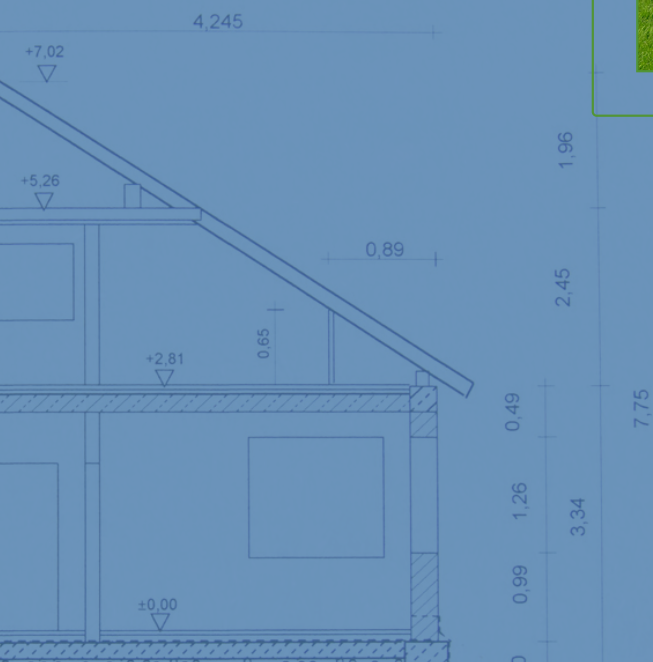


Accessory Dwelling Units

Public Input Report

July 2022



Accessory Dwelling Unit Permit Ready Program

Public input summary

Introduction

Due to a shortage of housing in California, the state has passed new laws aimed to provide more affordable housing. These require cities like Carlsbad to create incentives for homeowners to build accessory dwelling units (ADUs) on their properties and streamline the permit approval process. An accessory dwelling unit is a secondary house or apartment that shares the building lot of a larger, primary home and can be attached or detached from the main home.

In response, the city's recently adopted Housing Plan Update (also called the Housing Element), includes the creation of a program to encourage homeowners to build accessory dwelling units. The program will include several permit ready design plans to help streamline the approval process and reduce the cost to homeowners to design and permit standalone accessory dwelling units.

The city gathered public input in summer 2022 on how to develop the program so that they best meet the needs of our community.

How input was gathered

City staff gathered input through an online survey:

Online survey

199 participants

May 13, 2022 – June 1, 2022

How the opportunity was promoted

To encourage participation in the community input opportunity, the city promoted the survey using communication tools and channels including the weekly City Manager's Update e-newsletter, city website and social media.

About this input

The input was not gathered through a scientific survey. Instead, the input reflects the opinions of those who were aware of the opportunity and had the ability to participate. It should be considered with a similar weight as emails sent to the City Council or public comment at a City Council meeting.

