MEMORANDUM

DATE: March 28, 2011

TO: Housing Element Task Force

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Two/Multi Family ADU Draft Technical Study

Discussion

Staff sent out a total of 2,342 Accessory Dwelling Unit surveys to Two-Family (R-2), Multi-Family (R-3) and Planned Residential (PR) zoned property owners on August 27 and August 30, 2010.Three hundred and twenty-nine (35% response rate) completed surveys were returned to the City. On September 13, 2010 Staff forwarded preliminary results of the survey to the HEC.

The attached draft technical study analyzes the results from the Two/Multi-Family survey.

The Task Force first reviewed the draft technical study on February 28, 2011.

Recommended Action
Review and approve the Two/Multi Family ADU Draft Technical Study

Attachment: - Two/Multi Family ADU Technical Study-Draft
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Item 6b

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Draft
Accessory Dwelling Unit Survey Technical Report

Two-Family and Multi-Family Zoning Districts

Housing Element Update

March 2011

City of Sausalito

Community Development Department | Planning Division

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Acknowledgments

City of Sausalito Property Owners

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Introduction

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

Methodology

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

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

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

Questionnaire Response Rate

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

Summary of Questionnaire Results

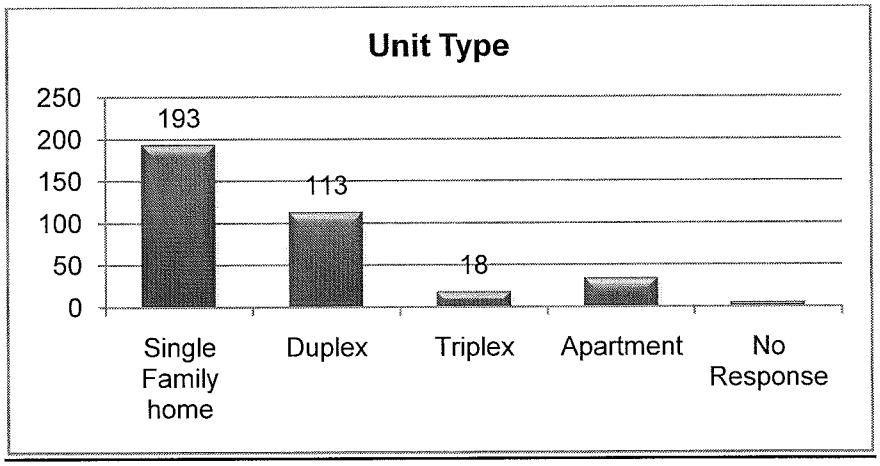
General Summary:

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

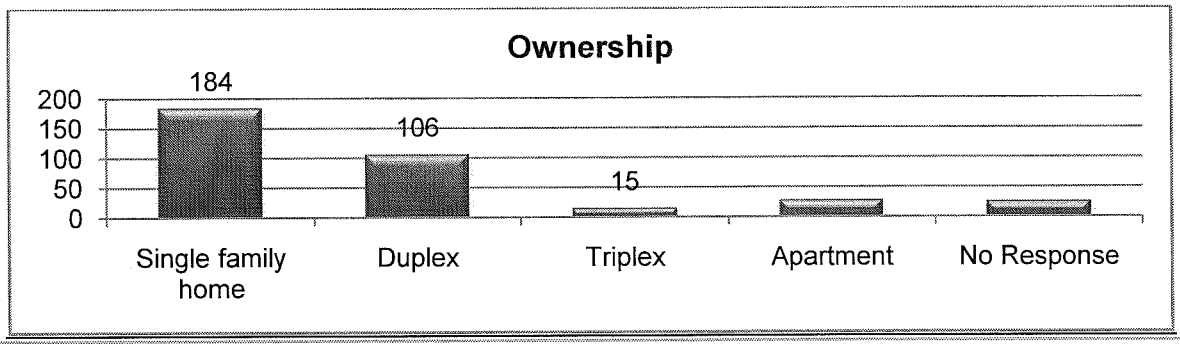
Section A Results—All Property Owners

Section A was completed by all property owners.

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



Question 2. Which building do you own?



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

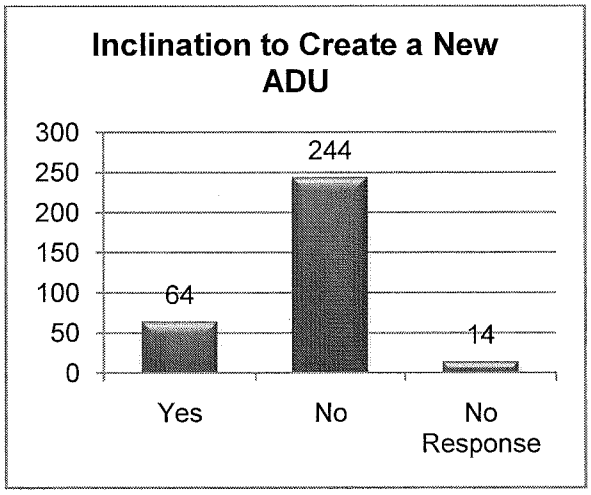
Zoning District	Zero Parking Spaces	One Parking Space	Two parking spaces	Three parking spaces	Four parking spaces	Five parking spaces	Six parking spaces	More than six parking spaces
Respondents	**26**	**45**	**152**	**33**	**50**	**7**	**14**	**17**

Section B Results—Property Owners Without ADU

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

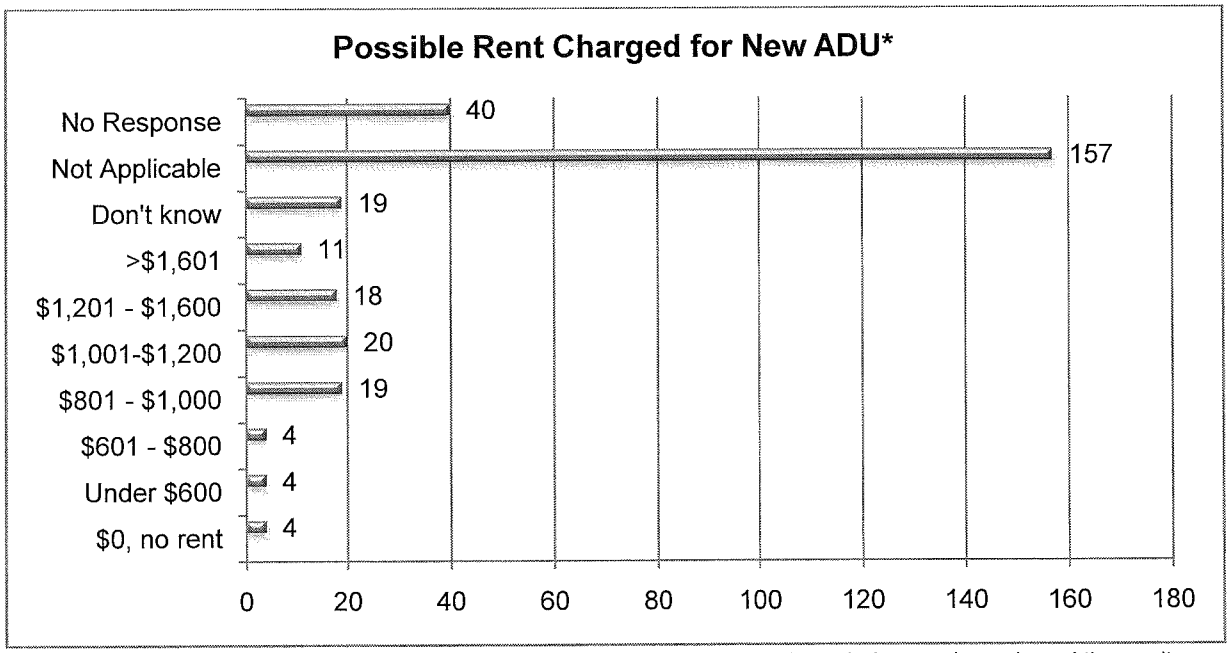
Question 4. If the City's zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to create one?

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



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

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



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

According to the State of California Department of Housing and Community Development 2010 State Income Limits, a one-person household in the "Lower Income" category can spend a maximum of $1,505 on his/her monthly housing 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, 15.8% of respondents (51 owners) anticipate that they would charge $1,200 or less per month if they were to build an ADU on their property. Assuming that utilities would not exceed $300/month, these units would be considered affordable to property owners who fall in the "Lower Income" category. Further, roughly 5.6% of the respondents (18 owners) reported that they would charge $1,200 - $1,600 for their unit. Presumably, some of these units (those less than $1,505 including expenses for utilities) would fall in the "Lower Income" category.

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

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

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

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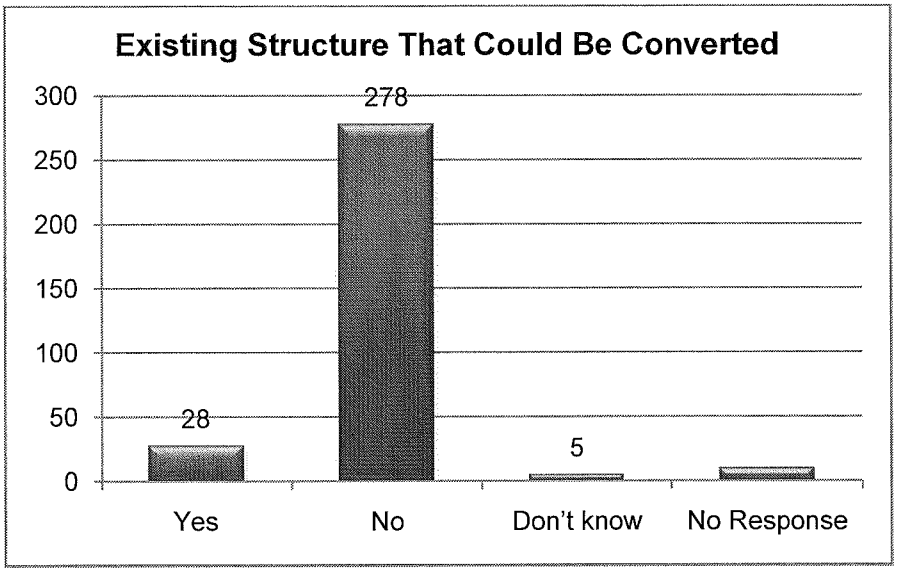
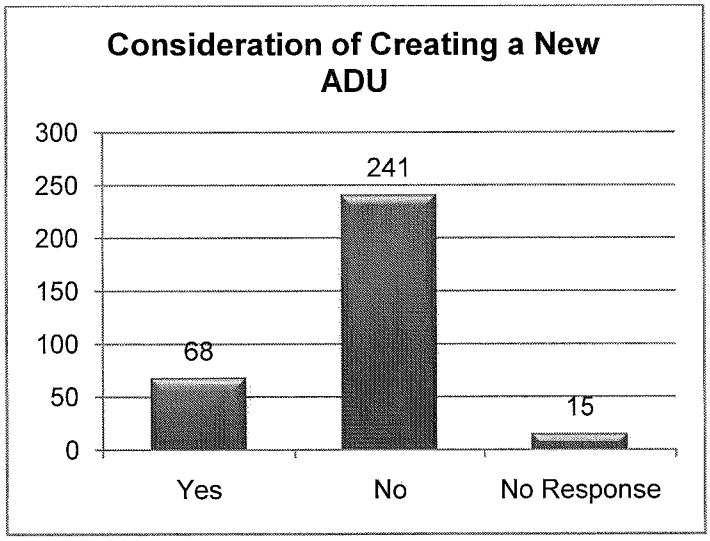
In an Additional Unit on Property?	Respondents
No additional unit	289
Yes, but it does not qualify because there is no cooking facility	17
Yes, but it does not qualify because there is no cooking facility or bathroom	2
No response	13

