

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez
Sent: Monday, September 30, 2019 3:40 PM
To: Kerry Bigelow <KBigelow@chulavistaca.gov>
Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Hi Kerry,

Can you attach Ms. Dillon's comments below to the record for item #7 and distribute them?

I don't know if my comments below hers should be attached or not. Thank you!

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest
276 Fourth Avenue | Chula Vista, CA | 91910
Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov



MTS RIDE-FREE DAY IS WEDNESDAY, OCTOBER 2nd ... Pass it on...

From: Terri Dillon [<mailto:>]
Sent: Monday, September 30, 2019 3:07 PM
To: Jill Galvez
Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
External
Email

Against it. Will contribute to additional congestion of traffic, parking, schools, utilities, trash, evictions, distraction of first responders and so forth. Even selling properties, effecting sellers ability to sell now having to respect tenant rights.

R1 zoning needs to stay R1. This is not a multiple dwelling code.

TERRI DILLON, Broker
TDillon@RealtyExecutivesDillon.com
Lic #01129216

On Sep 30, 2019, at 2:56 PM, Jill Galvez <jmgalvez@chulavistaca.gov> wrote:

Hello neighbor,

I'm writing to you because you had questions about ADUs in the past, or because you're a homeowner in our beautiful city.

Tomorrow night at 5pm (October 1st), the council will vote on removing owner-occupancy requirements for Accessory Dwelling Units (aka Granny Flats) and Junior Accessory Dwelling Units (aka Garage Conversions).

Do you have any thoughts on this topic?

I am concerned that there might be an unfair advantage to existing landlords which might lead to **over-speculation on traditional housing stock** in Chula Vista.

On the other hand, allowing non-owner occupied multifamily housing on existing parcels could provide additional low-income rental housing throughout Chula Vista, which is a problem for our entire region.

I do not know what other cities or what the state will be doing in this regard. I've heard that the state will be issuing new regulations mid-October.

Note: the council is not considering changing fee structures or providing pre-approved plans to make building ADUs easier at this time.

Please come to the meeting or email me with your thoughts/concerns.

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest
276 Fourth Avenue | Chula Vista, CA | 91910
Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov

<image001.jpg>

MTS RIDE-FREE DAY IS WEDNESDAY, OCTOBER 2nd ... Pass it on...

<Ordinance removing owner-occupied restrictions for ADUs.pdf>

<Staff Report - ADU - remove owner req.pdf>

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez
Sent: Tuesday, October 1, 2019 9:06 AM
To: Kerry Bigelow <KBigelow@chulavistaca.gov>
Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

For distribution, thank you!

Jill Galvez
Councilmember, District 2
City of Chula Vista
(619) 997-1016 cell

Begin forwarded message:

From: Lasha Allen < >
Date: September 30, 2019 at 9:56:42 PM PDT
To: Jill Galvez <jimgalvez@chulavistaca.gov>
Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Would this cause a rezoning...as in 2 on 1 leading to apartments? Where I am, absolutely for NO rezoning. Next door, they just built a granny flat... this house already has 4 cars, no garage as it's too small for today's cars (plus it's full of "stuff"). We already have too many renters with no concern about how the yards look, or noisy parties, or one house with 4 dogs (that are not cleaned up after they go on our yards). These flats turn into non grannys...out to make a buck like bnbs (spelling?)

How many on council have renters, granny flats, garage conversions, etc. next to them?

I'm flying out of town in a couple days, I won't be able to attend.

PS what are the owner-occupancy requirements?

Lasha Allen

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez

Sent: Tuesday, October 1, 2019 9:06 AM

To: Kerry Bigelow <KBigelow@chulavistaca.gov>

Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

For distribution, thank you!

Jill Galvez

Councilmember, District 2

City of Chula Vista

(619) 997-1016 cell

Begin forwarded message:

From: Bill Sears < >

Date: September 30, 2019 at 10:06:52 PM PDT

To: Jill Galvez <jimgalvez@chulavistaca.gov>

Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
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Email

I oppose garage conversions because it tends to create neighborhood parking Issues. I live on a court with seven homes. One home has someone living in their garage and that home has five vehicles. Another home has converted their home into a workout gym and they have six vehicles. They double park driveway and sticking out into the street. None will park their cars on the cross street (Nacion). When we have guests coming to visit there's no where for them to park. It's also a real battle on trash can eve.

