

Planning Commission

I am writing to express both my support of the proposed ordinance to implement SB9 and to express my concern about two elements in the ordinance that I believe are counterproductive to the objective of SB9, to create infill housing. I would appreciate your considering amending the following points.

- 1. Maximum size of unit proposes a maximum size of 1200 sq ft in sections 13.10.327 and 13.10.328 and although this may be appropriate in some cases however many larger lots could and should provide for larger units to accommodate larger families. I recommend that the maximum unit size be established relative to lot size.**
- 2. The ordinance provides that if any portion of the property is within a sensitive habitat it is ineligible. I do not believe this is the intent of SB9 and is unnecessarily restrictive. There are many properties that may have a very small portion of the property in a sensitive area but still qualifies for building as the building site meets all set back criteria, so it is counterproductive to unnecessarily disqualify a parcel for a SB9 structure when the purpose of SB9 is to create more infill housing .**

Thank you for your consideration

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