

Sheree Kansas

Subject: FW: New ADU Regulations Implementation
Attachments: image002.jpg

From: Robert Olivieri
Sent: Wednesday, November 06, 2019 10:25 AM
To: John McCann
Cc: Mary Salas; Mike Diaz; Jill Galvez
Subject: New ADU Regulations Implementation

Warning:
External
Email

Hi John, Bob Olivieri from Coldwell Banker West and PSAR here.

I was in attendance at the City Council meeting and unfortunately didn't get my name in to speak. Even though SB 13 ties the city's hands in a lot of ways, I think there are some regulations that the city should consider for ADU's that I believe are not addressed in the bill. Here are some issues that need to be addressed..

1) ADU 's should be restricted on use as short term rentals (Airbnb, VRBO, etc.).

The purpose of SB 13 is to promote housing affordability, not promote businesses on R1 zoned neighborhoods. This is a rising business and not just in coastal areas. I fear if there is not at least a Owner Occupancy "use" requirement (not building or establishing requirement) for use as short term rentals, we will be seeing ADU's designed and built for that purpose and we will be converting our neighborhoods into areas of "Mini Hotels" ESPECIALLY near back the new Bayfront Development.

2) What happens after 2025?

So I build an ADU as an investor in the next few years, now 2025 comes and the city decides, if statute allows, to revert back to the Owner Occupancy rules. Am I grandfathered in? If not, I will have to either move into my rental property or sell. This would not be fair to anyone. If an ADU is established or permitted with no Owner Occupancy requirement , then they should be grandfathered in if the ordinance should change back.

Thank you for your reading this. Please contact me if you would like to discuss further. I am presently an ADU owner and have worked with PSAR on this issue for awhile.

BOB OLIVIERI

MANAGER, COLDWELL BANKER WEST