed down the value of property.
39	Parking is so limited presently in most if not all of Sausalito. Our next door neighbor has rented an illegal rental unit and it has created additional parking congestion with the renter and guests of the renter. What additional resources will resident property owners be required to support low income renters? We have supported low income, high density living units in floating homes and dockside living. I do not believe additional low cost housing will benefit existing property owners, but will create additional social support. If you believe section 8 tenants will be any benefit to our city, you are misguided. I have experienced that in San Rafael.
40	There are two buildings on the property: 1 church; and 1 dwelling unit for the pastor.
41	Accessory unit should be encouraged provided that there is available parking. Should be nearby room for at least one (1) more car if there is an accessory unit. City should relax density and coverage restrictions whenever a new unit can be added or an existing unit is disclosed. Annual fees should be charged for all accessory units to cover costs but they should be encouraged by every means possible, particularly through zoning concessions wherever they are legalized.
42	Generally favor legalization where certain criteria are met. Parking is biggest problem.
43	Parking regs (sic) are too strict. They are reasonable in neighborhoods with limited on street parking but that's not true everywhere. Determine parking req (sic) by area
44	1) The parking requirements should be that no on-street parking will result from the construction of the new unit. 2) People who are in violation of the zoning ordinances should be, on their first offense, put in jail for the rest of their lives; for a second offense, they should be put to the guillotine.
45	Accessory dwelling units (ADU) should be encouraged in Sausalito; the time had come. It should NOT be limited to certain areas in Sausalito. We are dealing with very respectable occupants of such units. Tandem parking should be allowed for such units.
46	This is crazy 1. Lowers R1 property values. 2. Increases on street parking. 3. Reduces Sausalito to the status of a poorly designed track development.
47	Resources for housing like water and sewage are maxed out in coastal California. I do not believe people should be allowed to keep building and eroding more housing units just for the sake of personal financial gain, i.e., rental income. Please keep Sausalito beautiful! Thank you - Long Time Resident
48	We have several of these units on our 1 block, dead-end street and it creates annoyance for those of use that have single family homes and care about our property values and the quality of the neighborhood. None of these units have off street parking. Our little block is solidly parked and sometimes it is impossible to park our cars in our garage because of it - the narrowness of the street. We have reported this to the city and never received the courtesy of a call back. Is this what $12,000 a year in property tax gets?!?! The people who live in these units should be in drug and alcohol rehab and they invite their "down and out" friends to live with them creating too many people residing in these units. Please-enough of this already!!! NO MORE!!!

49	On Currey lane (this neighborhood) I would not want to have homes to have accessory dwelling that they could rent out - we have a great neighborhood and with new renters in/out it could cause disturbances - my vote is NO.
50	Fine example of government accolade. No one in charge, poll the populace to determine political expediency. From a legal perspective, anyone with non-conforming unit - particularly if they don't report the income- would be NUTS to respond to this. Why not charge ABAG with proving that the additional housing is needed rather than implement foolish/expensive and likely illegal surveys to respond to their inane demand? Most folks know there are innumerable "illegal" units in Marin and they can be estimated easily without "census". Tell ABAG to go fly a kite! P.s. Be bold - show some leadership!
51	Sausalito is very dense now. What about houseboats and/or anchor outs or live aboards as extra units? What about incorporating Marin City into Sausalito? - e.g. Fireside. Minimum parking: 2 spaces. City should offer amnesty with appropriate inspection and compliance.
52	Requiring sprinkling of the entire house (cost about $100,000) if over $150,000 is spend on an additional unit is prohibitive for many additions. The city council refuses to address this "Sausalito only" regulation.
53	Legalize all existing units unless inherently dangerous.
54	Acknowledging an "illegal" accessory unit could instill fear into the owner of the property. This fear could be 1. code compliance to current standards. 2. Trigger assessment of property tax which are already astronomical. 3. Penalties associated with illegal uses without permit. 4. Violate F.A.R. and lot coverage's for property which limits remodels/additions. All of the above mentioned items would have to be "relaxed" or given a window of opportunity to come forth without penalties. I am completely AGAINST providing amnesty unless the owner can provide parking at their own expense. The parking situation is absolutely reprehensible in Sausalito's narrow residential streets.
55	We have a shed on our property that need to be replaced. We could make it a bit larger and add a bathroom for a guest house; place for visiting offspring and parents. Thanks!
56	I have a two bedroom two bath one kitchen home. The lot may have space for an accessory unit-depending on city setback requirements, but I am not interested in building one.
57	I do not believe accessory units should be legalized or allowed. Can you imagine the density that would result with 2 structures on each property or the clogged street parking? Most people move to Sausalito to escape multi-tenant dwelling in the city. And our street parking is already very difficult. I strongly disagree with satisfying affordable home requirement by building additional units on property zoned single family.
58	This is a vacant lot.
59	Own a 2900 sq ft house. Too small a property (for an ADU). We would encourage the city to allow for more accessory dwelling units. Parking should be a criteria of course. We've mentioned in the survey different ways to encourage disclosure of any existing illegal units.

