

Sung Kwon

From: Sung Kwon
Sent: Wednesday, January 25, 2023 8:26 AM
To: Radha Hayagreev
Cc: Andreas Booher
Subject: ADU Ordinance
Attachments: Stanski 40 Ashfield Rd. Atherton submission Planning Commission 24 Jan 2023.pdf

Good Morning Chair Lane and Commissioners,

A resident/applicant has outlined a request that may require changes to the ADU Ordinance. The resident/applicant asked me to forward this letter to the Planning Commission for your consideration. Please see attached. The resident/applicant has noted that he would attend the meeting tonight.

Sincerely,

Sung H. Kwon, MCRP MBA AICP
Principal Planner, M-Group

Contract Town Planner
Town of Atherton
80 Fair Oaks Lane (New Town Center)
Atherton, CA 94027
(408) 796-4844

5 November 5, 2022

PLANING DIVISION

ATTN: ADU Survey

80 Fair Oaks Lane

Atherton, CA. 94027

RE: ADU potential on 40 Ashfield Road, Atherton inquiry

Dear Sir/Madam:

Enclosed is my survey respond to your October 4 mailing.

I would ask that you please comment on the following proposal for an ADU on my Atherton property, as my contribution to the demands by the State of California for more "housing units"

My proposal that I ask for your consideration/comment relative to the current Atherton zoning laws would be the following:

1. I cannot utilize backyard space in my current 40 Ashfield Road lot to add a separate 800 to 1000 sq. ft. ADU without ruining the current back yard function and visual effects.
2. What I would be willing to do is take my current two car garage, (see appended lot blueprint) and undertake the following:
 - a) Take the current 2 car garage which has 10 ft. setbacks to the lot lines and expand it to a 3 car garage using the reduced setbacks that ADU's can have, aka 4 Ft.
 - b. Construct on the **TOP of the garage** an ADU that would be a "second floor" to the garage but have all of the functional and qualifying features of an ADU.
 - c) I understand that current Atherton zoning does not allow what I propose, BUT the city of Atherton must adjust the historical past thinking to the new reality.
 - d) if I can get a 3-car garage and an ADU as a second story to the garage, I will invest and make my contribution to the city of Atherton's needed 300+ housing units.

Please consider my proposal above and if there is any realistic zoning potential for the above, I will have my architect be in touch with you to start the discussion process.

My thanks for your consideration and deliberation, we want to get through this and preserve our beautiful city construct.


