

## LARA WEISIGER

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**From:** Patricia Lamborn <patricia.lamborn@aol.com>  
**Sent:** Tuesday, June 20, 2017 2:35 PM  
**To:** LARA WEISIGER  
**Cc:** ANDREW THOMAS; Trish Spencer; Frank Matarrese; Marilyn Ezzy Ashcraft; Malia Vella; Jim Oddie  
**Subject:** Item 6 D Accessory Dwelling Unit Ordinance

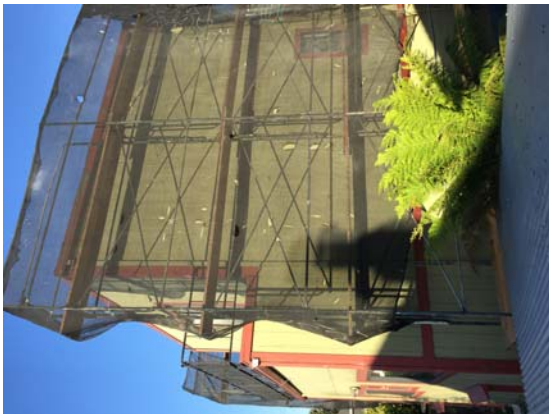
Dear Mayor Spencer, Vice Mayor Vella and City Council Members

Alameda's city planning staff has drafted a revised Accessory Dwelling Units (ADU) ordinance that seeks to comply with the new state law while also instituting some mitigations to preserve neighborhood character that are allowed under the state law.

I am writing to urge that you retain the existing design standard requiring that ADU's maintain the architecture of the existing one family house and that they be subject to a design review process. I am sending you a picture of the house behind mine, that I look at every day. It rises above my house for almost 2 stories. It invades privacy, blocks sunshine and views. I don't know if they are adding on to the structure or repairing it.

There should be an objective and neutral process for ADU's. While increasing their own rental income, neighbors building ADU's should not be able to decrease the property values of their neighbors. A Design Review must be required.

Sincerely, Patricia Lamborn 3226 Encinal Ave. Alameda CA



patricia.lamborn@aol.com

## LARA WEISIGER

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**From:** Patricia Gannon <pg3187@gmail.com>  
**Sent:** Tuesday, June 20, 2017 11:21 AM  
**To:** Jim Oddie; Marilyn Ezzy Ashcraft; Trish Spencer  
**Subject:** Proposal for ADU's

June 20, 2017

Honorable Trish Spencer  
Mayor, City of Alameda  
Members of the Alameda City Council

Dear Mayor Spencer and City Council Members;

I strongly urge the City Council to limit ADU's to no more than 600 square feet and to require strict design review before approving such structures. Allowing home owners to add a structure of 1200 square feet with no design review or discussion with neighbors could dramatically change the character of our neighborhoods. This would be especially true on corner lots where such structures underwent no design review or discussion with neighbors and would be visible from the street.

To make matters worse, these additional units would require no accommodation for extra cars, seriously exacerbating our worsening parking situation.

Please preserve Alameda's character and limit ADU's to 600 feet with design review and consultation with neighbors and consider that these extra units will bring more cars into Alameda requiring a place to park them.

Thank you.

Patricia M. Gannon  
1019 Tobago Lane 94502  
Alameda, CA 94502

## LARA WEISIGER

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**From:** Christopher Buckley <cbuckleyaicp@att.net>  
**Sent:** Monday, June 19, 2017 9:57 PM  
**To:** Trish Spencer; Marilyn Ezzy Ashcraft; Jim Oddie; Frank Matarrese; Malia Vella  
**Cc:** DEBBIE POTTER; ANDREW THOMAS; Allen Tai; LARA WEISIGER; Deborah Diamond  
**Subject:** Proposed changes to Second Unit (ADU) Ordinance (Item 6-D on City Council's 6-20-17 agenda) - -Supplement to AAPS comments  
**Attachments:** 2017-6-19 Detached Accessory Dwelling Units (ADUs) Example ProjectsFnI.pdf;  
2017-6-19 Detached Accessory Dwelling Units (ADUs) Example ProjectsDiagram.pdf

Dear Mayor Spencer and Councilmembers:

The attached materials supplement the Alameda Architectural Preservation Society's letter attached to my email below.