60	The city of Sausalito needs to start being reasonable about permits. Period. Sausalito's policies are harsher and permits more expensive than any other city around. Sausalito should especially be more helpful and less punitive with regard to sewer upgrades. Sausalito inspectors should not harass workers on a job or handymen trying to fix things. As far as "accessory dwellings", Sausalito should let people build as they wish on their property as long as it doesn't deteriorate the value of a neighbor's property.
61	Areas w/no parking options other than on street.
62	I could build one INSIDE my house but I am maxed out on lot coverage.
63	I feel Sausalito should stick to its zoning ordinances. R1 should be observed. Otherwise will have too many small units, parking problem, extra cars, etc. The last thing Sausalito needs is more cars and more traffic in and (???)
64	Parking provision is a must. Too many garages are already not being used as such and are used for personal storage or possible expansion of living areas.
65	I am all for accessory dwellings, duplexes etc., provided off-street parking is provided or at least one space per bedroom/studio. Areas where units should be: 1) the Marinship where live/work space would be regulated. It could be similar to how Galilee Harbor is maintained. We must encourage (low income) jobs to keep our waterfront industries and provide housing appropriate to income. 2) More /higher % of live aboards per marina. Incentive: Do not charge a city fee if the rental unit(s) are attached to owner occupied residence.
66	Setback requirements and floor area/building coverage requirements should be based off of total lot size and NOT zoning codes.
67	The city should not offer any incentives.
68	I lived for many years in another residence [*address hidden for confidentiality*] with a downstairs that had a separate entrance and was used as a second residence for 1-2 people. There was adequate parking and I expect the current owners are probably using the downstairs floor as an apartment even though it is probably illegal.
69	Unit only for owner to use. Not for rent.
70	I am very concerned about the possible addition of accessory dwelling units because of the addition of more cars parked on our streets. Everyone in town owns at least one car and some people own two or more cars. Many people park their cars on the street and use their garages for storage of furniture etc. Many of our streets that are meant to handle two lanes of traffic are turned into one lane streets with the other lane filled with parked cars. This forces people to back up in order to pass and this is dangerous and causes accidents. Since more units automatically means more cars, I am against more units.
71	This citizen is against adding Accessory Dwelling Units. The city is too crowded and parking is already a nightmare. I worry that existing illegal units are uninspected and potentially unsafe. I fear legalization will do little to motivate lawbreakers to
72	Hopeful that city will allow units for aging residents, their family members & care givers. We have elderly parents.

73	Please DON'T allow these units!! It is already crowded enough due to lack of land and parking on the narrow streets which are in bad condition!! Small accessory units as rentals will destroy the integrity of the better neighborhoods.
74	Should be a formula if these are ever allowed which I do not approve. But the formula of SF allowed should be tough. For example maybe 33% of free undeveloped lot could be allowed for another unit or 10%-whatever the right number is to strictly enforce a smaller size.
75	Keep illegal units out! We do not have parking for additional cars and the owners of theose units do not pay for the same services that the rest of us do. We had a unit next door that the City allowed for years even though it was not code and was a fire trap. The owner finally went to jail and the house was thankfully torn down and rebuilt with proper code for one zoned area.
76	NR
77	Sausalito does not have enough street parking for accessory dwellings. On street parking is dangerous on narrow streets and emergency vehicles will have a problem passing parked cars. On _____ here there are a number of property owners renting rooms or inlaw apartments so street parking is at a premium.
78	Difficult properties to develop. Hillside, poor parking, how do you build up to code, provide parking? Not too many opportunities for this. Congested areas will be more impacted, affecting quality of life.
79	While I do not have an accessory unit I have no problem with the ones my neighbors have. In fact I am building a small 100 square foot unit (legally) in the City of SF (I have property in SF as well). They allow up to 100 square foot units with no permits/restrictions (well some restrictions).
80	I live at [*address hidden for confidentiality*]. One of my neighbors has had an illegal unit for the past 20 years. One thing I do object to is the tenants monopolizing the city-owned parking space... With two cars and two motorcycles. The owner of the residence also parks two to three cars in the area.
81	This property is a vacant lot and will be developed sooner or later. I presume a new building pan could incorporate an accessory unit.
82	Units only with parking. Many renters have more than one car... Prohibit in areas already impacted with parking problems.
83	We're for it- good luck!
84	There would have to be parking requirements of at least 1 space per unit of off street and discounted building permits. Also, what if the city helped organize a preferred list of contractors to have bring it up to code so the residents were likely to get quality workmanship at a reasonable cost.
85	At 77 years old, I'm not interested or care to consider these options at this time.
86	We need service people to afford to live in the City they serve!! For the benefit of all of us!!
87	[*This survey was destroyed in the mail, some comments might be able to be salvaged*]
88	Legalize and tax