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez

Sent: Tuesday, October 1, 2019 9:05 AM

To: Kerry Bigelow <KBigelow@chulavistaca.gov>

Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

For distribution, thank you.

Jill Galvez

Councilmember, District 2

City of Chula Vista

(619) 997-1016 cell

Begin forwarded message:

From: Michael Mace <>

Date: October 1, 2019 at 8:40:34 AM PDT

To: <jmgalvez@chulavistaca.gov>

Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
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Good morning Jill,

Much of the same as mentioned in my response to your other mailing on basically the same subject. Only with this additional option, of course there can be other results. Of course depending on the power of the \$\$ and interest in the area as an investment.

Most of the newer homes (built in the past 10 years) don't have sufficient property to do much of anything. I would never do it, but if it was zoned to allow it or by this new agenda item, I could easily build two apartments in my back yard and still have room for a garden. Not much of any in the East Lake area would do that unless Pacific Islander families as they have. The point being that this will be restricted to older areas on the most part. One area as an example where building has been done without permits (that is what I have been told) in the residential areas just north of Harborside Elementary School and all around that area. Next to where my daughter and son in law live which is less than 300 feet from that school is pretty ghetto. The streets are very narrow, already grossly overpopulated from the building and the streets packed with cars to beyond it's capacity. In my daughters back yard, there is an apartment, a two car garage, and room for a couple more apartments. The apartment is used like for storage. But the driveway can hold up to 4 cars or trucks.

The point is that outside investors could and would build and use them as multi rental locations for income and it would be a ghetto as is that area I reference. Not an area for people with a desire to move on up. There are certainly some positive aspects, but seems it is probably an answer to the need of low income housing. Or seems that way in the long run. I could go on and on with both the positive and negative, but for the most part it is negative for Chula Vista west of 805 as well as east to the end of Chula Vista. A bit ghetto....

Good luck in solving this issue, Michael

-----Original Message-----

From: Jill Galvez <jimgalvez@chulavistaca.gov>

To: 'Michael Mace' <>

Sent: Mon, Sep 30, 2019 4:14 pm

Subject: RE: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Thank you, Michael. This rule change would allow for multiple tenants, not related, with the owner of the property being an investor/corporation/out-of-state landlord.

Do you have any thoughts on that?

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest

276 Fourth Avenue | Chula Vista, CA | 91910

Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jimgalvez@chulavistaca.gov



MTS RIDE-FREE DAY IS WEDNESDAY, OCTOBER 2nd ... Pass it on...

From: Michael Mace []

Sent: Monday, September 30, 2019 4:10 PM

To: Jill Galvez

Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
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Email

Hi Jill,

Thanks for thinking of me. I agree that it could cause a huge problem and at the same time in some ways Alleviate some problems.

Pluses;

*Enable the building of a granny flat for family or other family members, even up to two stories for even both.

*Enable an owner to build for rental purposes to increase income in retirement...up to two stories too. For family members.

*Add substantial value to the property if and when the property is sold. Especially if property is large as in Bonita.

**Add to the city tax base so the city has a greater income from property tax, building permit fees and more.

**Add to the tax base for education and more from the increase in property value. For the city, county and more.

Negatives;

*Over population of people, pets, all requiring more police and city services.

*Parking, parking, parking. Overload of cars on the streets, wear and tear on the area streets , congestion and more.

*Trash, trash, trash. 25%-50% increase of trash, air pollution, and need for disposal. Costs greatly increase.

*Utilities; Greater use of water, electricity, gas, sewer.

*Greater crime; Possible holding areas for illegal immigrants, drug manufacturing, Storage of ???

*Public services; Increase by 25% to 50 to include possible greater increase in school age kids.

*If the property is built and is in some way connected to the original house, then the increase in permits and more will be far less because it will be considered an addition and not a separate building. Makes a huge difference in skirting fees... Codes are codes.

I see or for see headaches, headaches and more unless really controlled and monitored.....oh gosh, that would create a substantial need for city employees in all areas from code control, police, fire service and more.....OMG..