Please contact me at (510) 523-0411 or [cbuckleyAICP@att.net](mailto:cbuckleyAICP@att.net) if you would like to discuss these materials.

Christopher Buckley, Chair  
AAPS Preservation Action Committee

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**From:** Christopher Buckley [mailto:cbuckleyaicp@att.net]  
**Sent:** Sunday, June 18, 2017 8:17 PM  
**To:** 'tspencer@alamedaca.gov' <tspencer@alamedaca.gov>; 'Marilyn Ezzy Ashcraft' <MEzzyAshcraft@alamedaca.gov>; 'joddie@alamedaca.gov' <joddie@alamedaca.gov>; 'fmatarrese@alamedaca.gov' <fmatarrese@alamedaca.gov>; 'mvella@alamedaca.gov' <mvella@alamedaca.gov>  
**Cc:** 'dpotter@alamedaca.gov' <dpotter@alamedaca.gov>; 'ANDREW THOMAS' <ATHOMAS@alamedaca.gov>; 'Allen Tai' <ATai@alamedaca.gov>; 'LARA WEISIGER' <LWEISIGER@alamedaca.gov>  
**Subject:** Proposed changes to Second Unit (ADU) Ordinance (Item 6-D on City Council's 6-20-17 agenda) - -AAPS comments

Dear Mayor Spencer and Councilmembers:

The Alameda Architectural Preservation Society plans to present the attached comments at the June 20, 2017 City Council meeting.

Please contact me at (510) 523-0411 or [cbuckleyAICP@att.net](mailto:cbuckleyAICP@att.net) if you would like to discuss these comments.

Christopher Buckley, Chair  
AAPS Preservation Action Committee

**Alameda Architectural Preservation Society**  
**DETACHED ACCESSORY DWELLING UNIT (ADU) EXAMPLE**  
**PROJECTS**  
**June 19, 2017**

**Zoning standards applicable to detached ADUs:**

1. Maximum lot coverage for main building and portion of ADU outside required rear yard setback: 40%.
2. Maximum coverage of ADU within required rear yard setback: 400 SF or 40%, whichever is less.
3. No rear or side yard setback required with one-hour fire-rated construction for detached ADUs if within required rear and side yard setback, and if, for side yards, more than 75' from front lot line.
4. Maximum lot coverage for all impervious surfaces: 60%.
5. Height limits for detached ADUs: 10' wall height; 15' to roof ridge; 12' to front and rear elevation parapets.
6. ADU floor area cannot exceed 50% of main building's habitable (e.g. excluding attached garage) floor area.
7. 6' minimum separation between other buildings and ADU
8. 20' required front and rear yard setbacks and 5' side yard setbacks in most cases.

The following examples are intended to show that it is possible to build a 1200 sf or 1120 sf detached ADU on a 5000 sf lot with an existing 2400 sf two-story SFD with a 1200 sf footprint:

**Example 1: 50' X 100' lot (5000 sf) with existing 2400 sf SFD and 1200 sf footprint:**

Potential ADU lot coverage outside 20 foot rear yard setback:

Lot area:	5000 SF	
Maximum lot coverage:	x .40	
Maximum lot coverage outside rear yard setback:	2000 SF	
Main building coverage:	- 1200 SF	
Available for ADU:		800 SF

Potential ADU lot coverage within 20' rear yard setback:

Area of rear yard setback (20' X 50'):	1000 SF	
Maximum ADU coverage of rear yard:	x .40	
Available for ADU:		400 SF
<b>Total potential ADU lot coverage/floor area:</b>		<b>1200 SF</b>

Impervious surfaces:

Lot area:	5000 SF
<u>60% impervious surface limit:</u>	<u>x .60</u>
Maximum impervious surfaces:	3000 SF
<u>Less: building coverage (1200sf + 1200sf):</u>	<u>- 2400 SF</u>
Remaining allowed impervious surfaces:	600 SF
<u>Entry walkway (8' x 20'):</u>	<u>- 160 SF</u>
<b>Available for other impervious surfaces:</b>	<b>440 SF</b>

**Note:** Above impervious surface example assumes an 80' long, 8 ½' wide driveway (600 SF), but driveways can be built with "grasscrete" or similar material, which is not considered an impervious surface. 22 foot wide wheel strips would create 320 sf (4' x 80') of impervious surfaces, leaving 120 SF available for other impervious surfaces.

