



**LEAGUE OF WOMEN VOTERS  
of the Los Altos-Mountain View Area**

May 5, 2017

Mayor Mary Prochnow and Members of the City Council  
City of Los Altos  
1 N. San Antonio Road  
Los Altos, CA 94022

Re: City Council Meeting - May 9th

Agenda Item #4 - Accessory Dwelling Unit Recommendations

Dear Mayor Prochnow and Members of the City Council:

As we wrote earlier to the PTC, the LWV supports affordable housing and incentives for development of affordable housing. As the excellent staff report points out, Los Altos has depended upon accessory dwelling units (ADUs) as one way to achieve affordable housing. The State is now requiring that restrictions on ADUs be eased as an important method for producing more affordable housing.

We support the recommendations made by the PTC to reduce the lot size requirements as well as the parking requirements for ADUs. However, as we urged the PTC, we also urge the Council to eliminate the minimum lot size requirement completely.

The City can use its general zoning requirements (lot coverage, setback requirements, etc) to protect neighborhood character. Mountain View, Palo Alto, and many other nearby jurisdictions have eliminated the minimum lot size completely in the last year in order to fully comply with the intent of the new State law.

Regarding removal of the affordability requirement, we believe the City has never really monitored these rent restrictions. Staff's analysis that removing these requirements is consistent with new State law and that ADUs will typically be units that are "affordable by design" makes good sense. Incentives, such as a floor area bonus, could be offered to those who are willing to provide affordable units that are monitored annually to ensure they are truly affordable.

To further the goal of having new ADUs enter the permanent housing stock and help relieve regional housing shortages, we support the prohibition on ADU short-term rentals, as suggested by the PTC and recommended by staff.

Thank you for considering our input.

Sue Russell  
Co-Chair, Housing Committee  
LWV of the Los Altos-Mountain View Area

Cc: Chris Jordan      Jon Biggs      David Kornfield      Jon Maginot