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



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

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



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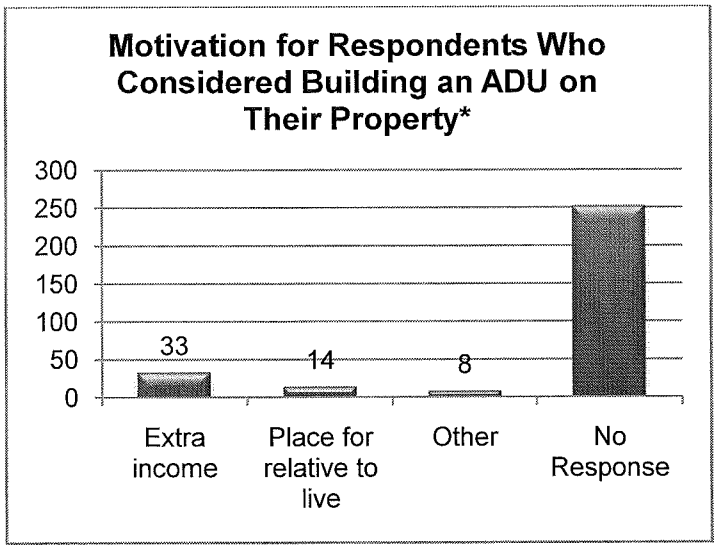
Question 9. If you have thought about building an accessory unit or incorporating one into your house, why?

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



*Multiple answers accepted.

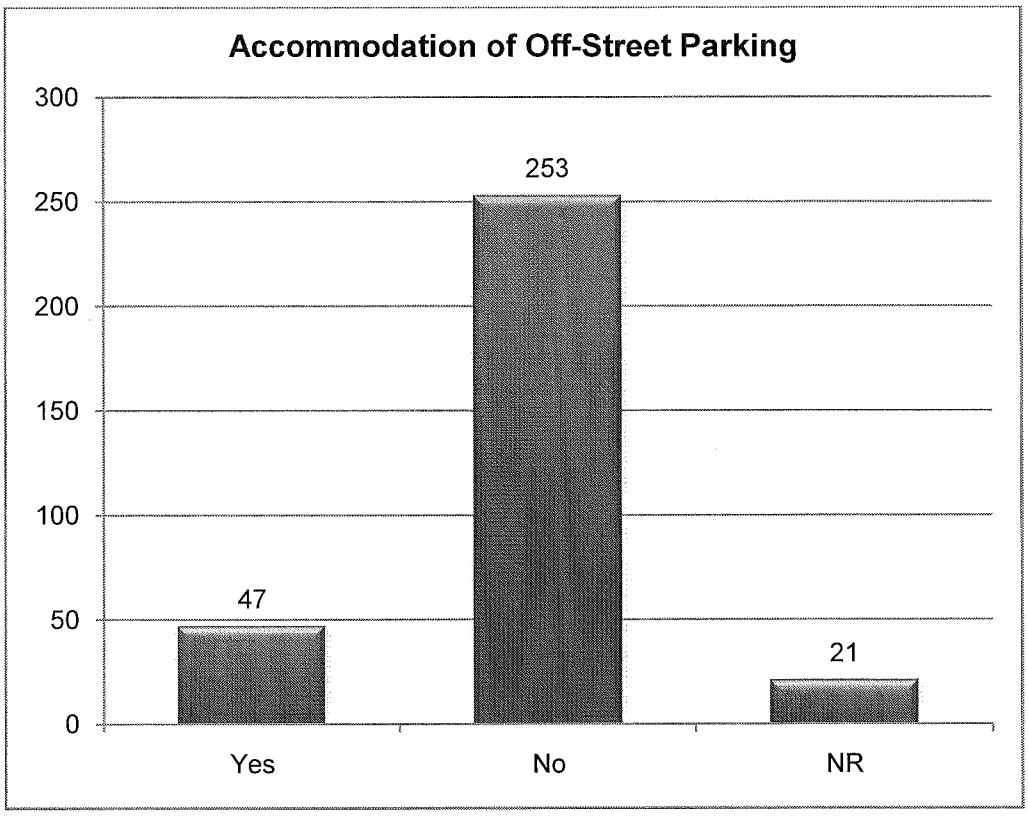
Question 10. Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

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

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

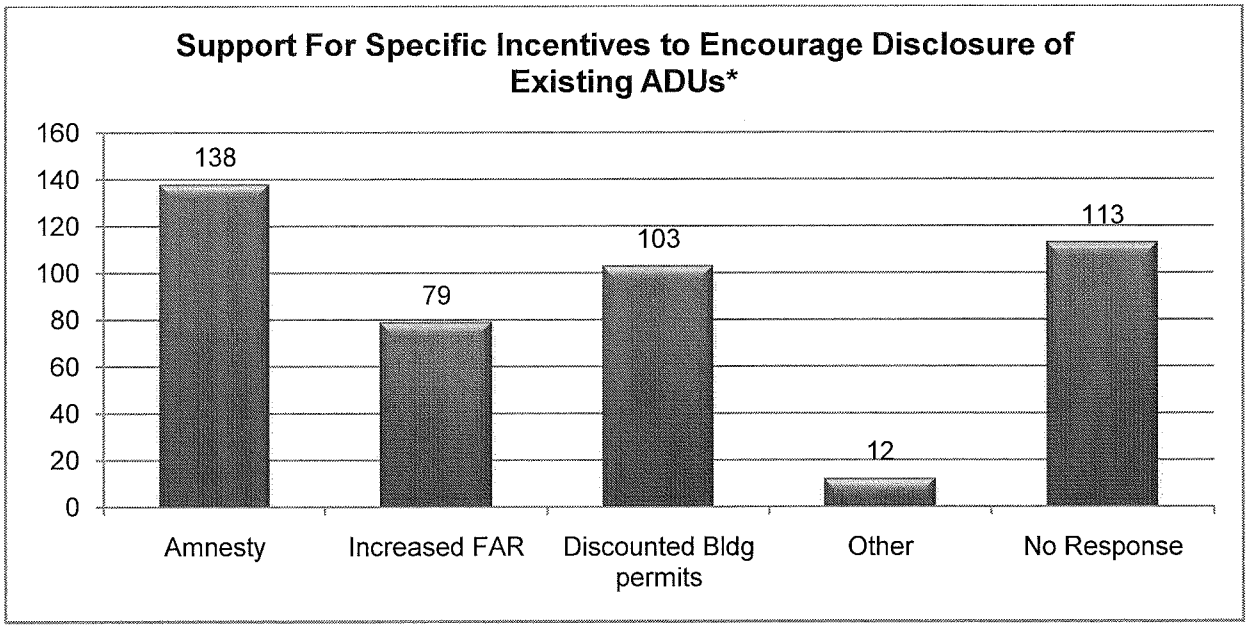
Question 11. If an accessory unit were created, could you accommodate ADDITIONAL off-street parking for that unit on your property?

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



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

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



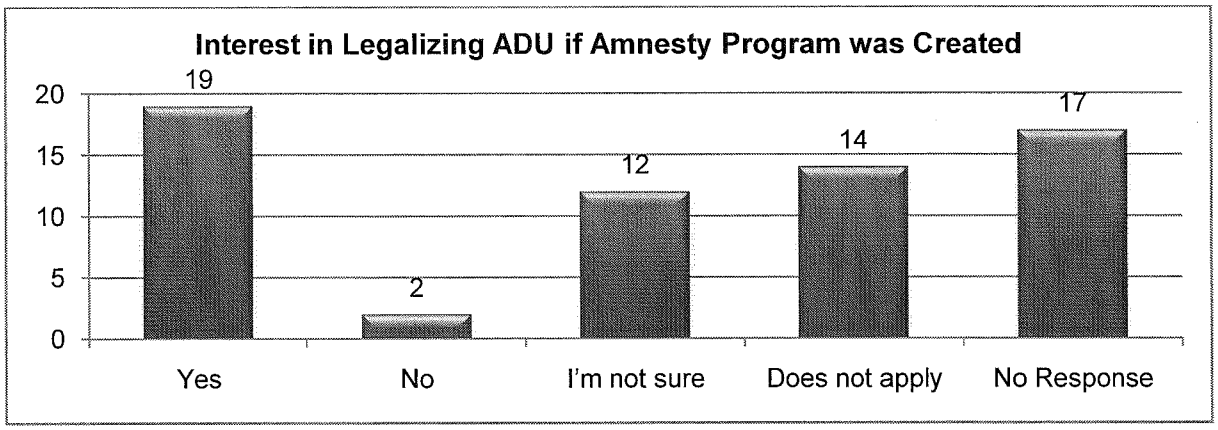
*Multiple answers accepted.