**Example 2: 40' X 125' lot (5000 sf) with existing 2400 sf SFD with 1200 sf footprint:**

Potential ADU lot coverage outside 20 foot rear yard setback:

Lot area:	5000 SF	
<u>Maximum lot coverage:</u>	<u>x .40</u>	
Maximum lot coverage outside rear yard setback:	2000 SF	
<u>Main building coverage:</u>	<u>- 1200 SF</u>	
Available for ADU:		800 SF

Potential ADU lot coverage within 20' rear yard setback:

Area of rear yard setback (20' X 40'):	800 SF	
<u>Maximum ADU coverage of rear yard:</u>	<u>x .40</u>	
Available for ADU:		320 SF
<b>Total potential ADU lot coverage/floor area:</b>		<b>1120 SF</b>

Impervious surfaces:

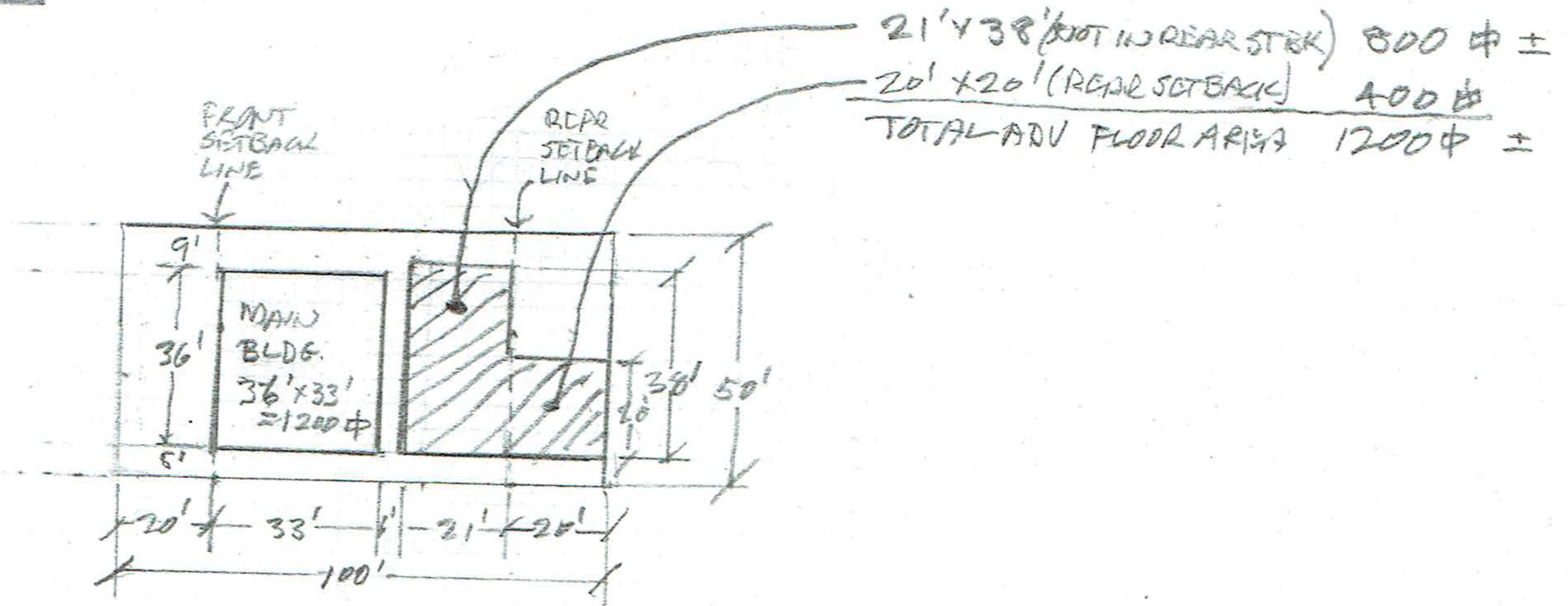
Lot area:	5000 SF
<u>60% impervious surface limit:</u>	<u>x .60</u>
Maximum impervious surfaces:	3000 SF
<u>Less: building coverage (1200sf + 1120sf):</u>	<u>- 2320 SF</u>
Remaining allowed impervious surfaces:	680 SF
<u>Entry walkway (8' x 20'):</u>	<u>- 160 SF</u>
<b>Available for other impervious surfaces:</b>	<b>520 SF</b>

**Note:** Above impervious surface example assumes a 105' long, 8 ½' wide driveway (892.5 SF), but driveways can be built with "grasscrete" or similar material, which is not considered an impervious surface. 22 foot wide wheel strips would create 420 sf (4' x 105') of impervious surfaces, leaving 100 SF available for other impervious surfaces.