89	The biggest problem on Sunshine is street parking. I think all major renovations must require off street parking based on number of bedrooms. I have problems backing out of the driveway most times due to parking opposite my driveway. You can force disclosure by requirement stickers/permits on cards parked overnight on the street. Any car not registered to owner of record of home is an illegal. That's the best way to handle "resident" parking in lots too. You should charge non-residents for parking at the top of Spencer too! In Illinois we had to pay $25 per year for a resident sticker.
90	Accessory dwelling units should be encouraged, all over town
91	Accessory dwellings should have off-street parking. Parking on-street causes problems- there are too many on-street parkers now who are permanent residents
92	We do not need "accessory dwelling units." This is a Sausalito phenomenon. This is why the Lord made apartment houses! The parking situation is already a joke. Half of the existing garages are used for storage/junk-- not vehicles.
93	Yes, there are areas where accessory dwelling units should be permitted but there should be ample parking and the existing character of the neighborhood should be considered
94	I think legalizing second units via some kind of amnesty program would be a good idea, provided proper parking spaces are available.
95	I own two properties in Sausalito. [*Address hidden for confidentiality*], my home-- [*address hidden for confidentiality*], duplex rental. I'd be happy to answer questionnaire for that one. Sausalito has "hot spots" of overcrowding. At some point livability become compromised decreasing the standard of comfort, peace, serenity and quiet one treasures. We flee the City for these qualities. Then progress destroys them. The solution? Who knows!
96	You state "much of our lower priced housing is 'invisible' for a reason. It is unlawful housing not built with permit! Therefore the County was cheated out of taxes! The commission (building) of unlawful housing should not be rewarded with amnesty! Parking should be relaxed if a lot is 50' or more at its frontage meaning there is street parking for at least one car. A frontage of 75' means there is at least parking for two cars in front of the house. If the street parking is used for the second.
97	I actually have a separate structure which is a double garage and workroom this is a little over 525 square feet. It is probably a little over 20 years old and very well constructed but if it were converted to a living unit would be a major expense so do not think it would fall into what one would consider that affordable, since you haven't specified what that dollar amount is. Sausalito may want to be known as a "kinder, gentler place" - but I don't think that extends to what people go through with the Planning Commission. We are not new to this town. We moved here in 1962. We have a long driveway that can easily park 4 cars, but that would be tandem and inconvenient for many using this property
98	Allow accessory dwellings City-wide if parking and lot size allows. Set rules that most existing illegal's would qualify then "grandfather" in.

99	Remember: We are in the worst recession since the 1930's! Please do your utmost to lighten the burden on property owners to create extra income and increase housing choices in Sausalito. Many of us are or soon will be widow/widowers and want to keep our homes and living in Sausalito as seniors. Having a second unit can bring in much needed income in these difficult times, plus can serve as housing for (future) caregivers if needed. You must reform the attitude of the building inspector to respect the huge investment a private homeowner must make in bringing a unit up to code or in building a new unit to code. Flexible approaches are need to facilitate the additional housing without undue burdens-- both time and money-- on homeowners. Remember, it is we who pay the taxes to support city salaries and retirement expenses! Times are difficult now!
100	The population density where our home is located is too high. Parking is impossible. The existing FAR is adequate. The schools already are overcrowded and more rental space will mainly be occupied by families with children further overcrowding the schools. In all, it's a bad idea.
101	First: I'd change the name of your Committee. It does not provide full disclosure by calling it "Housing Element." Second: Accessory dwelling units are probably the only affordable housing option, so anything that forces owners to increase rent, i.e., fees, upgrades, etc. will be detrimental to lower income residents.
102	I think they are fine and good to help diversify our City. Parking should be a requirement for those having a unit.
103	Units built before 1975 should be tax exempt - consider parking implications when building new units.
104	A carefully controlled program to permit accessory dwelling units may be feasible. The unit in my house was there when I acquired the property many years ago. I rented to a friend for one year and then never again (except house sitters when I was away). The parking situation must be controlled and monitored.
105	I believe my unit is legal. Accessory units add to the diversity and interest of Sausalito as well as its environmental footprint. I do not believe parking should be required. Create a grandfather program for existing units and allow creation of new ones.
106	Parking on our street is not difficult-so it seems parking is site specific. Dealing with the city's permitting process is a nightmare (expensive, sometimes capricious, very unpredictable) so not sure what incentives can overcome this.
107	Might be encouraged to disclose unit if parking was not an issue. I cannot provide off-street parking for this unit. In fact, all of the units in this building do not have "off-street parking". Parking is the issue! It is not a problem on my street but people are always concerned about it. I actually found post cards behind the wall from WWII so I think it was originally converted back then but unfortunately no proof of that.
108	Accessory units should be encouraged. Parking is the key issue and neighbors should be informed and have a right to comment before a unit is created. Existing units should be grandfathered in.
109	They are a wonderful idea and makes living in Sausalito possible for many owners like us who need the units for guests because we only have one bedroom in our main dwelling.