Section C Results—Property Owners With Existing ADU

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

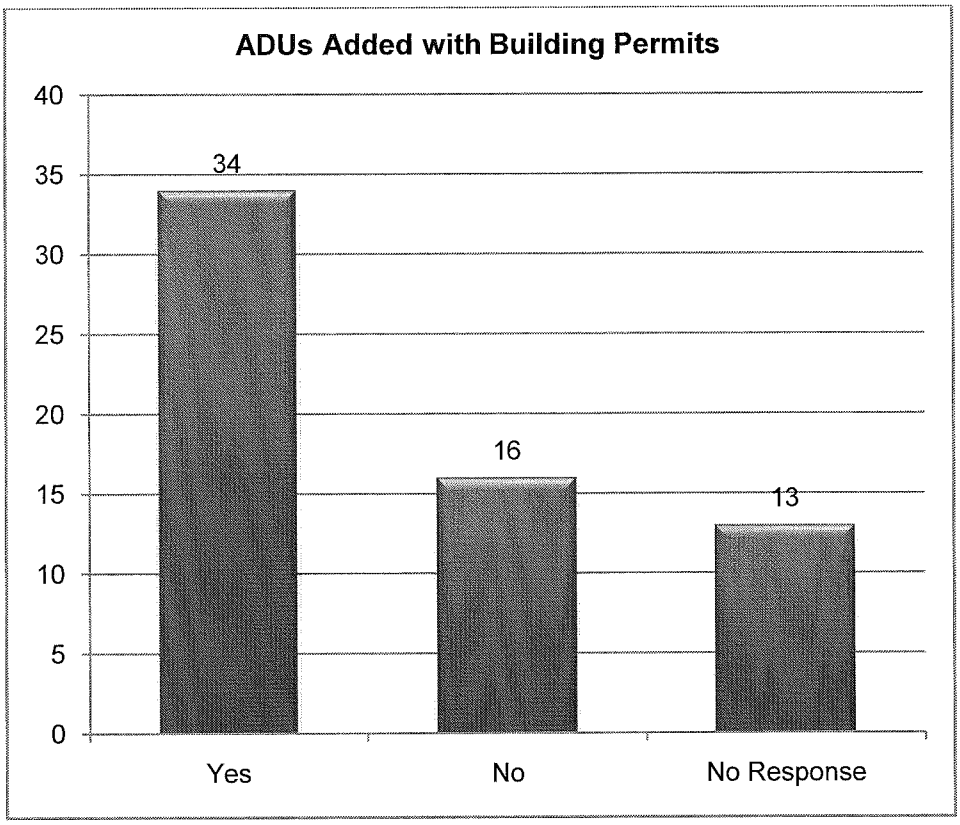
Question 13. If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

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



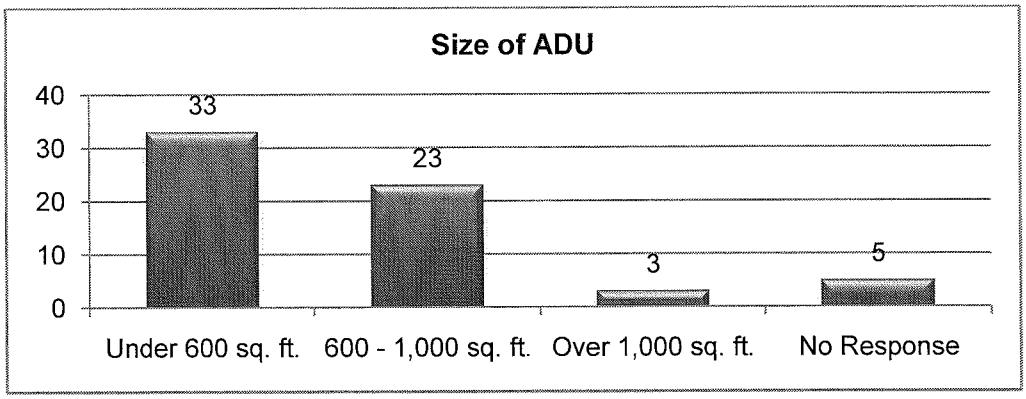
Question 14. Was the accessory unit added with building permits?

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



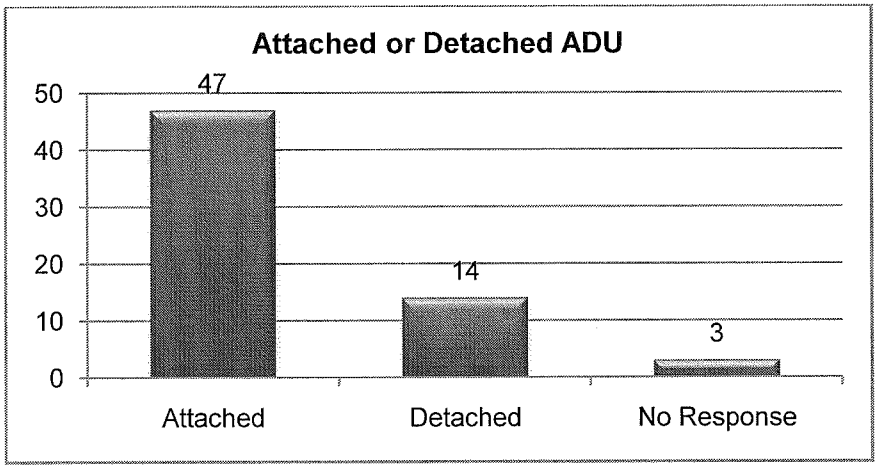
Question 15. Approximate size of the accessory unit?

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



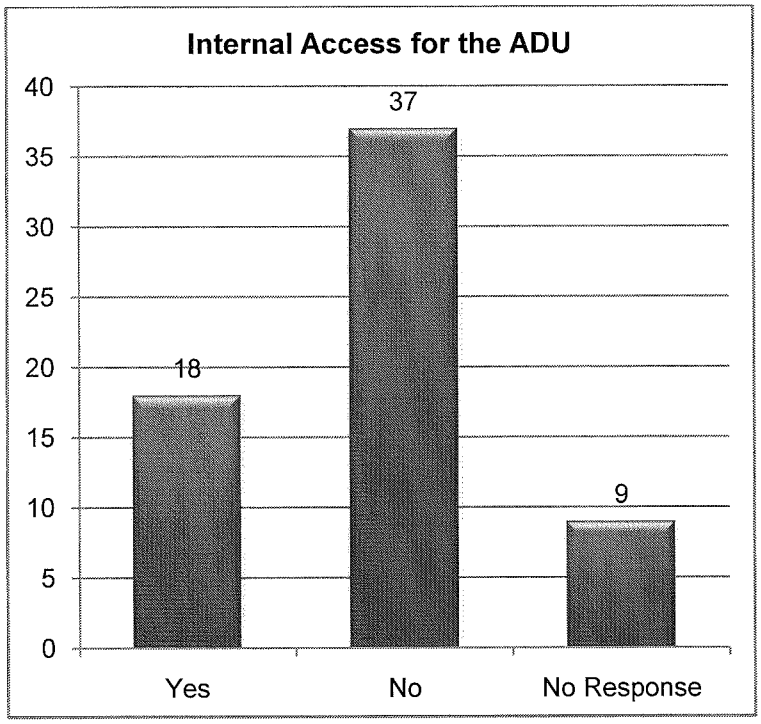
Question 16. The unit is attached to the home or multi-family building or detached to the home or multi-family building?

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



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

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



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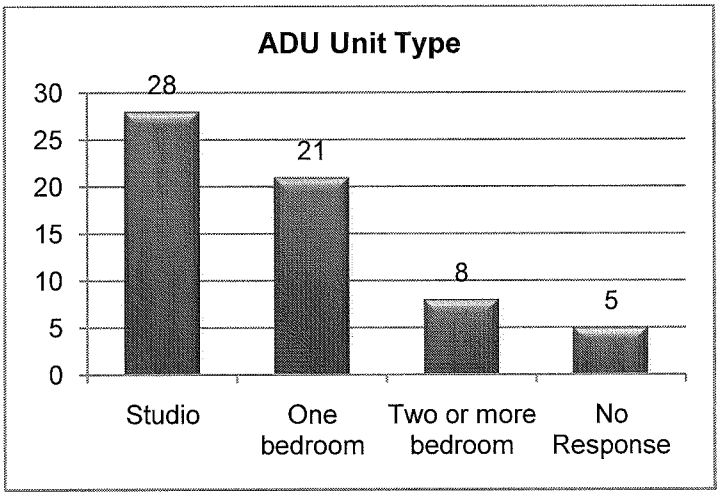
Question 18. The unit is a: Studio, One-Bedroom, Two or More Bedrooms

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

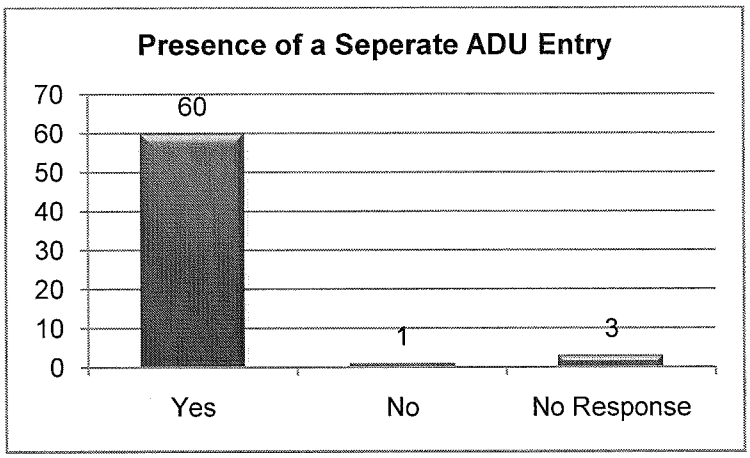


Question 19. When was your accessory unit added?

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

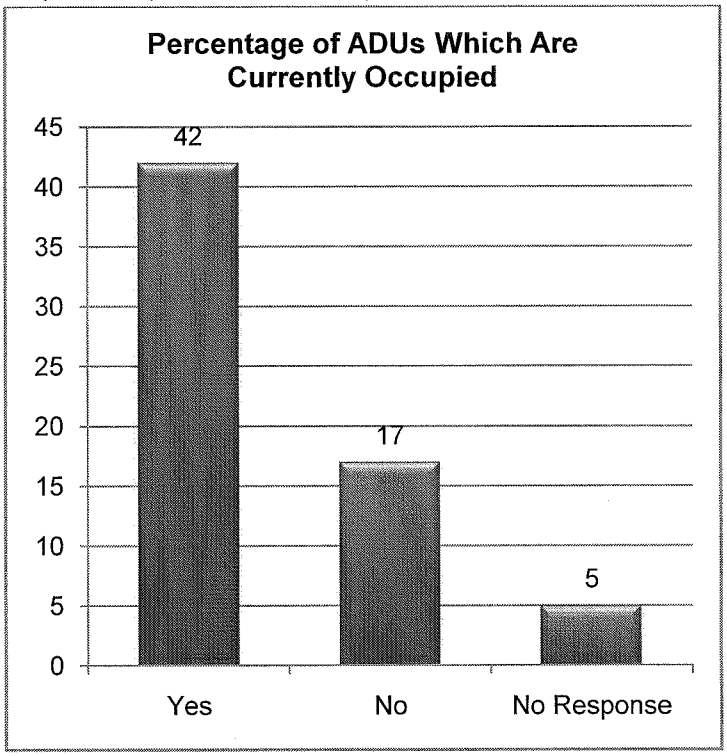
Question 20. Does the unit have its own outside entry?