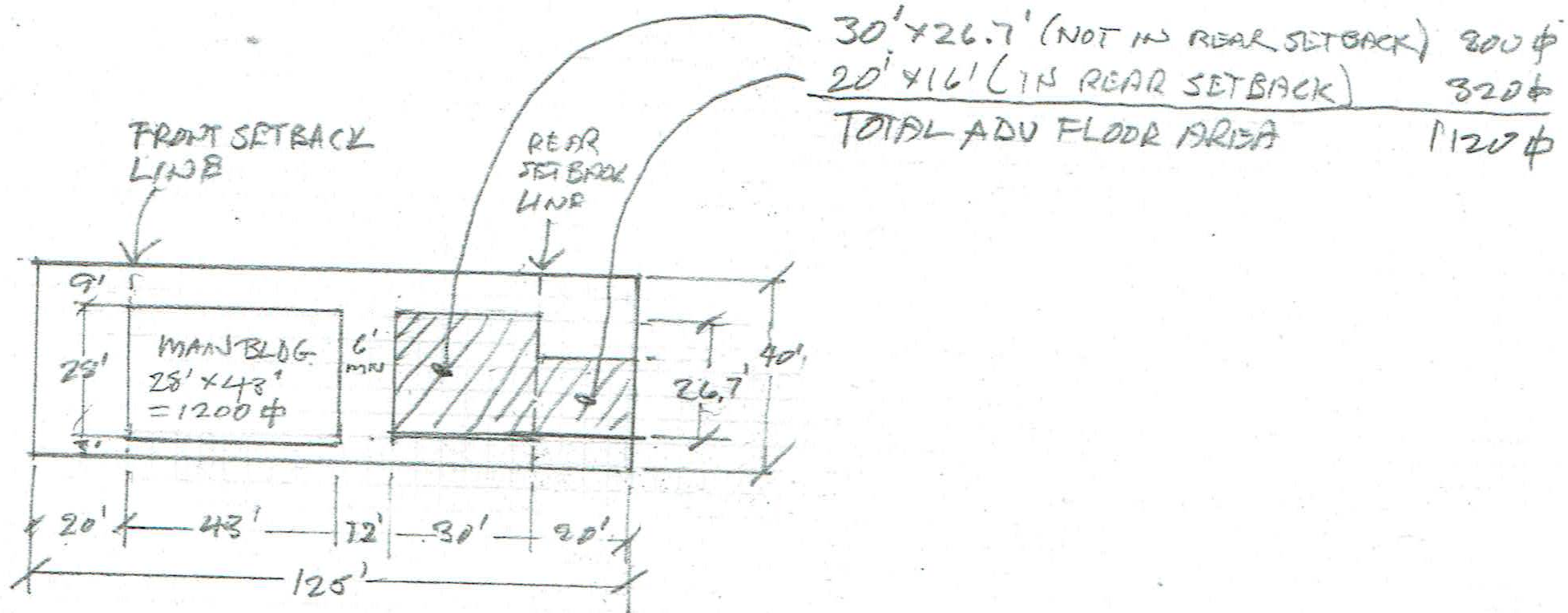
See also attached diagram.



EXAMPLE 1: 50' x 100' (5000 sf) WITH EXISTING 2400 sf SFD WITH 1200 sf FOOTPRINT



EXAMPLE 2: 40' x 125' (5000 sf) WITH EXISTING 2400 sf SFD WITH 1200 sf FOOTPRINT





## LARA WEISIGER

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**From:** Karin Sidwell <karinsidwell@gmail.com>  
**Sent:** Monday, June 19, 2017 3:36 PM  
**To:** Trish Spencer; Frank Matarrese; Marilyn Ezzy Ashcraft; Malia Vella; Jim Oddie  
**Cc:** ANDREW THOMAS; Allen Tai; Deborah Diamond; LARA WEISIGER  
**Subject:** comments for City Council Meeting ADU Ordinance  
**Attachments:** aducitycouncil.pdf

Thank you  
Karin Sidwell  
2025 Pacific Avenue

(By electronic transmission)  
Mayor and City Council  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

Subject: Second Unit Ordinance

Dear Mayor Spencer and Councilmembers:

Thank you for consideration. First, I support Alameda Architectural Preservation Societies (AAPS) recommendations. Second, I have a few further comments as an historic resource consultant.