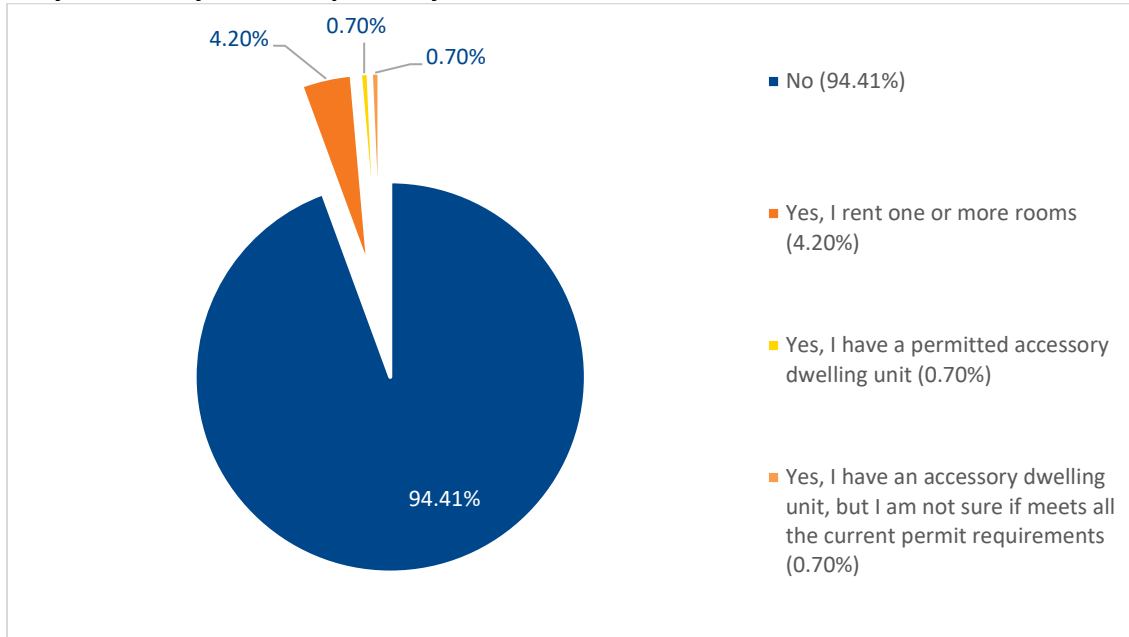
Summary

City staff have summarized the input below and attached the unedited comments and feedback as Appendix 1.

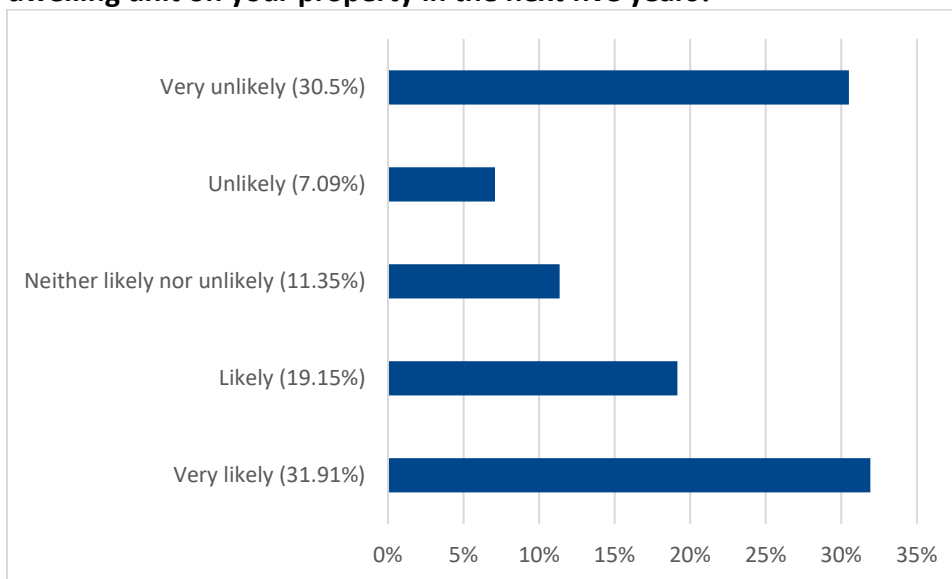
Participants were asked a different series of questions depending on how they described their living situation (current/potential Carlsbad homeowner or current/potential Carlsbad renter).

