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**To:** [Eduardo Sarmiento](#); [City Council](#); [DG PlanningCommission](#); [Suja Lowenthal](#)  
**Subject:** New eComment for Joint Virtual Meeting of the City Council and Planning Commission Study Session: Housing Element  
**Date:** Wednesday, February 3, 2021 12:00:56 PM

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## New eComment for Joint Virtual Meeting of the City Council and Planning Commission Study Session: Housing Element

Peter Tucker submitted a new eComment.

Meeting: Joint Virtual Meeting of the City Council and Planning Commission Study Session: Housing Element

Item: a. REPORT 21-0081 HOUSING ELEMENT 2021-2029 STUDY SESSION (Community Development Director Ken Robertson)

eComment: The City of has empty lots to construct addition housing to comply with the RHNA requirements The City in the late 70s increased the size of lots (sq. footage) to discourage multiple units to be constructed. Example a 3000 sq. foot lot in the R2 Zone allowed a four unit Apartment to be built but the revision of required lot footage only a single family residence can be built. The City as a ratio of 60% renters to 40% homeowners which as not change inning the past 60 years. Many owners converted a room into what were called bootleg rooms or units which were rented out with separate entrances . Some homes were rented to four or more (roommates) in a two bedroom home. TYhe RHNA does not count these living accommodations in the count to reduce the 556 number. The RHNA requirements for the City are not realistic. The number of 556 varies from year to year (low to high and then back to low) . This is due to the formula the Stats set for the reports basically a number game. The number of 556 units to put in perspective equals the number of units at the Commodore, Apple Tree, Pepper Tree and Hermosa Surf . ADUS eliminate the parking requirements and this not good for residents or visitors. The report say to adopt the plan and the City wont be penalized as is done then this need to ungraded The RHNA requirements is the Dog chasing its tail but never catches it Teh Report

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