Due to the ministerial approval required by the State for ADU ordinances; I would like to strongly encourage that all potential and eligible historic single-family buildings proposing to build a detached unit on their property, visible from the public right-of-way, be subject to the Alameda Residential Design guidelines. In order to expedite the permitting process -years ago AAPS agreed to allow proposed exterior alterations to buildings 50 years and older to simply follow the Alameda Residential design guidelines (design guidelines) rather than require an historic resource evaluation and Standard's analysis on each project. This freed the planning department from the CEQA requirement of evaluating all potential historic resources with proposed exterior alterations. This can be a lengthy process as seen from the recent projects that the planning department has asked for an historic resource evaluation. These reports are typically 40 or 50 pages long and require an outside consultant to write. Then an internal planner needs to evaluate the report and summarize the findings in an internal report. Furthermore, the project is then analyzed using the Secretary of Interior's Standards (Standards). Although the Standards are just guidelines rather than rules, this can be a daunting task for homeowner's and architects unfamiliar with preservation. It seemed appropriate during the ending years of the "great recession," to agree to allow the planning department to skip the state mandate if the proposed projects followed the design guidelines. Due to this and other accommodations to the Alameda preservation ordinances; preservation has been marginalized in Alameda the last 10 years. With all due respect since the State ADU ordinance allows for architectural design guidelines please continue to require this process. AAPS and Kevis Brownson have submitted letters with proposed language to easily modify the proposed ADU ordinance.

Lastly, letters and speakers at the Planning commission hearing stated the ADU ordinance causes various hardships, i.e. higher costs to require gable roofs if necessary, burdensome guidelines, and elderly hardships. It was suggested that a requirement to follow the design guidelines could be burdensome and that this violates State law. This is exaggerated. The current design guidelines are very simple and easy to understand. They are far from burdensome especially for a trained architect or licensed contractor. In my opinion, it is not more expensive to build a small cottage with a gable or hip



roof than a flat roof. Many gable roof trusses are pre-fabricated expediting the process and many cottage plans can be purchased on the internet for example: <https://historicshed.com/> ; this company is operated by preservation professionals. And finally, elderly financial hardship. Public policy cannot be created around one demographic. If this ADU ordinance is such a hardship than add a hardship clause.

Thank you for your consideration,

Karin Sidwell

2025 Pacific Avenue

Historic Resource Consultant for Tim Kelley Historical Consulting

**LARA WEISIGER**

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**From:** Kevis Brownson <kevis.brownson@gmail.com>  
**Sent:** Sunday, June 18, 2017 8:20 AM  
**To:** Trish Spencer; Frank Matarrese; Malia Vella; Jim Oddie; Marilyn Ezzy Ashcraft  
**Cc:** ANDREW THOMAS; Allen Tai; Deborah Diamond; LARA WEISIGER  
**Subject:** ADU units, Agenda Item 6-D, 6-20-2017 meeting  
**Attachments:** City Council ADU.pdf

Mayor Spencer and City Council Members:

Please find attached my letter concerning the ADU code revision you are considering at the 6-20-2017 City Council meeting.

Thank you,  
Kevis Brownson



1554 Everett Street  
Alameda, California 94501  
June 17, 2017

(By electronic transmission)  
Mayor and City Council  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

Re: ADU units, Agenda Item 6-D, 6-20-2017 meeting

I am writing as a resident citizen interested in the historic character of our city, to generally support the proposed revisions to the code regarding accessory dwelling units (ADUs). Infill housing is an important way to meet our future housing needs.

However, I strongly encourage you to retain and improve the design language of the existing code in the new code, rather than adopt the proposed language being considered today.