Donald R. Stanski, MD

Cell: 415-2020-344-9868

Email: drstanski1950@gmail.com

LEGENDS

- PROPERTY LINE
- ATTACK LINE
- FIRST FLOOR
- SECOND FLOOR

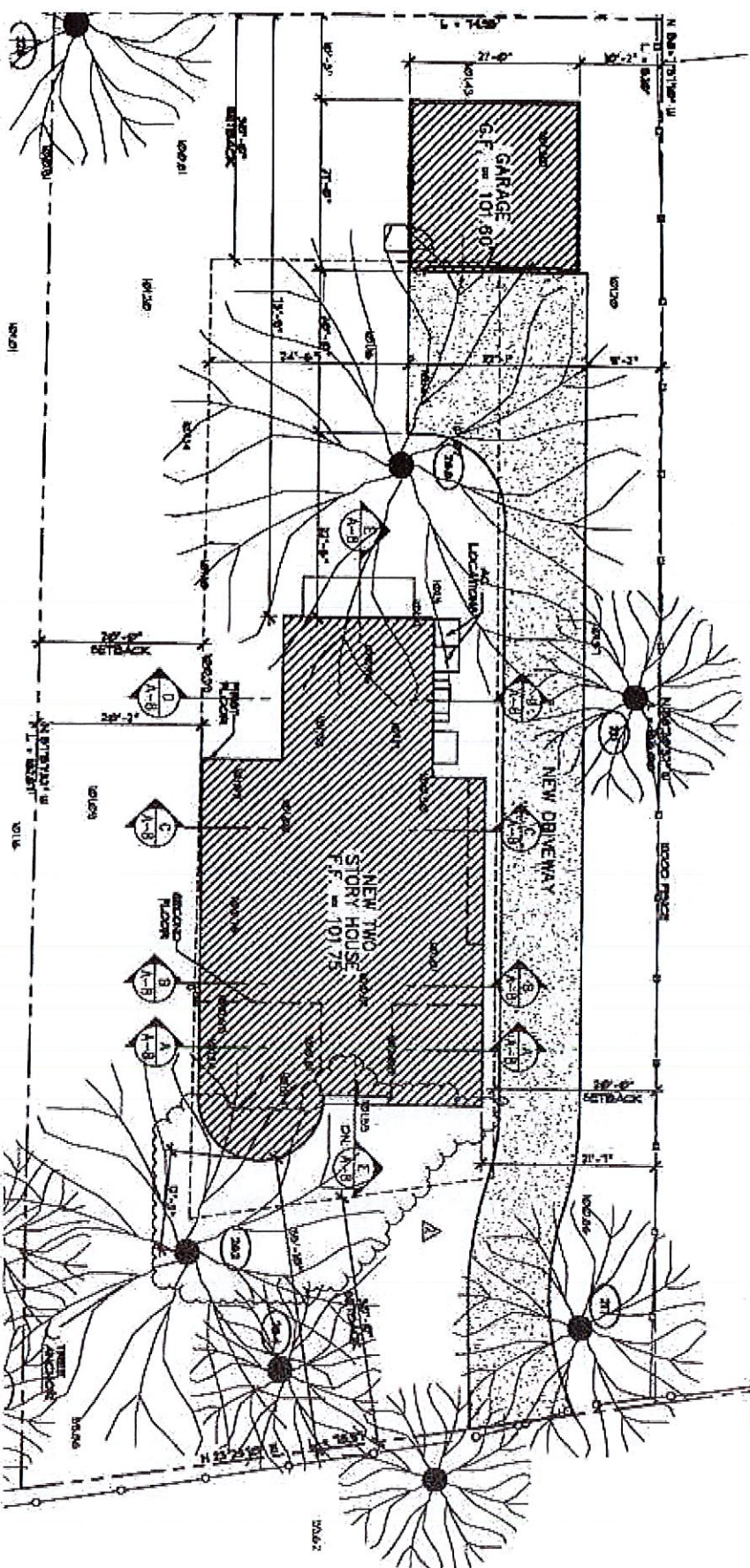
GRAPHIC SCALE



NOTES

- 1- PLANTING POOR HAVE BEEN ENCLOSED INTO ANY YARD NOT TO EXCEED A MAXIMUM OF ONE FOOT FOR ACCESSORY STRUCTURES AND FOUR FEET FOR MAIN STRUCTURE FROM TOWN OF ATTENTION ZONING ORDINANCE SECTION 17.06.04.02.
- 2- ALL PLANTING, TREES, ELECTRIC LINES AND OTHER SUCH SERVICE FACILITIES TO THE LOT SHALL BE MAINTAINED BY THE OWNER. THE PLANTING SHALL BE PLACED WITHIN THE TOWN OF ATTENTION ZONING ORDINANCE SECTION 17.06.04.02.
- 3- ATTORNEY VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF THE LOT AND THE LOCATION OF THE BUILDING. THE LOCATION SHALL BE SUBMITTED TO THE TOWN OF ATTENTION BUILDING DEPARTMENT PRIOR TO FOUNDATION LAYOUT.
- 4- LICENSED SURVEYOR SHALL VERIFY BUILDING LAYOUT FROM AVAILABLE EXISTING NATURAL BOUNDARY, LOCATION OF VERIFICATION SHALL BE SUBMITTED TO TOWN OF ATTENTION BUILDING DEPARTMENT PRIOR TO FURTHER INSPECTION.
- 5- THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PREPARE A STRUCTURAL INSPECTION FOR GENERAL CONFORMANCE TO THE PLANS AND SPECIFICATIONS AT THE COMPLETION OF THE STRUCTURAL STUDY. THE ENGINEER/ARCHITECT SHALL REPORT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT OF COMPLIANCE PRIOR TO THE FINISH INSPECTION.

34



FIELD ROAD
(50' WIDE)



*Atherton Accessory Dwelling Unit (ADU) Survey
(Print Version)*

The State of California requires every city and town to plan for increased housing development between 2023 and 2031. The State requires the Town of Atherton to provide an updated Housing Element plan to build at least 348 new housing units during that period. The Town must provide a viable plan to accomplish the goal to the State for certification. Please visit the [Town's Housing Element Update webpage](#) to learn more.