Homeowner/potential homeowner feedback

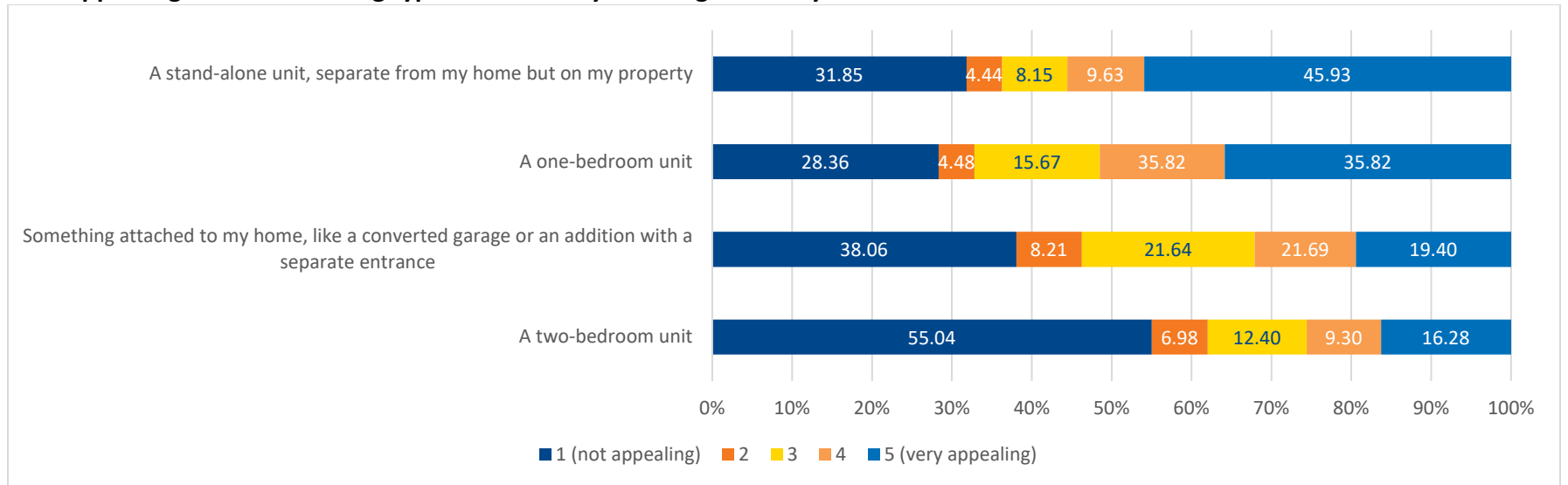
Do you already rent out part of your home?



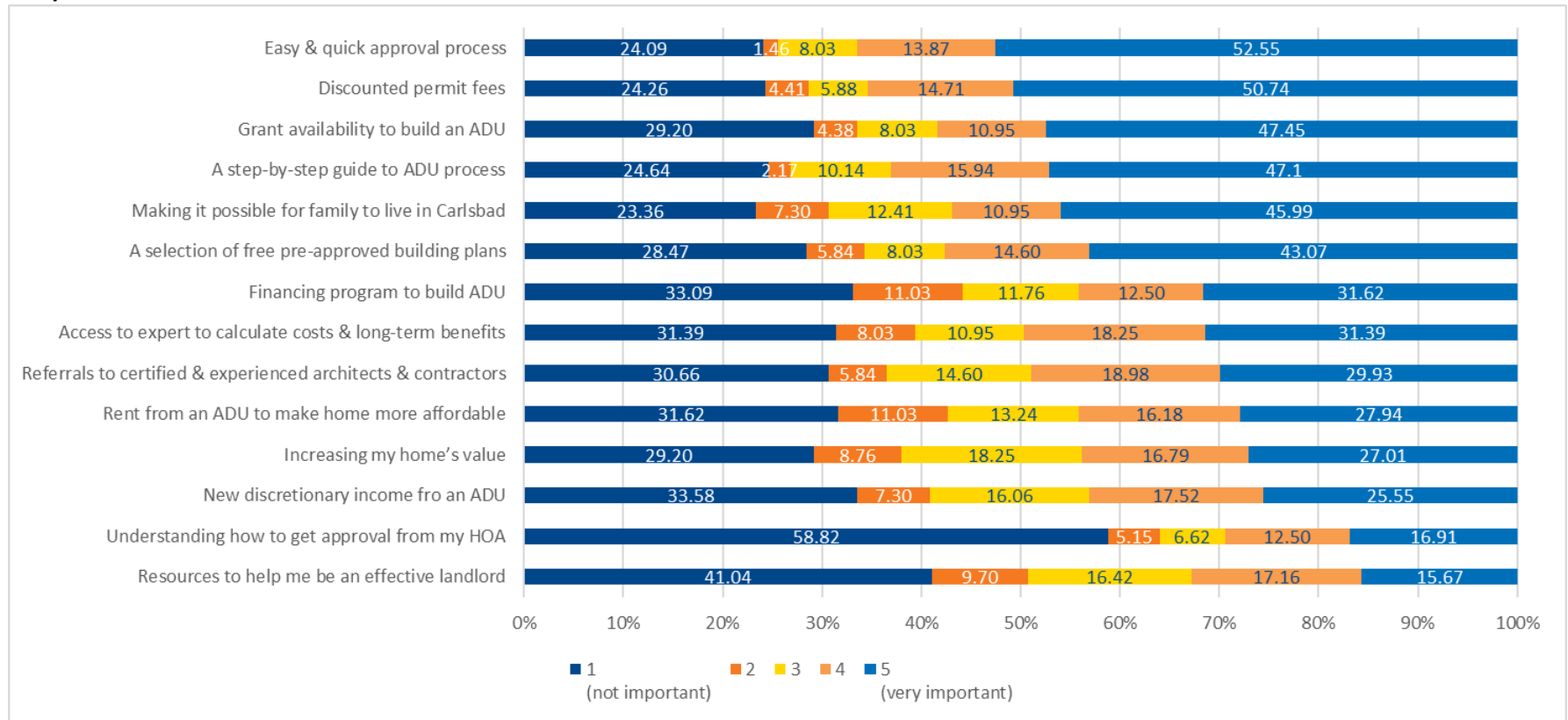
Assuming the right incentives were in place, how likely would you be to build an accessory dwelling unit on your property in the next five years?