The proposed language:

The design of a detached accessory dwelling unit shall be subordinate to the primary dwelling in terms of massing, height and building footprint. The detached building shall exhibit residential character and complement the primary dwelling in terms of proportions, roof form, and basic architectural features. Where there is a clearly recognizable architectural style present in its immediate surroundings, the detached building shall have the same architectural style and level of interest as the surrounding buildings. Where the immediate context is eclectic and no particular style of architecture is dominant, a greater degree of architectural variety may be established with the detached building.

The proposed language seems quite vague as to defining what can and cannot be built within the standard; for example, the area defined by "immediate surroundings" is not clear.

The existing language is quoted below:

(e) When detached from the primary dwelling, the design of the second unit shall be consistent with that of the primary residence, incorporating the same materials, colors and style as the exterior of the primary dwelling, including roof materials and pitch, eaves, windows, accents, distinctive features, and character defining elements.

Rather than adopt the proposed new language, I urge you to consider using the current design standard and studying improvements to allow some more flexibility in allowing similar appearing materials rather than the same materials. Some examples of more flexible design standards would be to:

- Specify that the pitch of the roof could vary, from the primary residence by x %.



- Specify styles of roof that would be acceptable in an ADU, if the primary residence style will not be matched.
- Specify that the design should incorporate materials, colors, and style that *visually match* the exterior of the primary residence rather than be the *same* as the primary residence.
- Require design review if for any reason the style of the primary residence cannot be matched for any reason.

If ministerial review of detached and exterior addition ADUs is to be allowed, precise, specific design standards would help protect our historic neighborhoods from inappropriate construction. Alternatively, all detached and exterior addition ADUs could be required to apply for design review.

Some of the public letters asserted that high design standards would make projects too expensive to build. I built a new garage in 2004 in back of my residence, and went through the design review process. I visually matched the shingle siding and windows of my primary residence, used roof trusses for the gable roof, and the project was approved after design review. Most people do not know how recently my garage was constructed as it is compatible with my 1899 house. The design review process did not significantly add to my project costs, and it was not difficult or expensive to have the garage visually match the materials and style of the house.

Please consider that even if a project is not visible to the street, it may be visible to neighbors and the design aesthetics of the neighborhood are important to each individual living there. I encourage you to either adopt a design standard for ministerial approval that is specific and enforceable, or require that all detached and exterior addition ADUs apply for design review to ensure that quality, compatible designs will be built.

When there was last a significant amount of infill housing built in Alameda from the 1940s through 1960s, many mistakes were made and many ugly buildings were built on the grounds of historic Alameda residences. Walking down Regent Street, or Park Avenue, reminds me of how development takes place in the absence of adequate design standards and review. To preserve Alameda as a desirable place to live, let's not repeat the design mistakes of the past in our quest to provide much needed housing. We can meet the challenge of housing while ensuring Alameda maintains its historic character.

Thank you,

A handwritten signature in black ink, appearing to read 'Kevis Brownson', with a stylized, flowing script.

Kevis Brownson

Cc: Andrew Thomas, Allen Tai, Deborah Diamond, Lara Weisiger

## LARA WEISIGER

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**From:** Christopher Buckley <cbuckleyaicp@att.net>  
**Sent:** Sunday, June 18, 2017 8:17 PM  
**To:** Trish Spencer; Marilyn Ezzy Ashcraft; Jim Oddie; Frank Matarrese; Malia Vella  
**Cc:** DEBBIE POTTER; ANDREW THOMAS; Allen Tai; LARA WEISIGER  
**Subject:** Proposed changes to Second Unit (ADU) Ordinance (Item 6-D on City Council's 6-20-17 agenda) - -AAPS comments  
**Attachments:** 2017-6-19ADUsCtyCnclFnl.pdf

Dear Mayor Spencer and Councilmembers:

The Alameda Architectural Preservation Society plans to present the attached comments at the June 20, 2017 City Council meeting.

Please contact me at (510) 523-0411 or [cbuckleyAICP@att.net](mailto:cbuckleyAICP@att.net) if you would like to discuss these comments.

Christopher Buckley, Chair  
AAPS Preservation Action Committee



June 19, 2017

(By electronic transmission)  
Mayor and City Council  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

**Subject: Proposed changes to Second Unit (ADU) Ordinance (Item 6-D on City Council's 6-20-17 agenda)**

Dear Mayor Spencer and Councilmembers:

The Alameda Architectural Preservation Society (AAPS) would like to thank staff and the Planning Board for moving forward to bring Alameda's ordinance for by-right second units (called "accessory dwelling units", or ADUs, under the draft ordinance) into conformity with the new State law.