The Town historically relied on the construction of Accessory Dwelling Units (ADUs), sometimes referred to as "in-law units" or "second-units" to meet prior State housing requirements. Because of a significant increase (375%) in State mandated housing targets during this period, the Town seeks to promote the construction and rental of ADUs to an even greater degree over the coming eight years. The purpose of this survey is to measure your interest in constructing and renting an ADU (or Junior ADUs – interior units) on your property or modifying an accessory building to qualify as an ADU, as well as understanding what you believe potential barriers are to their construction.

All responses are extremely valuable as the Town continues to work on its draft housing element. If you have questions about the survey, please email lcostasanders@ci.atherton.ca.us.

An Accessory Dwelling Unit or ADU is a separate dwelling unit located on a single-family property. ADUs may be detached or attached and must contain a bathroom, cooking facilities and sleeping area. JADUs are interior units no more than 500 square feet. They are designed for use and occupancy by people living independently of the occupants of the main residence building.

Please provide your email address: ~~drstanski1950@gmail.com~~

Please provide your Name and Address

Name: ~~Dr. Donald R. STANSKI~~

Address: 40 Ashfield Rd
Atherton, CA 94027

1. Are you aware that you can build an attached or detached ADU on your property and up to 1,200 square feet of the floor area of the ADU is exempt from the maximum floor area requirements for the site?

☒ Yes

☐ No

2. Do you currently have an ADU on your property?

☐ Yes

☒ No

3. Do you currently have a guest house, pool house, or other detached building on your property not being used as an ADU?

☒ Yes

☐ No

4. If you answered Yes to #3, would you consider making modifications (if needed) and converting it to an ADU?

☒ Yes

☐ No

5. If you currently have an ADU, or were considering converting existing space to an ADU would you intend to rent it? Use of the space by family (parents, grandparents, etc.), estate employees, local teachers, school faculty, or students all count as "renting" the ADU. The Town can also assist in finding a matching tenant through HIP Housing or other non-profit matching programs.

☒ Yes

☐ No

☐ Other: _____

6. If you are not interested in building a new ADU and/or converting an existing building and/or existing space on your property to an ADU, what could the Town do to encourage you to build an ADU on your property?

- ☐ Reduce permit fees
- ☐ Expedite Permitting
- ☐ Adopt pre-approved ADU plans
- ☐ Allow larger ADUs (current maximum allowed is 1,200 square feet)
- ☐ All of the above
- ☐ Other

7. If you are interested in constructing an ADU but are facing constraints, which of the following best describes the most impactful constraint you are facing?

- ☐ Size of property
- ☐ Viable locations on lot (limited available square footage, tree concerns, etc.)
- ☐ Already have an ADU on my lot.
- ☐ Permit Costs
- ☐ Design and construction costs
- ☐ Concern about Increase to my property tax

☒ Other

see Belle

8. Any overall comments or feedback you would like to share about ADUs in Town?

Open Response:

see attached

document that I would ask
for a reply thanks D. Gargi

9. If you answered yes to constructing a new ADU and/or converting space to an ADU, it would greatly help with our Housing Element effort if you would indicate (Yes or No) your non-

***binding intent** to build an ADU or convert existing space to an ADU so that we can add the potential ADU to our list.*

☒ Yes

☐ No

PLEASE RETURN COMPLETED SURVEY TO THE TOWN'S PLANNING DIVISION

BY MAIL TO:

Planning Division
ATTN: ADU Survey
80 Fair Oaks Lane
Atherton, CA 94027

BY EMAIL TO:

lcostasanders@ci.atherton.ca.us

OR ELECTRONICALLY COMPLETE THE SURVEY

Use the QR Code on page 1 of this survey to access the online version of the survey

You can also find the survey on the Town's Housing Element webpage.

Sung Kwon

From: Sung Kwon
Sent: Thursday, January 19, 2023 2:19 PM
To: Radha Hayagreev
Subject: Agenda 1/25/23 PC Hearing
Attachments: Agenda_2023011921213366.pdf

Good Afternoon Commissioners,

Here is the agenda for the regular Planning Commission Meeting for January 25, 2023. Please feel free to contact us if you would like to discuss any of the items.

Sincerely,

Sung H. Kwon, MCRP MBA AICP
Principal Planner, M-Group

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