#### Lilly Schinsing

From:

Ray Withy [ray@twgadvisors.com]

Sent: To: Tuesday, May 10, 2011 8:04 AM

Cc:

Lilly Schinsing
Jeremy Graves

Subject:

RE: menu of options

Hi Lilly:

Below are my comments on certain pages of the "Menu of Options" document.

## Page 3:

This is the first page where you introduce the concept of differing levels of policy (Light, Medium, Heavy) and it may seem confusing to some as to why there is no difference between them. I understand that you wish to develop this policy level construct in order to populate the table at the end on page 13 but it might be more helpful on page 3 simply to show the data in one line and introduce your policy levels when it first become relevant in the document.

## Page 4:

I presume that you will not be proposing polices to differentiate among Light, Medium and Heavy. In which case, my comments for page 3 apply.

Note: I also suggest that when you do first introduce the construct of different policy levels (Light, Medium, Heavy) you explain what you are doing.

# Page 5: ADUs - Existing

I do not understand why we need an amnesty program at all. It creates an artificial hurdle and, quite frankly, "shoots us in the foot." Simply amend our zoning ordinance to permit ADUs and provide that any existing ADUs become automatically legal without the need to apply for anything. You have estimated, from the survey results, that we have 123 "illegal" ADUs — why not try to capture them all. If they are already there, then presumably they are occupied, the residents in them already park somewhere or take public transportation and so there would be no increase in parking needs. If the development standards have already been exceeded, let that be grandfathered in. Subsequently, if a permit is applied for to extend or modify any structure on the residence, then you can deal with substandard building standards etc, and if not already exceeded, only allow such extension to the extent of the building standards. Bottom line: If the structure is already there and people living in them — let's get credit for it.

## Page 7: Liveaboards - Existing

I have less knowledge at present about the liveaborad community and so there may be differences here from the other zoning districts. With that caveat, however, my comments regarding page 5 would, in the abstract, apply here as well. Why do we need an amnesty program?

#### Pages 9 and 10

It would be helpful for staff to suggest different strategies to differentiate among Light, Medium and Heavy for Task force discussion, rather than ask us to develop these *de novo*.

I hope that these comments are helpful.

Cheers

Ray

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