However, we have concerns regarding several of the additional changes that the Planning Board directed staff to include at their April 10, 2017 and May 22, 2017 meetings. As we have repeatedly emphasized, **ADUs are to be permitted BY RIGHT as a ministerial approval with no design review, public notice or other opportunity for public comment** if they meet the standards set forth in the ordinance. The standards therefore need to be very carefully crafted to ensure that there are no unintended consequences resulting from creation of an ADU, including adverse effects on neighborhoods that are not necessary in order to comply with the State statute.

Our concerns include the following:

1. **Do not increase the maximum size of a by-right ADU from the existing 600 sf to 1200 sf except for those contained within existing building envelopes.** An attached or detached 1200 sf structure could measure 30' x 40', which is bigger than many of Alameda's existing one-story single-family houses (SFDs). As noted in our previous correspondence, we are concerned that allowing by-right installation of overly large ADUs either as detached structures or additions to existing buildings will encourage excessive vegetation removal including removal of large trees (although with some protection for coast live oaks which are protected under the city's tree preservation ordinance), and convert pervious to impervious surfaces, resulting in increased stormwater runoff and increased burden on the City's storm water system and other infrastructure.

Under both the State rules and the proposed City rules, an ADU's floor area cannot exceed 1200 sf or 50% of the primary unit's floor area, whichever is less. Although staff notes that only 15% of Alameda's existing SFDs are over 2400 sf, thereby making a 1200 sf ADU possible, and that other rules, such as the maximum impervious surface lot coverage impose further constraints. However, the 50% rule could still allow up to about 1485 ADUs, based on 15% of the approximately 9900



lots with SFDs in Alameda. In addition, even the 600 sf maximum ADU permitted by-right under the existing ordinance (typically measuring 20' x 30') is still very large (equal to the size of a small house) and could have significant adverse impacts. **If an applicant wishes to build an ADU over 600 sf that is not totally contained within the existing building envelope, they should apply for a use permit or design review so that there would be public review and the impacts on the site, adjacent properties and the neighborhood could be evaluated.**

The staff report notes that 58% of Alameda's SFDs are less than 1700 sf and that it is therefore likely that most future ADUs would be 850 sf or less (50% 1700 sf equals 850 sf). This means that about 4158 SFDs (42% of Alameda's approximately 9900 SFDs) could have an ADU of 850 sf or larger. Although most of the ca. 900 SFDs (based on the number of R-1 lots) in South Shore are built up to the rear setback line, making a detached or rear addition ADU impracticable, this still leaves about 3258 SFDs that could develop a by-right attached or detached ADU, which is still a large number.

The staff report also notes that zoning standards will further limit the size of attached or detached ADUs. These standards include:

- a. Maximum lot coverage for main building and portion of attached or detached ADU outside required rear yard setback: 40%.
- b. Maximum coverage of detached ADU within required rear yard setback: 400 sf or 40%, whichever is less.
- c. Side yard setback required for detached ADUs if less than 75' from front lot line.
- d. Maximum lot coverage for all impervious surfaces: 60%.
- e. ADU floor area cannot exceed 50% of main building's habitable (e.g. excluding attached garage) floor area.
- f. 6' minimum separation between main buildings and detached ADU.

AAPS has applied the standards to two typical 5000 sf lots (50' x 100' and 40' x 125'), each containing a two-story SFD with a 1200 sf (30' x 40') footprint, existing detached garage and 2400 sf in floor area, thus potentially allowing a detached ADU up to 1200 sf. Based on these analyses, it appears that the above zoning requirements do not significantly limit the potential for a 1200 sf detached ADU for the 50 X 100 lot and would still allow a 1120 sf detached ADU on the 40 x 125 lot. We are still refining the analysis, but expect to provide it to you prior to the June 20 City Council meeting.

Although many ADUs will probably be located within raised basements and not have the impacts of attached or detached ADUs, most houses built after about 1910 do not have raised basements and are more likely to provide attached or detached ADUs.

