

Dear Ms. Ise,

Please forward this email to each of the Housing Advisory Commissioners so they may have an opportunity to read it before the Commission meeting on this Wednesday, July 13.

Dear Commissioners Carney, Chambers, Flaniken, Geisreiter, Tom Honig, McNair, Skillicorn, and Washburn,

This email is written to alert you to an important issue related to the County's upcoming Tiny Home on Wheels ("THOW") Ordinance. This issue will have a significant impact on the number of THOWs that are applied for, approved, and added to Santa Cruz County.

This issue is: *"The minimum distance a THOW may be located from another structure."*

In Senior Planner Daisy Allen's January 28, 2022 memo to the Planning Commission ([008.pdf \(santa-cruz.ca.us\)](#)), a table comparing California counties' THOW ordinances is included. Pages 17-18, "Design: location on a parcel", shows the minimum distance between a THOW and another structure adopted by counties varies between 6 to 10 feet. San Jose's minimum is 6 feet (page 18; "The THOW shall be located a minimum of six (6) feet away from the One- Family Dwelling.").

Typically, beach communities have small lots sizes. **Adopting a 6 foot or less minimum is critical to enabling homeowners in Santa Cruz beach communities to add THOWs to their properties.** Conversely, requiring a 10 foot minimum will prevent many, if not most, of those homeowners from applying for or having their THOW permit applications approved.

One idea may be to adopt a 6 foot or less minimum in Santa Cruz beach areas or more urban Districts with smaller lots, while more rural areas or Districts with larger lot sizes would be required to have a 10 foot minimum.

Please give careful consideration to this important issue when evaluating and advising on the County's new upcoming THOW ordinance. It will have a significant impact on whether many homeowners will be able to add THOWs to their properties.

Thank you.

Sincerely,

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