



MEMORANDUM

TO: City Council

FROM: Jessica Matson, Legislative & Information Services Director/City Clerk

SUBJECT: Supplemental Information
Agenda Item 9.b. – Discuss and Consider Introduction of an Ordinance
Amending Title 16 of the Arroyo Grande Municipal Code to Implement
Senate Bill 9; Development Code Amendment 21-002; Location –
Citywide

DATE: May 24, 2022

Attached is correspondence received before 4 p.m. for the above referenced item.

cc: City Manager
Assistant City Manager/Public Works Director
Community Development Director
City Attorney
City Clerk
City Website (or public review binder)

From: [Jim Guthrie](#)
To: [Caren Ray Russom](#); [Jimmy Paulding](#); [Kristen Barneich](#); [Lan George](#); [Keith Storton](#)
Cc: [Jessica Matson](#); [Brian Pedrotti](#)
Subject: SB9
Date: Sunday, May 22, 2022 5:30:28 PM

Mayor and Council Members:

You probably know that I was the no vote at Planning Commission on the recommendations for implementation of SB9. My primary concern was eliminating any required parking. SB9's one space per unit is already a 50% reduction from our current standards. While it's possible that residents of these units would not have any autos, I think it's a fair bet that 99% of them would still need or want a car. While I understand my colleagues desire to make these units as buildable as possible the 6 cars possible in just one of these developments could take up the remaining street parking on a number of streets in our single-family zoned neighborhoods. An alternative would be to allow parking (but no structure) in the 10-foot buffer area behind the sidewalk. This would cut the parking foot print in half by eliminating the need for an approved drive way to access the parking space on site. There are many neighborhoods where most driveways already have a full driveway due to the inaccessibility of the garage.

While I think most of these lot splits will be used to add a single additional single-family home for sale (not even a duplex) allowing the ADU as a possible 3rd unit increases the opportunity develop small scale rental units to meet the "missing middle" aspiration of SB9.

Jim Guthrie

From: [Janie L](#)
To: [public comment](#)
Subject: SB9 Accept "As is" PLEASE
Date: Tuesday, May 24, 2022 2:51:52 PM

"Dear City Staff and Council Members,


Elderly are being thrown out of their homes, some cannot find parking for their RV's. Young people cannot afford to live here. There are homeless students in the colleges. Large lower income families with children have no place to live if income is not high enough to meet rising expenses. Often not enough homeless shelter beds and many fear living there. I personally know of people leaving here, some have lived their lives and some want to come and live here for elderly family members.

If we don't preserve "Diversity, Equity, and Inclusion, as well as honoring the Regional Housing and Infrastructure Compact as already agreed upon in 2019", then we are self-absorbed and not representative of "All". If SB9 is not accepted "As Is", we are not only selfish and uncaring but w/o workers who cannot afford to live here. This then becomes quite a mess for all who need helpers, handymen and employees-- not to mention the homeless situation and need for Mental Health Services where most people focus upon, thinking they are the "only" problem. In Santa Cruz there were actually people trained in certain housing units to help these people along, but where we our areas is being overtaken by rich retirees, they are being taken over by the Silicon Valley and many are moving out. Not knowing the situation here and always taking my kids to Spooners Cove and our Village for years, I moved here for that very same reason. . But yes, our entire state is in a shambles and we need to do more. This is indeed a different world, but cannot put our heads in the sand.

There are a lot of "rumors" going on bribes are being accepted by large construction companies and some have been pardoned from granting housing to those in need as was originally established for lesser payments. I am new here and do not "yet" know the details or truth in all these matters, but am learning and just pray there is some decency amongst all individuals and parties showing "how" to come together and make this a better place for those in horrific need as well as lower income individuals who can continue to work here. I might add this is a medically underserved area which I used to designate back east. Physicians out of medical school also cannot afford to live here. This is another issue that needs to be addressed separately but it just demonstrates the diversity of affordable living. It would also help if the City could help us convert our garages to make studio homes for retirees like ourselves, etc. in larger numbers.

But for now, please Accept SB9 "As Is" and thank you. I have been helping as many people as I can but this issue is way larger than individual needs. I might add I have friends from both parties and all my friends want to see something done. Many are concerned their neighborhoods will be hit with housing and values go down. But with all the thefts and homelessness that is already happening. That is why I think it would be great if many of us started conversions in addition to supporting this legislation. Problem is I cannot afford it but could take the income and give back to whoever helps me government wise do such a thing. We ALL have to do something.

Thanks you. Your positions are not easy.

Sincerely,
Jane (Janie) Leikind

Arroyo Grande CA 93420

From: [Katipoo B](#)
To: [public comment](#)
Subject: SB9
Date: Tuesday, May 24, 2022 11:32:42 AM

Dear City Staff and Council Members,

I'm worried about how expensive housing has become in our community. Staff and commissions have put some real thought into the proposals for SB9 and I strongly urge you to accept it as-is. We can preserve our neighborhoods and create the housing we need if we work with state laws, instead of against them. Getting these homes built is a major part of your city council's goal of Diversity, Equity, and Inclusion, as well as honoring the Regional Housing and Infrastructure Compact all the cities and the County Board agreed to in 2019. Please approve the proposed ordinance!"

PLEASE! I spend Over 60% of my takehome income on rent - only to live in a total dump, but there's absolutely No Opportunity to Move - unless I move out of the area...I don't think my

employer would like that very much. FYI - I make \$56k annually Before taxes.

Kate Brennan

From: [RL Mann](#)
To: [public comment](#)
Subject: Yes to approve revised SB9 ordinance
Date: Tuesday, May 24, 2022 12:53:25 PM

Dear Councilmembers,

The SB9 ordinance before you is much improved from the first draft we read a few months ago. I am particularly glad to see it extended to all six zonings that were formerly restricted to a detached single-unit home. And I'm glad to see height limit parity.

It's a good thing when neighbors like those of my friend Alice up on Hillcrest Drive have the flexibility to create housing for extended family and new neighbors in their own back, side, or front yard.

It's a good thing to allow more energy-, water-, and cost-efficient construction like duplexes.

It's a good thing for the environment to build homes in and up, rather than out and away. It saves farmland and greenspace and reduces car trips.

And it's a good thing financially for cities to allow a few more people in to share the cost of services, rather than continually raising taxes on the folks already here.

I urge you to have confidence and courage, and to vote to approve this ordinance as presented.

Sincerely,
Rachel Mann
Grover Beach

From: [REDACTED]
To: [public comment](#)
Subject: Housing SB9
Date: Tuesday, May 24, 2022 11:57:53 AM

Dear City Staff and Council Members,

I'm worried about how expensive housing has become in our community. Staff and commissions have put some real thought into the proposals for SB9 and I strongly urge you to accept it as-is. We can preserve our neighborhoods and create the housing we need if we work with state laws, instead of against them. Getting these homes built is a major part of your city council's goal of Diversity, Equity, and Inclusion, as well as honoring the Regional Housing and Infrastructure Compact all the cities and the County Board agreed to in 2019. Please approve the proposed ordinance!

Victoria Ramos