**The bottom line is that while the exact numbers of SFDs that will provide attached or detached ADUs over the long term is difficult to determine, the number appears substantial and the City should require design review and/or a use permit for all ADUs over 600 sf that are not contained within the existing building envelope.**

2. **Retain existing design standards for detached ADUs.** The existing design standard for detached ADUs reads as follows:

When detached from the primary dwelling, the design of the second unit shall be consistent with that of the primary residence, incorporating the same materials, colors and style as the exterior of the primary dwelling, including roof materials and pitch, eaves, windows, accents, distinctive features, and character defining elements.

Public comments at the April 10, 2017 Planning Board meeting urged more flexible design standards for detached ADUs to, among other things, allow relatively inexpensive manufactured units such as the type pictured in Exhibit 1 to the staff report. In response to Planning Board direction based on these comments, the proposed design standard for detached ADUs that are not in front yards or adjacent to a corner lot's street side yard now reads as follows:

The design of a detached accessory dwelling unit shall be subordinate to the primary dwelling in terms of massing, height and building footprint. The detached building shall exhibit residential character and complement the primary dwelling in terms of proportions, roof form, and basic architectural features. Where there is a clearly recognizable architectural style present in its immediate surroundings, the detached building shall have the same architectural style and level of interest as the surrounding buildings. Where the immediate context is eclectic and no particular style of architecture is dominant, a greater degree of architectural variety may be established with the detached building.

This language is overly subjective (including terminology such as “complement”, “immediate surroundings”, “clearly recognizable architectural style”, “eclectic”, and “greater degree of architectural variety”) and therefore inconsistent with a ministerial approval standard. In addition, revision of the standard to allow modernistic designs such as shown in Exhibit 1 could visually disrupt neighborhood character.

**The existing design standard should be retained for detached ADUs.** If the applicant wishes to construct a manufactured unit or use another design that does not conform with the standard, they should apply for design review.

Although requiring detached ADUs to match the architecture of the primary building to maintain neighborhood character when the ADU is visible from the street (as the draft ordinance does for detached ADUs in front yards and on corner lots), it is also important to not disrupt neighborhood character as seen from properties abutting the detached ADU.

At the Planning Board meetings, concern was expressed about the extra cost to provide pitched roofs on ADUs in order to match a primary building's pitched roof. For rear yard ADUs that are not on corner lots, the option of a flat roof could be provided. Historically, accessory structures such as detached garages often had flat roofs. Flat roofs would also minimize the visibility of the ADU from neighboring properties. Other specific roof styles and/or roof pitches that may differ from those of the primary residence might also be allowed if the style/pitch is expressed as an objective standard.

Finally, the existing design standard could be clarified to state that the ADU exterior surface materials "visually match" rather than be "the same" as the primary building materials. We have always understood visually matching treatments to be the intent of the existing standard, rather

than, for example, requiring an ADU's surface material to be heart redwood if the primary building's surface material is heart redwood.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or [cbuckleyAICP@att.net](mailto:cbuckleyAICP@att.net) if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society

cc: Deborah Diamond, Allen Tai, Andrew Thomas and Debbie Potter, Community Development  
Department (by electronic transmission)  
AAPS Board and Preservation Action Committee (by electronic transmission)



## LARA WEISIGER

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**From:** Patsy Baer <2baers@att.net>  
**Sent:** Friday, June 16, 2017 1:09 PM  
**To:** Trish Spencer; Frank Matarrese; Marilyn Ezzy Ashcraft; Malia Vella; Jim Oddie  
**Cc:** Deborah Diamond; LARA WEISIGER  
**Subject:** Second Unit Ordinance

>  
> Dear Council Member  
>  
> I would like to urge you to include restrictions in your decision to implement the state law regarding AUDs.  
>  
> My concerns are that units larger than 600 sq ft would be out of scale for any neighborhood or lot size. A1200 sq ft unit is the size of a primary house and is too large to put in a backyard especially when adjoining neighbors are not consulted first.  
>  
> The structure should have to match the existing house, or what's to keep people from putting shipping containers in their back yards?  
>  
> Adding a unit to an established property would probably result in eliminating established trees and foliage which would change a neighborhood.  
>  
> The adjoining neighbors' views of the unit from their garden or second story window, without having any input beforehand, is not right.  
>  
> This type of density and zoning is directly opposed to the 150 year old history and character of our city.  
>  
> Thank you for your consideration,  
> Patricia Baer