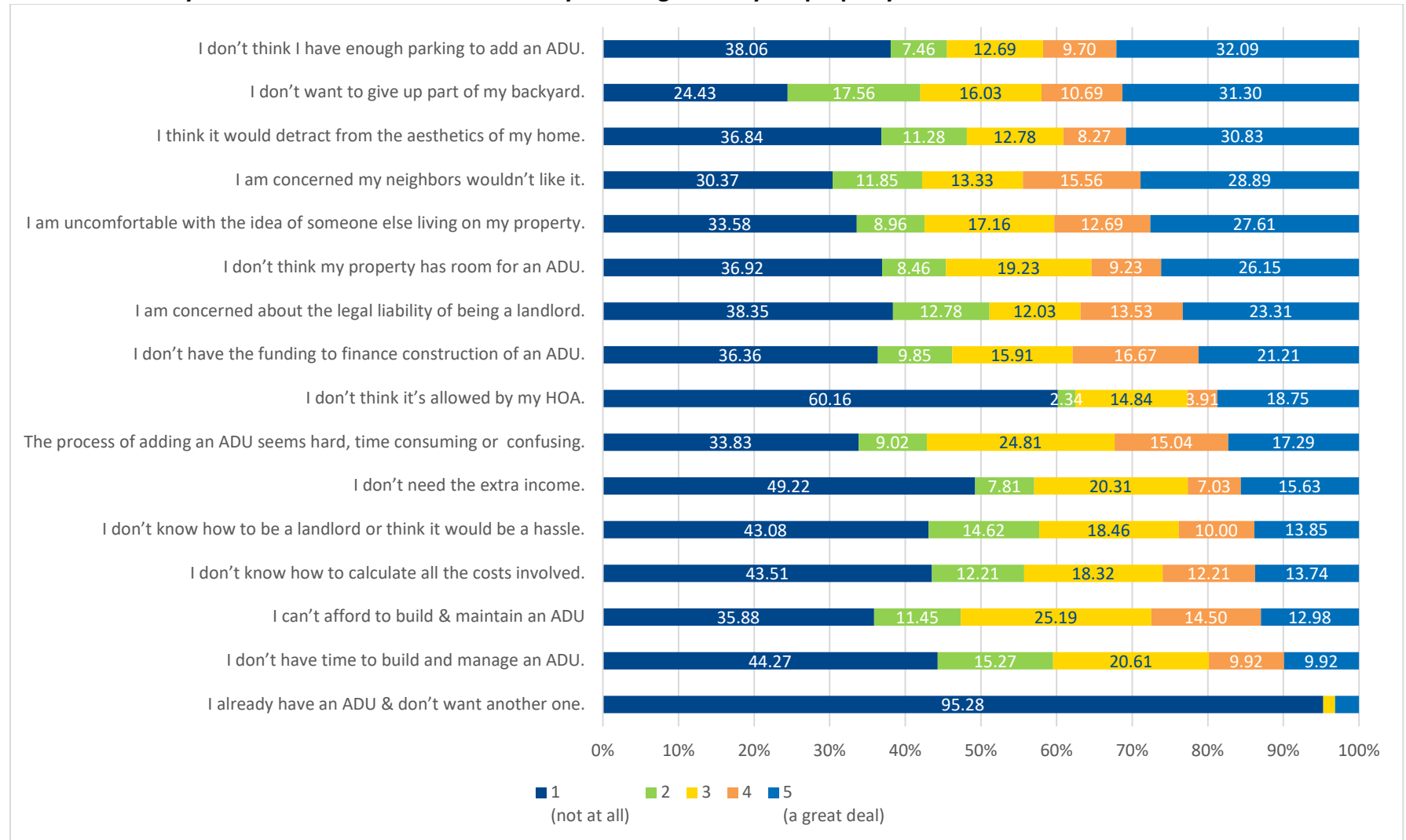
How appealing are the following types of accessory dwelling units to you?