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



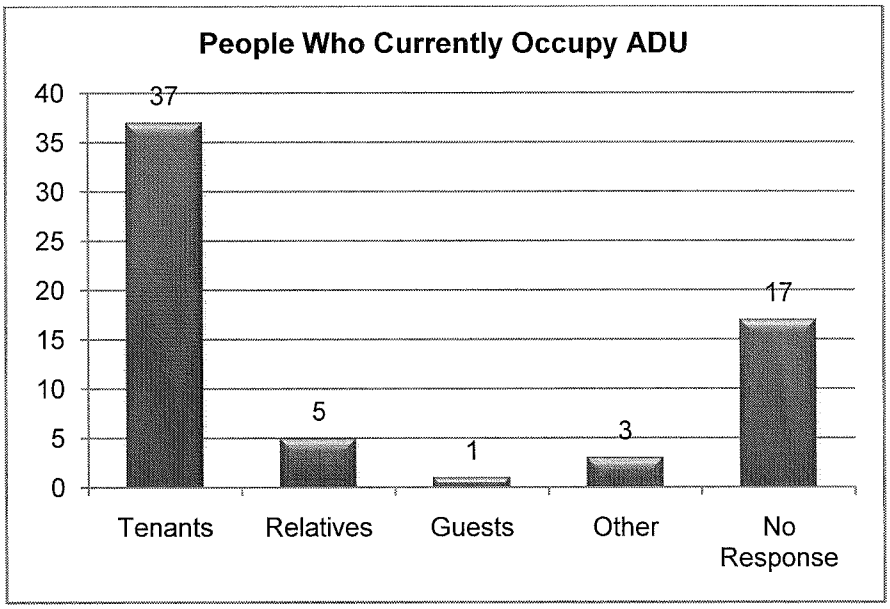
Question 21. Is the unit currently occupied?

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



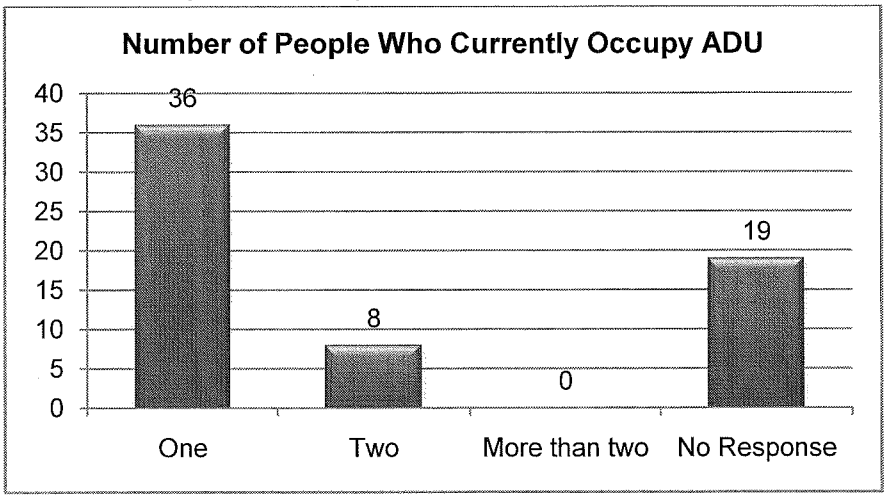
Question 22. Who is the unit occupied by?

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



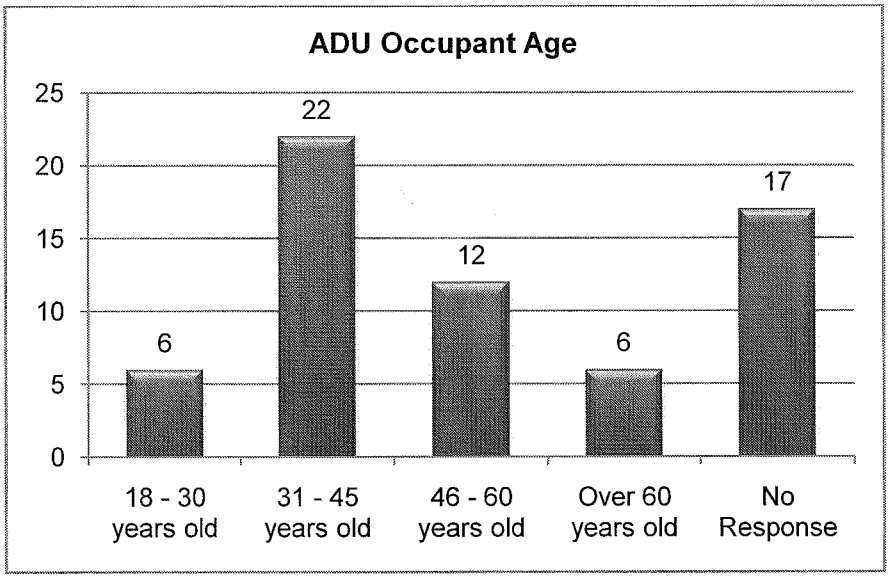
Question 23. How many people currently occupy the unit?

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



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

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



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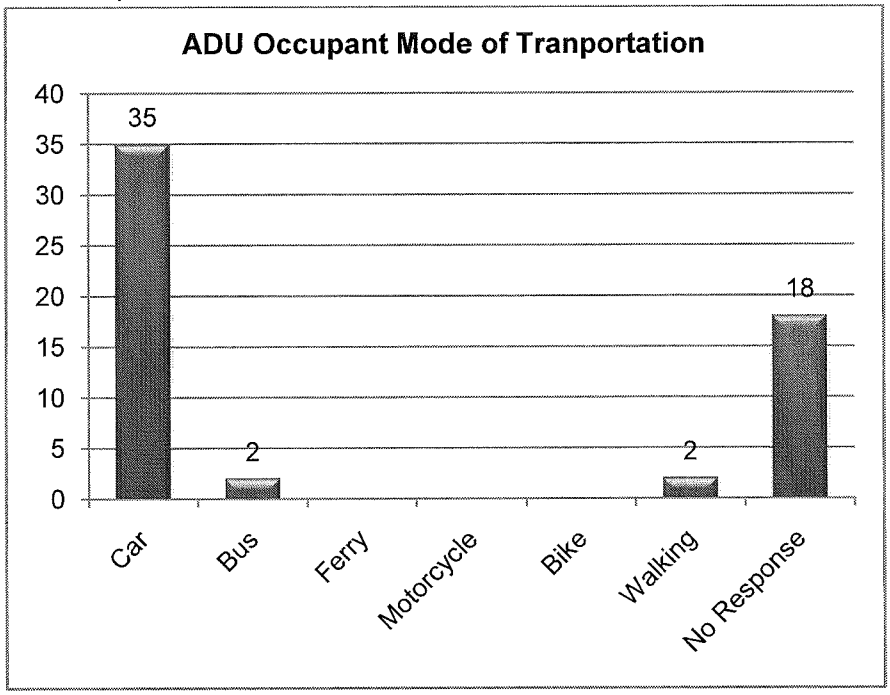
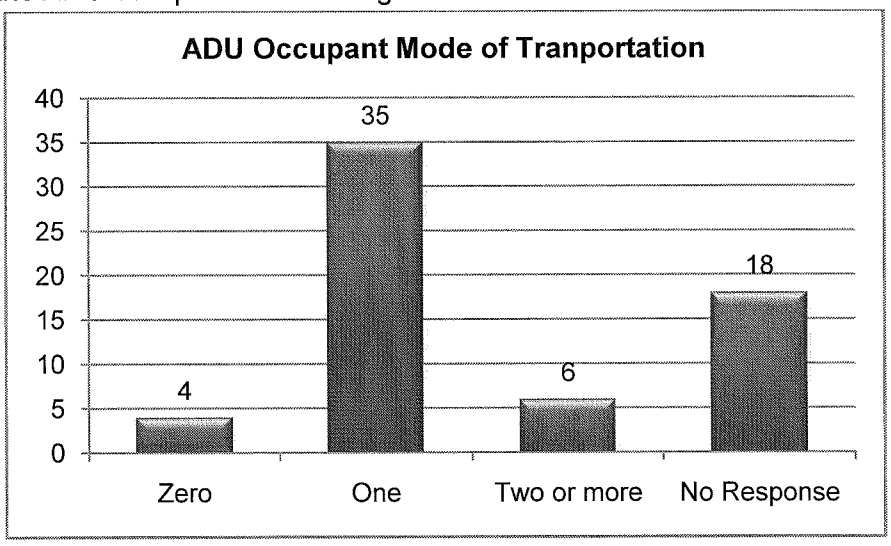
Question 26. What is the unit occupants' primary form of transportation?

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



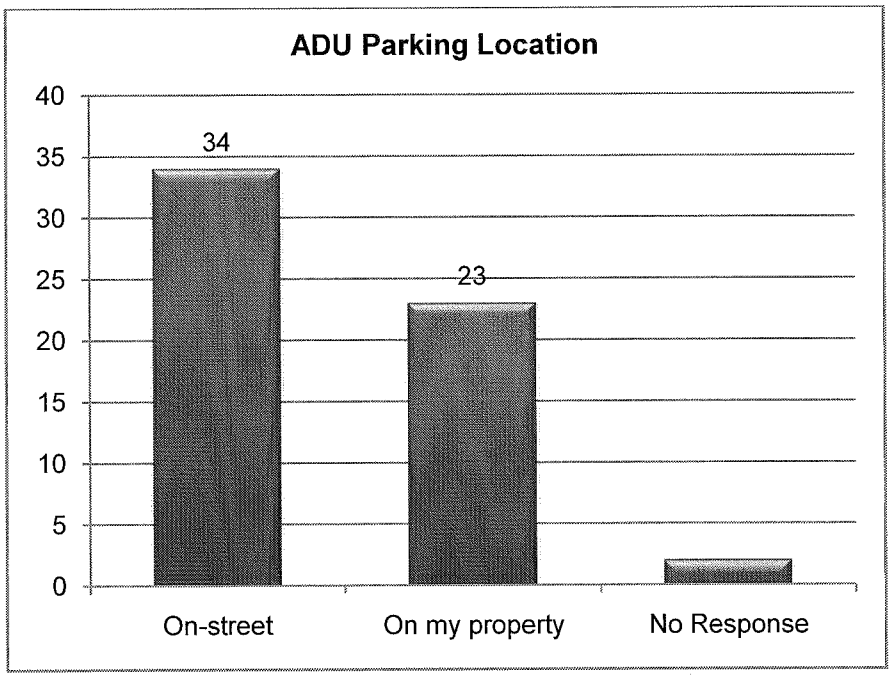
Question 26. What is the number of cars owned by the unit occupant?

A majority of the ADU occupants own a single car.