Hope I have come up with a bit more than you have already thought of. Sadly most is not good.

Be well and good luck... Michael

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez

Sent: Tuesday, October 1, 2019 9:04 AM

To: Kerry Bigelow <KBigelow@chulavistaca.gov>

Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

For distribution - thank you!

Jill Galvez

Councilmember, District 2

City of Chula Vista

(619) 997-1016 cell

Begin forwarded message:

From: Savannah Sturges <s>

Date: October 1, 2019 at 6:53:48 AM PDT

To: Jill Galvez <jmgalvez@chulavistaca.gov>

Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
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Email

I agree with you. I think we should maintain owner occupancy. I would not to live next door to a home with multiple rentals within and a landlord no where in sight!

On Mon, Sep 30, 2019 at 4:53 PM Jill Galvez <jmgalvez@chulavistaca.gov> wrote:

Hi Savannah,

Thank you for sharing your thoughts. My concern is that the vote on the ordinance is to change two sections of the municipal code to say:

19.58.022(c)(12) "The property owner(s) shall not be required to reside on the lot on which the accessory dwelling unit is located or constructed."

19.58.023(B)(2) "Owner-Occupancy is not required in the single family residence in which the junior accessory dwelling unit will be permitted."

There is no vote on fees.

I fear that the changes to our municipal code might squeeze out home ownership and cause homeowners like yourself frustrations.

What happens if the house next door to yours builds an ADU or more, rents out rooms, and is owned/managed by someone out of state? How does that impact public safety, preserve the right of our future generations to hope to own a home in our city to build wealth for themselves?

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest

276 Fourth Avenue | Chula Vista, CA | 91910

Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov



MTS RIDE-FREE DAY IS WEDNESDAY, OCTOBER 2nd ... Pass it on...

From: Savannah Sturges [mailto:]
Sent: Monday, September 30, 2019 4:47 PM
To: Jill Galvez
Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning:
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Email

Thanks Jill,

We feel owners should be able to establish an accessory dwelling. Particularly for the need for our generation to care for our elderly parents eventually. I know I would consider building a granny flat when the time comes to care for my parents. However, We feel this should be limited to one accessory dwelling (ex garage conversion or Granny flat). This would prohibit an owner from renting a back granny, a garage, a room in the house, etc which would cause overcrowding in neighborhoods. Thanks for asking our opinion.

--

Savannah Sturges

--

Savannah Sturges

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez
Sent: Tuesday, October 1, 2019 9:04 AM
To: Kerry Bigelow <KBigelow@chulavistaca.gov>
Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

For distribution - thank you!

Jill Galvez
Councilmember, District 2
City of Chula Vista
(619) 997-1016 cell

Begin forwarded message:

From: Jo Anne Springer <>
Date: September 30, 2019 at 11:06:50 PM PDT
To: Jill Galvez <jmgalvez@chulavistaca.gov>
Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Warning: External Email
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Jill,

I'm out of town and won't be returning til Wed. evening, so can't attend the council meeting. I share your concerns about granny flats. I have no problem with providing family members with residences close enough to allow for family care while maintaining independence. I'm opposed to them being used as real estate income. I think we have enough housing in this city, regardless of what the state or other council members want. We are pushing the limits of maintenance of infrastructure as it is, not to mention the strain on natural resources and traffic glut.

Jo Anne

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez
Sent: Monday, September 30, 2019 7:38 PM
To: Kerry Bigelow <KBigelow@chulavistaca.gov>
Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Hi Kerry,

Can you distribute this? Thank you!

Jill

Begin forwarded message:

From: Jerilyn Brown <>
Date: September 30, 2019 at 7:36:22 PM PDT
To: Jill Galvez <jmgalvez@chulavistaca.gov>
Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

**Warning:
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Email**

Hi Jill,
Thank you for all your hard work for our city!

My feelings are that if the property owner is not on the premises, two tenants in two structures could be irresponsible neighbors. Buyers could buy multiple properties here on the west side where our lots are often deeper and build granny flats, rent all properties and the renters don't feel any stake in the community or for the property. Our nice quiet single family neighborhoods will be no longer nice and quiet.

Thank you for considering my concerns and representing me at the council meeting. We are unable to attend because of a previous commitment.