110	Accessory unit is part of home. No longer used an accessory unit. Accessory unit was incorporated into home. I think they should be legal and allowed. At our home the unit was used for care of my elderly mother-someone could be here as needed. I think the city has become too "bossy"...too many rules and people need to be able to handle their living circumstances on their own.
111	We had used this 1 bedroom apartment in the past for elderly relatives, then at their death we rented to a needy blue collar worker for $800 a month. When he was back on his feet we rented to a young woman who paid $350 which covered our utilities-gas, electric, water. Now it is rented for $1300 a month which helps cover house repairs, taxes and insurance and contributes to the payment for utilities.
112	You should have a moratorium and allow the existing units to become legal. If there is sufficient street parking available you should not require any more than that.
113	Legalize 'em.
114	Parking should be off street if it's available. Extra units are very helpful for expenses, you know & everyone knows there's a lot of in-law units in Sausalito that is not being reported. Let it be legal and help the owners. Must thank and help the property owners, we are the ones who keep Sausalito going, right? Make it legal if there's room to build. U.S. supposed to be a free country, should not be control [*sic*] by non-owners.
115	We are in favor of creating units that would promote more density in our community, but only in regions where the streets or the property can accommodate the parking needs of such tenants.
116	I would very much like to legalize my unit for renting. Right now, my husband and I use it for a study (he is working on PhD), entertainment (we have a our large screen DVD player there) and for guests (including, at one pt, his daughter, who lived there for about a year). We know it is not legal to charge rent and we don't. Moreover, at this point, we probably wouldn't and to rent it, as my husband really likes having his special "study" place there. But I would like to be able to rent it legally if the need ever arose. Right now, it can't be rented because we are in a "single-family unit" zone. I'd love the option, in case, say, one of use got sick or laid off, etc. My husband is 15 years older than I am and if he were to get sick or pass away before I did, it would really be a God-send to be able to rent out the space. It's got a small kitchen, bathroom, living room and two bedrooms. A family could live there. Re-parking: it is rather tight on our street, but we have a driveway so two cars at
117	Accessory units should be judged individually but parking (or lack there of [*sic*] in City) needs very careful consideration!!
118	When I bought the unit was there- a bonus I thought for guests. When to city to legalize they said leave it be. Sausalito is full of them would be nice to have legal option to rent it.
119	Let it be!
120	ADUs help provide lower priced housing. All existing units should legalized. One parking should be provided off street but parking requirements for main house should be lowered to one. The incentive the City could offer is to legalize the unit but there should not be onerous conditions attached.

121	In-law apartments will provide accommodation to young people with limited budget. Many of the houses on hillside with three floors, on floor at the bottom has very limited use. These homes could provide small rental units.
122	I would like to see new develope [*sic*] in Sausalito! It is [*indecipherable*]!! Thank you!!
123	Accessory units should be encouraged and provide affordable housing. City should provide incentives to those who offer low rent.
124	Our first priority is not to increase population, hotel rooms or cars in Sausalito. No additional housing units, or hotel rooms. No amnesty or anything to encourage multi-unit homes. Enforce laws versus illegal multi-unit homes. We need to get over the parking issue-I'll walk a block or 2 or 3 to have the above!
125	I congratulate you for considering this. Strict condos have prevented a more "supportive" community. I think it is important to have available additional housing - outside main residence structures. The only concern would be parking.
126	No parking for accessory dwelling. City had no priority to modify rules for accessory units - Old Town and New Town best examples.
127	1) Believe legalizing existing units might work if tax and penalty charges were not excessive. 2) they should be prohibited in areas subject to heavy fire risk (narrow roads with on street parking, steep slopes with heavy vegetation).
128	I would like for our city to meet state requirements by making it easy for folks who have affordable units to come forward to be counted, but getting a unit "up to code" is a deterrent. People rent part of their houses when they need money. Requiring costly measures including permits, licensing and updating does not encourage disclosure. I wonder if when people rent their entire house if they must get a permit or bring it up to code? If you really wish to meet state requirements then welcome existing units by making it easy and safe to come forward.
129	There is an illegal unit at [*address hidden for confidentiality*] that I have reported and no action has been taken. Parking is so limited on our street, extra units should never be allowed and no amnesty should be approved unless there is off street parking for the number of cars expected (one per bedroom?)
130	We purchased the property in 2005 - and pre-existing since 1979 is an art studio with guest apartment. It is a separate building. We'd like to have it connected to city sewer. All work has been done with permits previously.

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