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

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

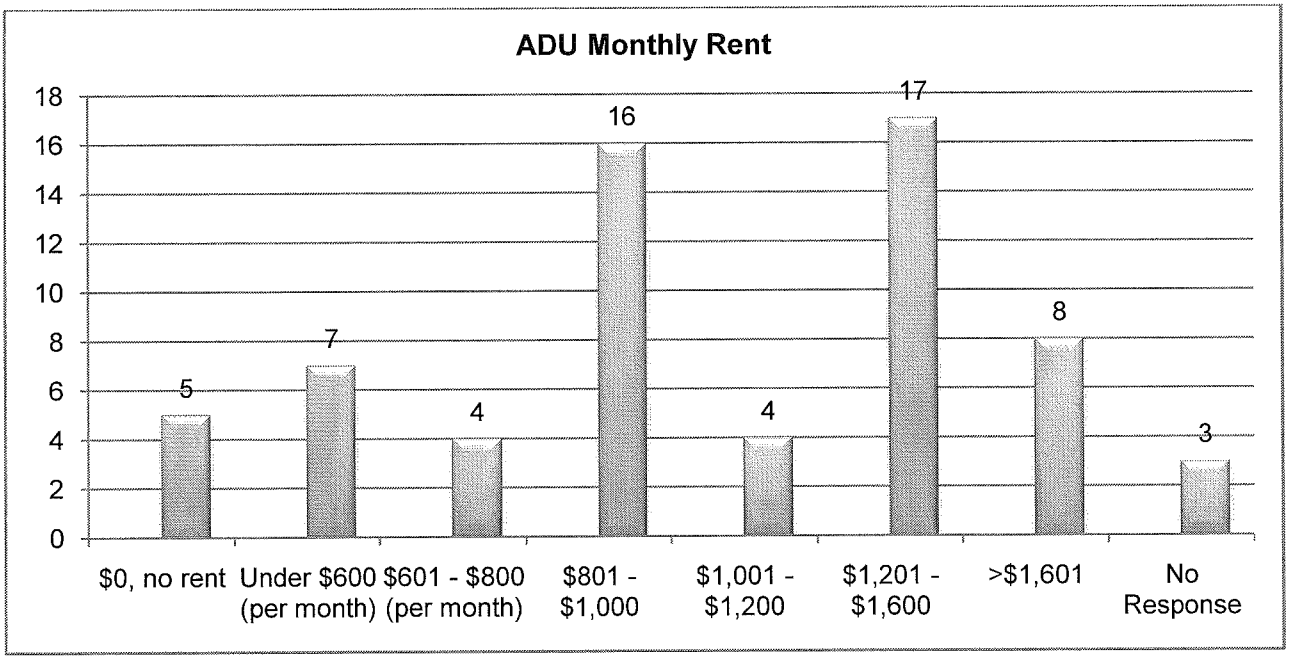


Question 28. What is the monthly rent of your unit (if unit is not currently occupied, estimate what you would charge if/when rented)?

According to the State of California Department of Housing and Community Development 2010 State Income Limits, a one-person household in the "Lower Income" category can spend a maximum of $1,505 on his/her monthly housing costs[2]. Similarly, a two-person household in the "Lower Income" category can spend a maximum of $1,720 their monthly housing costs.

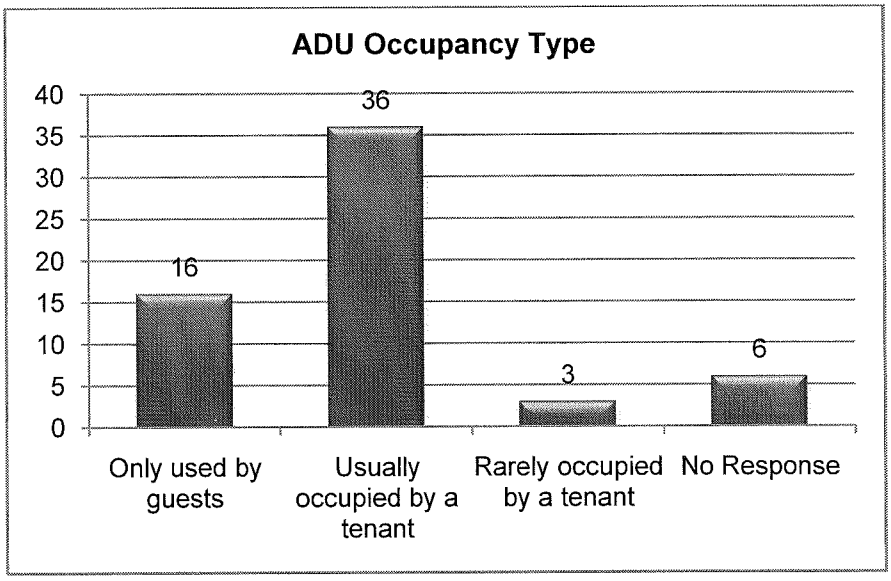
Fifty-six of the respondents to the ADU questionnaire reported that they charge (or would charge) $1,200 or less for their ADU. Assuming that utilities would not exceed $300/month, all of these units would therefore be considered housing affordable to individuals in the "Lower Income" category, as defined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

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



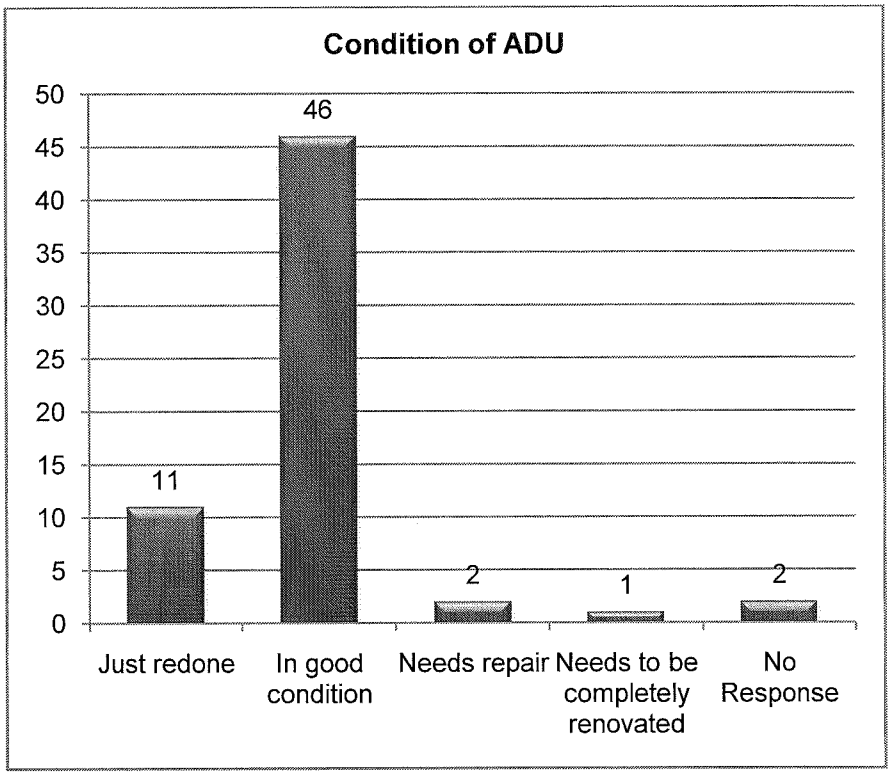
Question 29. How often is the unit occupied?

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



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

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



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Appendix A
Survey Instrument

City of Sausalito Accessory Dwelling Unit Questionnaire

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

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

What is an Accessory Dwelling Unit?

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

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

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

1) What type of building(s) do you have on your property? (For combinations, check each applicable box)
- ☐ Single Family Home
- ☐Duplex
- ☐Triplex
- ☐Apartment (#of units: _____)

2) Which building do you own?
- ☐ Single Family Home
- ☐Duplex
- ☐Triplex
- ☐Apartment

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

Number of spaces: _____

SECTION B – Questions 4-12 to be completed by owners of single family homes, duplex, triplex and apartments with NO accessory dwelling unit (based on the definition above) on their property. If you have an accessory dwelling unit please skip to Section C, below.

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

5) If you were to create an accessory dwelling unit, how much rent do you think that you would charge?
- ☐$0, no rent
- ☐Under $600/month
- ☐$601-$800/month
- ☐$801-$1,000/month
- ☐$1,001-$1,200/month
- ☐$1,201-$1,600/month
- ☐$1,601/month or more
- ☐Don't know
- ☐Not applicable

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

7) Do you have an existing structure on your property (e.g. greenhouse, office studio) that could be converted into an accessory unit?
- ☐ Yes
- ☐ No
- ☐ Don't know

8) Have you thought about creating an accessory unit or incorporating one into your house?
- ☐ Yes
- ☐ No **(skip to #10)**

9) **If yes to #8**, why?
- ☐ Extra income
- ☐ Place for relative to live
- ☐ Other:_____

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

11) If an accessory unit were created, could you accommodate ADDITIONAL off-street parking for that unit on your property?
- ☐ Yes. Number of spaces beyond the number you currently have_____
- ☐ No

12) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about?
- ☐Amnesty (legalization of illegal units if certain criteria are met)
- ☐ Allowing increased floor area on existing lot
- ☐ Discounted building permits to bring unit up to code
- ☐Other (please use the space in the comments section **on the back** to provide any other suggestions you may have)

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

13) If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?
- ☐ Yes
- ☐ No
- ☐ I'm not sure
- ☐ Does not apply

(SECTION C, Continued)

14) Was the accessory unit added with building permits?
- ☐Yes
- ☐No

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

16) The unit is:
- ☐Attached to my house or multi-family building
- ☐Detached from my house or multi-family building (if Detached, **skip to #18**)

17) If **yes to #16**, is there internal access from your primary unit to the accessory unit?
- ☐Yes
- ☐No

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

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

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

21) Is the unit currently occupied?
- ☐Yes
- ☐No **(skip to #25)**

22) If you answered **yes to #21**, who is the unit occupied by?
- ☐Tenants
- ☐Relatives
- ☐Guests
- ☐Other: _____

23) If you answered **yes to #22**, how many people currently occupy the unit?
- ☐One
- ☐Two
- ☐More than two

COMMENT

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

25) What is the monthly rent of your unit (if unit is not currently occupied, estimate what you would charge if/when rented)?
- ☐$0, no rent charged
- ☐$1-$600/month
- ☐$601-$800/month
- ☐$801-$1,000/month
- ☐$1,001-$1,200/month
- ☐$1,201-$1,600/month
- ☐Over $1,600/month

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

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

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

29) What is the number of cars owned by the unit occupant?
- ☐0
- ☐1
- ☐2 or more

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

SECTION ON BACK

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

---fold here---

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

---fold here---

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

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

Please tape closed

Appendix B
Cover Letter

ITEM NO. 66 PAGE 29

City of Sausalito Housing Element Committee

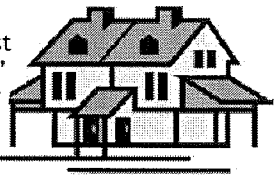


Something we've always wanted to know...
...but were too shy to ask...

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

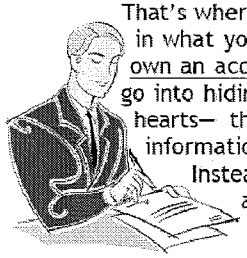
More specifically, how many unidentified units are alive and well and providing much needed affordable housing in our two-family and multi-family residential neighborhoods and how many of you would like to add an accessory unit to your home?

Here's why we're asking –



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

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



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

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

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

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

ITEM NO 6b PAGE 30

Appendix C
Survey Results

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

*Five surveys were returned with no responses

Section A – To be completed by all property owners

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

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

2) Which building do you own?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Extra income	Place for relative to live	Other	NR
R3	6	3	2	61
R2	27	11	5	169
PR	0	0	1	22
Total	**33**	**14**	**8**	**252**

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

	Yes	No	Don't know	NR
R3	14	54	6	1
R2	72	116	25	10
PR	0	20	0	3
Total	**86**	**190**	**31**	**14**

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

	Yes	No	NR
R3	7	66	2
R2	40	169	14
PR	0	18	5
Total	**47**	**253**	**21**

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

	Amnesty	Increased FAR	Discounted Bldg permits	Other	NR
R3	35	14	24	4	28

R2	91	62	70	8	75
PR	12	3	9	0	10
Total	**138**	**79**	**103**	**12**	**113**

Section C – To be completed by owners with an existing accessory dwelling unit on their property

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

	Yes	No	I'm not sure	Does not apply	NR
R3	4	0	6	4	6
R2	15	2	6	10	11
PR	0	0	0	0	0
Total	**19**	**2**	**12**	**14**	**17**

14) Was the accessory unit added with building permits?