David and Jerilyn Brown

Sent from my iPhone

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

From: Jill Galvez

Sent: Tuesday, October 1, 2019 3:27 PM

To: 'David Butler' <>; Kerry Bigelow <KBigelow@chulavistaca.gov>

Subject: RE: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Dear Mr. and Mrs. Butler,

Thank you for sharing your thoughts on this topic. I am copying the city clerk so that she may distribute your comments before the meeting. The council meeting begins at 5pm and this is item #7.

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest

276 Fourth Avenue | Chula Vista, CA | 91910

Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov



MTS RIDE-FREE DAY IS WEDNESDAY, OCTOBER 2nd ... Pass it on...

From: David Butler []

Sent: Tuesday, October 01, 2019 3:24 PM

To: Jill Galvez

Subject: Re: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

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Jill

Suellen and I are strongly against this. First it would largely impact west Chula Vista where the lots are typically larger. Why would we want our beautiful neighborhoods to become more dense? It is a backhanded way of changing a single family zoned neighborhood into a multi family neighborhood without changing zoning. Parking and traffic are already a problem in many neighborhoods. This would make it worse. Our quality of life would be negatively impacted. I am a landlord with 3 single family dwellings and could greatly benefit financially but the negatives far outweigh any financial benefit. This short term solution to a perceived housing problem would lead to long term negative impacts on west Chula Vista neighborhoods. Please oppose this measure.

David and Suellen

Sent from my iPhone

Sheree Kansas

Subject: FW: Item #7, 10/1/2019: Removing owner-occupancy requirements for ADU's

-----Original Message-----

From: Suellen Butler [mailto:]

Sent: Tuesday, October 01, 2019 4:01 PM

To: Mary Salas; John McCann; Mike Diaz; Steve C. Padilla; Jill Galvez

Subject: Item #7, 10/1/2019: Removing owner-occupancy requirements for ADU's

Warning: External Email

Dear Mayor Salas and Council-members,

My husband David and I are life long Chula Vista residents, we want to go on record as strongly opposing this agenda item. First it would largely impact west Chula Vista where the lots are typically larger. Why would we want our beautiful neighborhoods to become more dense? It is a backhanded way of changing single family zoned neighborhoods into a multi family neighborhoods without changing zoning. Parking and traffic are already a problem in many neighborhoods, this would only make it worse. Our quality of life would be negatively impacted. My husband and I own 3 single family rental properties on the west side of town and we would greatly benefit financially if this item were to pass, but we feel the negatives far outweigh any financial benefit. This is short term solution to a perceived housing problem which would lead to long term negative impacts on west Chula Vista neighborhoods. I feel this council needs to begin looking at the long term issues their legacy will leave for the future residents of Chula Vista.

I urge you to reflect on the beloved movie "It's a Wonderful Life", do you want to be remembered by future Chula Vistan's as a council full of Mr. Potter's who created the slums of Potters Field, or do you want to be a George Bailey who gave people pride in their town and roots for their children to grow. Please oppose this measure.

Thank you,

Suellen R. Butler

Sent from my iPhone

Sent from my iPad

Sheree Kansas

Subject: FW: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs
Attachments: image001.jpg

From: Jill Galvez
Sent: Tuesday, October 1, 2019 5:02 PM
To: Kerry Bigelow <KBigelow@chulavistaca.gov>
Subject: Fwd: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs

Please distribute - thank you!

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest
276 Fourth Avenue | Chula Vista, CA | 91910
Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov

Begin forwarded message:

From: <>
Date: October 1, 2019 at 4:58:17 PM PDT
To: 'Jill Galvez' <jmgalvez@chulavistaca.gov>
Subject: **RE: Important: Council agenda item #7, removing owner-occupied restrictions for ADUs**

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Hi Jill
I believe there is a real problem with removing the owner occupancy requirements. There are already many non-owner occupied properties in chula vista and many of those are not well taken care of. In general, renters just do not care about the neighborhood the way that owners do. I believe this will cause a flood of non-owner occupied building additions and effectively doubling the density of our current neighborhoods and create slums. Also, there is not enough street parking as it is. Every street is full of parked cars. Please, at least maintain the requirement for parking on the property.

Thanks
Tim Smith