	Yes	No	NR
R3	12	4	4
R2	22	12	9
PR	0	0	0
Total	**34**	**16**	**13**

15) Approximate size of the accessory unit?

	Under 600 sq. ft.	600 - 1,000 sq. ft.	Over 1,000 sq. ft.	NR
R3	12	6	1	1
R2	21	17	2	4
PR	0	0	0	0
Total	**33**	**23**	**3**	**5**

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

	Attached	Detached	NR
R3	11	8	1
R2	36	6	2
PR	0	0	0
Total	**47**	**14**	**3**

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

	Yes	No	NR
R3	2	14	4

R2	16	23	5
PR	0	0	0
Total	**18**	**37**	**9**

18) The unit is:

	Studio	One bedroom	Two or more bedroom	NR
R3	10	5	3	2
R2	18	16	5	3
PR	0	0	0	0
Total	**28**	**21**	**8**	**5**

19) When was your accessory unit added?

	Prior to or on 2/7/84	After 2/7/84	NR
R3	15	3	2
R2	32	7	4
PR	0	0	0
Total	**47**	**10**	**6**

20) Does the unit have its own outside entry?

	Yes	No	NR
R3	19	0	1
R2	41	1	2
PR	0	0	0
Total	**60**	**1**	**3**

21) Is the unit currently occupied?

	Yes	No	NR
R3	15	3	2
R2	27	14	3
PR	0	0	0
Total	**42**	**17**	**5**

22) Who is the unit occupied by?

	Tenants	Relatives	Guests	Other	NR
R3	12	2	0	2	4
R2	25	3	1	1	13
PR	0	0	0	0	0
Total	**37**	**5**	**1**	**3**	**17**

23) How many people currently occupy the unit?

	One	Two	More than two	NR
R3	16	0	0	4
R2	20	8	0	15
PR	0	0	0	0
Total	**36**	**8**	**0**	**19**

24) What is the approximate age of the current unit occupants?

	18 - 30 years old	31 - 45 years old	46 - 60 years old	Over 60 years old	NR
R3	1	8	4	1	6
R2	5	14	8	5	11
PR	0	0	0	0	0
Total	**6**	**22**	**12**	**6**	**17**

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

	Car	Bus	Ferry	Motorcycle	Bike	Walking	NR
R3	12	1	0	0	0	1	5
R2	23	1	0	0	0	1	13
PR	0	0	0	0	0	0	0
Total	**35**	**2**	**0**	**0**	**0**	**2**	**18**

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

	Zero	One	Two or more	NR
R3	1	12	1	6
R2	3	23	5	12
PR	0	0	0	0
Total	**4**	**35**	**6**	**18**

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

	On-street	On my property	Elsewhere	NR
R3	12	5	0	1
R2	22	18	0	1
PR	0	0	0	0
Total	**34**	**23**	**0**	**2**

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

	$0, no rent (per month)	Under $600 (per month)	$601 - $800 (per month)	$801 - $1,000 (per month)	$1,001 - $1,200 (per month)	$1,201 - $1,600 (per month)	>$1,601 (per month)	NR
R3	2	4	1	3	1	5	3	1
R2	3	3	3	13	3	12	5	2
PR	0	0	0	0	0	0	0	0
Total	**5**	**7**	**4**	**16**	**4**	**17**	**8**	**3**

29) How often is the unit occupied?

	Only used by guests	Usually occupied by a tenant	Rarely occupied by a tenant	NR
R3	5	11	1	3
R2	11	25	2	3
PR	0	0	0	0
Total	**16**	**36**	**3**	**6**

30) What is the overall condition of your unit?

	Just redone	In good condition	Needs repair	Needs to be completely renovated	NR
R3	2	16	0	0	2
R2	9	30	2	1	0
PR	0	0	0	0	0
Total	**11**	**46**	**2**	**1**	**2**

Survey Comments

	Comments (directly transcribed)
1	#12) Never thought about it - don't care because I'll not be in that situation. However, I don't like amnesty in general because - taxes, etc. - Just rewards bad behavior.

2	(#9 - place for caregiver to live in the future as I age.) I think existing accessory units should be legalized. I think the concept of accessory dwelling units is an important one to meet housing needs, provide diversity, and provide added income and security particularly for older residents. But an assessment of parking availability is critical before determining whether an area is suitable for accessory units. Old town, for example, is already very dense, already has large number of such units (many probably undocumented) and has severely limited parking. In such an area, existing units should be made legal but new units would be undesirable because of the pressure on parking.
3	1) Accessory units should be permitted. 2) No parking requirements. Form we own condo - not able to fill our form A.
4	1) Allow increased use of existing space (floor coverage). 2) Encourage creation of off street parking by easing cost and complexity of encroachment permits/agreements.
5	1) Don't be punitive. 2) Increase parking meter maids.
6	1) I vote for an accessory dwelling units. 2) Any area that neighbors would approve. 3) It depends on available street parking. 4) Bend the rules.
7	1) Old Town 2) Where additional street parking would be impacted 3) Off-street parking with city incentive in allowing sidewalk removal and cost. Permit incentives.
8	1) The city should offer amnesty to determine the number of existing accessory units. Only after the city has determined the total number of accessory units will it be in a position to make a fully informed decision regarding the incentives necessary to create additional units. 2) Additional accessory units should not add to congestion or undermine property values during an economic period of distress on the housing market. 3) Additional parking should be a condition for the construction of new accessory housing.
9	1) They are needed for many in our community. 2) Zero - Due to ease of transit access (Bus and ferry). 3) Access to transit (Bus & ferry).
10	1) We are surrounded by renters. 2) Contributes to a transient state. #12 There are already too many units (Valley/third/fourth) in our small neighborhood which adds to quality of life issues: noise, parking congestion, absentee landlord neglect. Note: most renters do not care about contributing to the peace and cleanliness of our community.
11	1) Whatever the ordinance allows is fine. 2) No special privileges or constraints are appropriate. 3) No special privileges or constraints are appropriate. 4) Whatever the ordinance requires is fair. One stall per bedroom should be the general requirements for all dwelling units! 5) None - enforce the ordinance as it is for a change!!

12	About my dwelling on [address hidden for confidentiality]: I am next door to two condos and also an apartment house on the other side. The apartment which is on the lower floor of my house had been rented by other owners since before my time. I was told multiple dwellings on this side of [address hidden for confidentiality] are legal.
13	Accessory dwelling units (ADU) should be permitted to the extent that off-street parking is provided - even if that parking is tandem. The extent to which property owners acknowledge for the record the existence of an ADU will entirely be a function of whether there will be negative consequences - either financial or regulatory.
14	Accessory dwelling units at [address hidden for confidentiality] in Sausalito should be prohibited.
15	Accessory dwelling units reduce property value throughout and should be prohibited in all of Sausalito.
16	Accessory dwelling units should be allowed subject to occupancy (x number of occupants per x hundred sq. ft.) restrictions and at a minimum, subject to fire and safety codes (not necessarily building codes).
17	Accessory dwelling units should be provided with off-street parking.
18	Accessory dwellings in Sausalito are a fantastic and much needed housing type needed by the city. It benefits all - allows highest efficiency/density on lots, provides more housing units and rental income, increases property use and value. Please proceed with this much needed and valuable housing. Personally, we could easily add a full kitchen to our existing accessory unit to make a wonderful low-income rental. The only thing preventing us is that currently it would not be a "legal" unit and we aren't willing to do an "illegal". We would gladly pay fees and make it legal.
19	Accessory dwellings should be allowed to include more people to live in Sausalito. This would increase our tax base. Such housing should be encouraged where there is adequate parking space. Granting amnesty is a good idea but owners that are receiving rental income should also pay appropriate property tax.
20	Accessory dwellings should be encouraged to provide housing for lower income people and additional income for owners. Parking - on street ok.
21	Accessory units should be prohibited due to limited parking. Disclosure would be difficult at best. It is a shame that teachers should have to live in sub-housing.
22	Address both existing designated parking spaces with creation of some additional ones. Great idea. Be like area C with restrictive residential parking enforcement after 6 p.m. Tie into requirements for creation of off road parallel parking. Where appropriate, amnesty is a great idea. So are ideas for easing permitting process.

23	After consulting with a const. engr. [sic] I was made aware of the fact that an additional unit could be constructed at the rear of my property...by extending the lower floor under the existing upper floor balcony. This property would remain a single family residence with a mother-in-law rental unit – If it would effect the zoning or the prop #13 status then the answer would be "no!"
24	Allowed increased coverage for parking on unused city property alongside paved street. Simplify and reduce outrageous encroachment fees.
25	Although we do not have a unit and could not realistically create, we believe they are beneficial to the community. It is admirable that the city is exploring this possibility. A big deterrent to cooperation by property owners is lack of trust and oppressive actions by local government in connection building permits, planning dept action and zoning. In these areas do not respect nor trust local authorities. The negative relationship could improve - It might take two generations.
26	Anywhere near downtown it seems crowded enough already
27	Apt [sic] with business license annually declared and received paid.
28	As mentioned, other Marin jurisdictions allow this. We are behind the times! Allow these units with one additional parking space.
29	City should allow partial kitchen and street parking so that part of house could be converted to separate unit.
30	Crack down on non conforming/non permited [sic] units if not disclosed to city in amnesty program. Offer a "now or never" opportunity for existing owners with ADU's to come forward. Challenge Sac. Quotas - Don't lay back and just take the hell they give you.
31	Currently operating 6 units of very low income senior apartments under HUD contract. [address hidden for confidentiality]
32	Currently, we are not renting out the studio. We can not provide off street parking. If we could get a waiver on off street parking, then we might rent it.
33	Do not approve of accessory dwellings. Parking is too difficult!
34	Do not make "business permit" requirements of rents will go up.
35	Don't crowd us out! If driving, parking and tourism gets to tight you will kill the beauty of the city! Property prices will fall and so will taxes!!
36	Don't understand why they should be restricted. There are no parking or traffic problems where we live. Would love to have the ability to add another unit in our lower floor of the main house.
37	Each accessory dwelling unit must have off street parking.
38	Existing undocumented units are a neighborhood problem due to parking. The city should not allow them without at least one off street parking spot. Even if it does solve a regulatory problem from Sacramento.
39	First of all I think this is a great 1st step in getting a better idea of the additional non-recognized units that exist in Sausalito. A great opportunity to make them legal and bring those units up to code. -Great Job.

40	[Address hidden for confidentiality]. We own a single family home next to a 2-unit apartment building. We're parked in like sardines as it is. If their 3rd unit, now illegal, were to be approved I would be very unhappy to have yet another 1 - 2 cars, 1-2 people and who know how many pets within ear shot!
41	Grandfathered unit in when I bought the house more than 25 years ago.
42	Have 2 legal rentals with primary residence
43	I am against accessory dwelling units. There will not be enough parking places. There is not enough room on the streets for traffic! Leave enough room for tourists and shopping traffic!
44	I am not in favor of legalizing existing units or creating new units unless there is additional designated parking for that each unit
45	I am ok with more 2nd units.
46	I am totally against the state mandated "housing mix". It's an affront to personal liberty and the country's constitution and right to personal property. I will oppose it any legal way I can. Sausalito a "kinder gentler place"? Karl Marx loves it.
47	I am vehemently opposed to adding more dwelling units. Sausalito is already overly crowded with many residents having little space and privacy from their neighbors. Parking is commonly problematic. Moreover, Sausalito already does provide a diversity of housing. I personally know many residents who are of lower income (myself included). A past issue of the San Francisco Magazine featured an article on how rentals in Sausalito are a bargain compared with many other Bay Areas such as S.F. The State would do far better to pick on other much less diverse communities such as Belvedere and Tiburon.
48	I do not have an accessory unit now, but would very much like to add one. I don't think there should be different requirements for existing units as opposed to future units. If these units are grandfathered in and become legal that would increase the value of the owner's property. Therefore anyone wishing to add an additional unit should be allowed to without onerous process now required to do anything with property in Sausalito. Where some will benefit all should benefit. I am sure there will be legal challenges to any lessening of requirements be they code, planning or environmental on existing units from those of us who have been made to comply to the strictest interpretation of the codes.
49	I do think additional affordable housing i.e. rental units is a good idea. As for moving forward, the city process is a daunting, experience and could create numerous accessory issues, such as dense infill on neighboring properties with no recourse. There seems to be very little attention paid to buildings that almost completely cover the lot, is not compatible in style. It also forces more street parking, loss of light and privacy.
50	I don't know anything about where to have or not to have accessory dwellings. There should be off street parking for any additional housing. Amnesty for the disclosure of existing accessory units.
51	I encourage accessory units on lots with single family houses. If a duplex or triplex lot is large enough to accommodate an accessory dwelling unit, that's ok, too.

52	I favor the concept of [indecipherable]. To increase the density of buildings in Sausalito [indecipherable] - as it is surrounded by open space makes it so desirable. There is ample "suburbia" in other counties within reasonable commuting distance to our town.
53	I have a single family home with an accessory dwelling on a lower level, plus a free standing 2-car garage with a legal unit above. I have parking available in the garage (2 car) plus 2 space in driveway, which blocks the ingress/egress to the garage, so I'm assuming I only have 2 legal parking spaces off-street.
54	I have a studio on lower level - It was built with permits.
55	I have zero lot line against the house in back and a driveway in front. 2 small patios. No space for anything like this.
56	I own 1 units [address hidden for confidentiality] which I rent out.
57	I own a duplex and do not plan on other units. I'm sure there are many in Sausalito, but am [indecipherable] Probably better without any more.
58	I own a townhome in a 4-plex. I own only one of the 4 units.
59	I rent a bedroom/bath suite in my home. It's legal as far as I know. It's very expensive or impossible to add off-street parking. And, in my case, it would be an eyesore on the hill (I live on the downslope). That's a pretty universal problem in Sausalito - having enough parking to accomodate any extra units without ruining the character of the town that attracted us all in the first place...
60	I strongly support legalizing in-law units up to a limit in each neighborhood to avoid parking problems. I would add an ADU if I could. I encourage city to declare an amnesty. Many of my neighbors have illegal units and want to legalize them. I also think city need to relax restrictions on upgrades that penalize homeowners who improve their property. Some of my neighbors need to upgrade but don't want to be hassled by the city. Our inspections are notoriously unreasonable.
61	I think accessory dwelling units should be encouraged where there is parking to accommodate them (either on or off street) -In general they provide lower cost housing in a town that does not have many 'low-end' rentals - to encourage disclosure, make them legal.
62	I think accessory dwelling units would be very helpful to both senior citizens wishing to maintain some independence as well as the younger generation wishing to assist adults [indecipherable] for parents. However I do not think it wise to permit large "care facilities" marring the village concept and character of Sausalito.
63	I think it's a good idea because many people want to live here and cannot afford it. I think parking place should be required at a maximum. In some areas no parking place should be required. If the city gave its word that it would not disqualify accessory dwelling units but would legalize them unless they are unsafe owners might be willing to disclose them.

64	I think these types of units create unsanitary situations that can make the occupants ill. I have heard of lyme disease, mould issues leading to unsanitary problems and more. But for those that are up to code I think its great. P.S. unless they have parking - forget it!
65	I think these units are an asset.
66	I think we need all the low-medium priced rentals we can create. I think the major issue is parking. Perhaps there is some way the city could create pockets of reserved parking spaces "for residents" only which would help those residents that struggle for parking places. Kind of pocket parking like pocket parks.
67	I think where feasible it's an excellent net benefit for the city.
68	I would recommend 1 vehicle per accessory dwelling be authorized for street parking
69	Ideally, accessory dwelling units (unless more than 1 bedroom, perhaps or a maximum square footage) should be required to be low-cost housing. Accessory units should not be permitted under zoning exemptions if they create very high density of development and create a sense of "crowding" or invasion of privacy in a block/neighborhood. And there's always the issue of "view" preservation.
70	If the city allows increased floor area for people who broke the law, they should also allow it for those who did not break the law. I would love to increase my floor area - should I do it illegally and then hope for amnesty?
71	I'm favor of more affordable housing in Sausalito. Parts of the northern waterfront (Marinship) ought to be opened up for well-negotiated and closely monitored live-work housing. The parking requirement (strictly enforced) should be one on-site space per unit. The city could offer incentives for people to come forward about their previously hidden units by making the process as non-punitive and as uncomplicated as possible.
72	In general, the majority of homes in Sausalito are "up-scale", which not only adds to the aesthetic appeal of the city, but bolsters the value of property. While "making a good faith effort to maintain a housing mix" and condone accessory dwelling units is commendable in metropolitan area, I don't think it should be encouraged in Sausalito. In my vernacular, affordable housing is firmly entrenched and even mandated in cities like Richmond, Oakland - and, of course, San Francisco. I do not think it is appropriate for a city with such charisma as Sausalito.
73	Increase allowable sq ft for every parking spot added.
74	Increasing accessory dwelling units would tend to increase diversity that is so appealing in exciting, urban neighborhoods throughout the world. However, there is always the danger that it might attract criminals and others who tend to degrade the quality of life. On the whole I think it would enhance the environment of the already exciting Sausalito.
75	It is about time.
76	It seems that we need additional low-mid range rental units so some type of easing of current restrictions would be [indecipherable].

77	Legalized only if off-street parking can be provided!! Parking is one of the major issues in Sausalito. Received 3 questionnaires - one would have been sufficient! Think about the savings in postage $1.76!! If you really want a count of legal units a block by block survey will give you numbers. You do not need to hire a consultant! Sausalito has plenty of volunteers that will happily help the city out!
78	Let's first assess existing accessory dwelling units by offering a discounted program to get building permits as necessary. Then continue to offer a discounted program for people who went to add space but only if the property can easily accommodate parking space.
79	Lower taxes, lower fees, issue exemptions. In dense areas, adding living space might be unreasonable. Our unit is in the north end of town, inviting more possibilities. How much rent per month would you consider low cost? We estimate that if an addition were to cost $100,000, charging $600 per month might pay off such a loan in fifteen years; that would be reasonable. We have often discussed and would consider adding a smaller low-income unit to our duplex. There is an area under our duplex now housing storage. This area could be developed - built - with a small, no view, lower cost apartment. A garden patio could be accommodated. We could undertake such a project only if it could be paid off in a reasonable time. We have no excess funds to underwrite this building extension if the rent incurred wouldn't cover it. Our duplex is our only retirement income aside from Social Security. Acknowledging the economic situation of those now living in our duplex, we certainly would not raise their rent to underwrite this kind of investment. To that end, the following considerations would be necessary: 1) Short term low cost construction loans would be available. 2) Reduced fees for permits, sewer hook-ups etc would be a fair exchange for owners taking upon themselves a responsibility the town most likely should have been doing for the last several years. 3) A tax break on the consequently increased value of the property, acknowledging the contribution to the community, must be granted. For this, you would, no doubt, need cooperation of the County. 4) Variances in off-street parking regulations need to be considered such as relocation of mailboxes, which may be in areas where an extra car (and only one) could be located.
80	Major concern with additional density is parking that is already at a premium.
81	Make permit process-fees inspections more friendly i.e. that Sausalito likes people in their community and wants to help!! This process of accessory units is of no [indecipherable] to me - I haven't the space nor the time or $ to go through your process! Sorry-
82	Maximize individual flexibility and freedom - Its ridiculous to need a permit to replace a window.
83	Mill Valley licenses rentals. The license fee is reasonable, about $30/year. If Sausalito had a similar program I'm sure many would subscribe. Folks just don't want to lose their small incomes to taxes.

84	My "illegal" unit was built during the WWII. Since buying the property in 1981 - I've totally upgraded the electric to meet code requirements and added a fire escape as there is only one [indecipherable] door. The property is in pristine condition and never unrented. Current rent is $1250 including utilities. My own concern with "illegal" units is SAFETY.
85	My accessory dwelling would not impact neighborhood if it were a) legal and b) inhabited. It's built very nicely and just needs some final touches. Thank you.
86	My understanding is the code currently requires 2 spaces for additional units. One should be sufficient as these are typically only big enough for one person. Units should be allowed for all the persons stated in paragraph #1. Housing elderly parents, provide additional sources of income for HO, provide lower cost housing for single, young couples, seniors. We have an aging baby boomer generation as well as a growing number of college grads unable to enter a highly paid position.
87	No interest. Thank you.
88	No parking requirements. Get rid of churches or require permits for parking when church in residential neighborhoods.
89	No space for unit/sep apt., but would definitely create one if legal and could.
90	No specific parking requirements. Special incentives - no business license should be required.
91	Not applicable
92	Off street parking and code violations are the big problem.
93	Off street parking is necessary. Many streets are overly congested with on-street parking not allowing easy access for residents and commercial vehicles.
94	On larger parcels with existing space where a 2nd unit can be created, there should be 'easy track' process to implement studio space or 'granny units.' Existing units that meet set backs and basic parking should be 'legal'.
95	One 2 - 2.5 lot with the lower level built to code/zoning on a 2nd unit (2010 construction). As long as there is sufficient off-street parking for an accessory dwelling unit, I have no problem with them. The city would likely need to change the zoning and /or allow for [indecipherable] as to the unit limits in the zoning in order for people to be willing to disclose the units. The current ordinance that considers a room a separate unit if it has a sink and an exterior door is archaic, outdated, overbroad and useless. This should be updated for more realistic standards because the code compliance for an additional unit is expensive.
96	One space per unit.
97	Our duplex is too small to have any accessory dwelling.
98	Our property is a small duplex -- 2, 1 BR units and 2 1 (sic) car parking spaces. Major problem in our area is parking. Not much can be done about it.
99	Our unit dates to 1940's at least. It was probably built to accommodate folks building ships in WWII.

100	Parking allowed on street if reasonably available within 1.5 blocks. Incentive for small vehicles. Encourage more lower cost units within 10-15 minute walk to public transport.
101	Parking for one vehicle per unit (maximum)
102	Parking is a problem. Need more off street parking for these units.
103	Parking is already an issue on [address hidden for confidentiality]! No one seems to have off-street parking.
104	Parking is not a problem in my neighborhood. I've lived here for 10 yrs. I realize it may be worse in other neighborhoods, but how bad can it be [indecipherable] Compared to the city. Frankly I'm sick of whiners that complain about on street parking. If you want to always be guaranteed parking in front of your house, build or buy a house with a garage. Otherwise people don't have the right to claim parking spots on public streets. Period!
105	Parking issue is huge - especially when SFR w/accessory unit are together on narrow often 1 way residential streets. Many renters take mass transit (bus) or ferries and leave personal car on street - units should be safe and permitted without hassle from neighbors or authorities - especially in this housing period (economy). This format is a good idea - am wondering if "amnesty" period with a safety inspection required would be acceptable at this time with rental housing more scarce.
106	Parking already a huge issue. Don't increase problem by allowing more units!
107	Parking permits for residents should again be free!
108	Parking requirement should be on the premises (off street). There are already too many cars parked on the street making it very difficult to navigate our narrow streets. I am totally opposed to higher density living in Sausalito. In our neighborhood there are already too many rental units. Those units are not well maintained - they bring down the value of surrounding homes and leave the area looking bad. If you are trying to get more low income housing buy foreclosures and convert them to low-income housing.
109	Parking requirements should be off street. Amnesty and no increase in taxes for those units that the city is not aware. have a house with an apartment on [address hidden for confidentiality], the only unpaved street in Sausalito. My father was required to pave half of the street in front of our units. I noticed the city has repaved [address hidden for confidentiality], but did not depave the portion that my father was required to put down. I feel that is unfair and unjust. [Address hidden for confidentiality] except for the part my father paid for is all gravel and ruts that are muddy and terrible in the winter. If the city wants to be such a kinder and gentler place consider all of its streets and keep up what is required by builders that have put lots of money into accessory dwellings.
110	Parking will be an issue/challenge to figure out - maybe only those units with parking incentives offered due to off street at resident [indecipherable] All areas should be treated equally. No special zones should be created based upon location with city. My lot cannot accommodate add'l [sic] building(s) but all for this plan if done well and lots don't become fully loaded with property.

111	Please do continue to require on property parking for new or newly legalized units. Two way streets are reduced to one lane with all the cars parking on the street.
112	Reduce outrageous fees for encroachment permits/agreements
113	Sausalito is primarily a hillside community. Frequently there is substantial unused space beneath the living area that can be used for a small apartment. There are a very large number of these buildings that are used in this manner but are not constructed to any code and therefore can be very hazardous. On many (most) of the streets the city owns substantially more land than that covered by the paved or traveled way. The city planning staff goes out of its way to ensure none of this extra area is covered for parking etc. Thus creating and facilitating very dangerous driving conditions. This policy needs to change. And while the unit I am reporting on has ample (6 spaces) off street parking many others do not and yet they may have illegal units that need parking.
114	Sausalito needs more affordable housing. Parking is not an issue in our location. And bikes and walking frequently take place of vehicles. The city should encourage rather than discourage these units/duplexes to provide more diversity and spaces for artists and self-employed individuals.
115	Sausalito parking requirements makes it illegal to rent out my small guestroom. A student or a low income elderly, who can't afford a car -therefore don't need parking - could be a potential tenant!
116	Since parking is critical and scarce in Sausalito I think accessory dwelling units need to provide parking spaces for tenants.
117	So many bldgs [sic] are oversized and grandfathered. The city has made it almost impossible to get variances for even modest additions to such properties, let alone encourage creation of additional ("in-law"). Until the city is willing to work with [indecipherable] time property owners to encourage improvements, in our opinion few property owners would be willing to go on record for mods [sic] made [indecipherable] permits - there must be so many.
118	Stop red tagging so strongly and allow owner to do own building. Sausalito is anti-growth and home improvements have been made so costly that they are not done. i.e. $100 permit to put in $500 water heater.
119	Thank you for doing this survey! I know from when we were looking to buy our house there were MANY single family houses w/ second units. I see them everywhere on my walks. Although we do not own a house w/ an accessory unit, I think they are an important part of our affordable housing stock and should be "legalized". We would support a one-time amnesty that would not require parking (its time we stop supporting growth in autos) but instead perhaps an in lieu fee that could be used for transit- based improvements. We support transit-based development standards. Also, make them pay prop tax on second units and ensure they are safe.
120	Thanks for doing this. Sorry for delay.
121	The biggest problem I see in developing accessory dwelling units is finding lots with 1) enough space to build a unit and 2) enough space for parking on the lot as well.

122	The city clearly needs more low-rent dwellings - For instance, it is the case that many city employees have to go to Novato or elsewhere to find affordable space. Accessory units would help at the low end, I think.
123	The City needs to be more "user-friendly" in regards to building permits. Most of us are terrified to even start a project. In years past, it has served like the "gestapo". Homeowners feel like they "rent" from the city and have no control over remodels or building. Things need to change.
124	The cost of real estate and high rents make Sausalito unaffordable for many younger people. Encouraging the creation and legalization of accessory dwellings in areas of low density where there is ample on street parking would allow for legal accommodation with rent in the $1,000- $1500 month range. Such an initiative would favorably change the mix of the residents of Sausalito. In my view a desirable change.
125	The fees are excessive to the point of discouraging any repairs (legal) or additions. The planning department fees are out of control and out of line!!!
126	The illegal units you are contemplating should not be allowed. The existing property owners in Sausalito have major parking problems. Allowing illegal units will make that problem worse.
127	The only thing I care about here is safety - making sure accessory dwellings are up to code - and revenue to the city. Of course, I also worry the city squanders much of its revenue. In short, not very strong opinions.
128	The problem is that bringing them up to code is very expensive and it may be hard for older property owners to pay the added expenses, so they might not want to be known!
129	There are many illegal units that are being rented out already that do not have parking. I would suggest parking permits should be required for street parking at night. The city could charge a fee and provide one permit per accessory dwelling. All units should be accessible from the primary unit. Also, all accessory dwelling units should comply with building codes.
130	There is a small room in basement plus a bathroom used by owners infrequently, but could be rented for maybe $350. If cars are small - 4 can be parked 2 (one behind other).
131	There needs to be off-street parking for any unit created. Our streets are too crowded and too narrow for increased parking.
132	This apartment declared with annual business license.
133	This does not apply to condo owner.
134	This is a great idea. We do not have space for a unit but I know that many people would. Off-hand sprinklers would be a big cost issue for people considering new units or legitimizing existing ones. Even without sprinklers, units that meet other codes would possibly be safer than what exists. Most of the town has ample parking so this shouldn't be a huge issue.

135	This unit was added, probably during WWII. It has been remodeled since then and is in excellent condition. The issue is always ceiling height and parking. Parking, however, is not a problem for this unit as there is adequate street parking. While I was installing a new kitchen cabinet I found postcards from WWII. In fact, I found many old items from the '40s and '50s and donated them to the women's club because I thought they might be able to divert them to the city for their use.
136	This unit was counted in census - I've been told that is true for many "in-law" units, tho [sic] not "legal" already counted for low income credit.
137	To generate tax on new dwelling units (accessory) in my case to give my mother who is almost incontinent and 88 years old a home which is accessible by wheel chair. And to waive all building permit fees including shower permits. And if the property already has accessory dwelling and no off street parking to grant them amnesty. The same thing that Ronald Regan did in transportation (amnesty) to keep the same tax structure and to provide incentives again to generate more tax for the city of Sausalito. I would like to say kind of a middle of the bridge meeting.
138	Too few parking spaces as it is. We need to focus on more viable public transportation options before creating more dwellings.
139	Unfortunately, Sausalito is notorious for making things very difficult and expensive for homeowners. When they approach City Hall, even with simple, common-sense proposals. Understandably, nobody wants to get involved with city hall. We appreciate this new attitude of openness [sic] and spirit of cooperation. Rather than the oppression of an excess of rules, regulations, committees, fees, forms permits etc. etc. If a home-owner has room on his/her property, the attitude of the city should be to encourage, to assist the citizen achieve what he/she wants to do. If it is reasonable, and provide a living space for those who need it, and some extra income for the owner, who may be retired on a fixed, small income and cannot stay in Sausalito w/out extra income.
140	We do not need more units in Sausalito - the city is very dense already. I strongly oppose any additional units and the accessory dwelling units should be discouraged.
141	We do not want accessory dwelling units in Sausalito.
142	We have a storage room that could be converted to an efficiency apartment. We would love to do that for our grandparents/parents to use. Amnesty, increased floor area and discounted building permits would be great!
143	We own a legal duplex that also has an illegal studio on the property. We have 3 parking spaces on our property. 3 yrs ago we were made by the city to get rid of our tenant who was renting the studio. Our tenant was upset because she was unable to find anything else affordable in Sausalito.
144	What will the city do about unsafe/illegal trams servicing accessory units? I know of at least one hillside tram that services an illegal unit. The state inspector said he would not ride in it himself because it is so old and beyond permits. Please post response on your website. Thank you.
145	Why tell you about it? Cannot put up a bird perch now without the B [sic] Inspector sniffing around. Besides, if it's legal, you'll tax it.

146	Wish I had the space and capacity to offer it. This is a great way to comply with diversity requirements.
147	With all the yacht harbors in Sausalito there are many boats that could be lived on but the BCDC doesn't allow "live aboards."
148	With the economy-We may consider converting an office into a studio apt.[sic]
149	Work with home owner to "streamline" the permit/planning/building process - the homeowner becomes a "partner" in the Sausalito housing element goals.
150	Yes, yes, yes. Sausalito is such an expensive place to live that all accessory dwelling units should be encouraged to meet code and be rented. We tried to create more off-street parking with enthusiastic participation of our neighbor. But, the planning dept would not allow the equal exchange of property necessary to create more offstreet parking, Our neighbor desperately wanted a bit of our back yard and we needed a 5' x 30' piece of theirs to create 2 parking spaces.
151	You are all ignoramist [sic] idiots. To all Sausalito city hall Get the job!! ASAP!!! PLUS lower your wages and benefits!!!
152	Your fawning letter was amusing, total kowtow for an apparent end of Federal Aid or something. C of S has a long history of being tough - why would anyone want to get a permit?

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