Below are some of the potential benefits and incentives related to accessory dwelling units. Please tell us how important each one would be in your decision to consider adding an accessory dwelling unit to your property (or an additional ADU if you already have one):



Some homeowners do not want to build an accessory dwelling unit on their properties. Please tell us how much each of the following would influence your decision to not add an accessory dwelling unit to your property.



Additional comments on influencing factors

Participants had an opportunity to share additional comments about what would influence their decision to not add an ADU to their property. Some of the concerns and comments included:

- Concerns about parking
- Privacy as two-story buildings overlook neighbor's property
- Increased traffic and pollution
- Safety concerns
- Concerns about density
- Short term rentals
- Effect on city services
- Don't want to change the character of the neighborhood

The verbatim responses are available in the full survey report included in Appendix 1.

Renter/potential renter feedback (13 survey respondents)

Below are some statements about why some people like renting accessory dwelling units. Please tell us if you agree or disagree with each statement.

	1 (strongly disagree)	2	3	4	5 (strongly agree)
It feels more unique than living in an apartment.	0	0	3	0	10
I would like to share fewer walls than I would living in an apartment.	0	0	2	2	8
I could afford to live without roommates.	0	1	3	2	7
It would feel more like living in a home.	0	0	6	1	6
It would be more affordable than an apartment.	1	0	4	4	4
I could live in a better location.	1	1	4	3	4

If you were to consider renting an accessory dwelling unit, please tell us how important the following features would be to you:

	1 (not important)	2	3	4	5 (very important)
Privacy	0	0	0	1	12
Monthly cost	0	1	1	0	11
Full kitchen	0	0	1	2	10
Feels safe	0	0	2	1	10
Onsite laundry	1	0	1	0	10
Enough storage/closet space	0	1	1	3	8
Quiet	0	0	1	5	7
Outdoor space	0	0	3	3	7
Long term lease	0	1	2	3	7
Private laundry facilities	0	2	2	2	7
Nearby parking	0	3	1	1	7
Flexible lease	0	0	5	2	6
A safe place to store large items	1	1	3	3	5
I could have pets	3	1	3	1	5
Off street parking	1	1	5	3	3
Parking with EV charging	5	1	4	2	0

Below are some statements about why some people don't like the idea of renting accessory dwelling units. Please tell us if you agree or disagree with each statement.

	1 (strongly disagree)	2	3	4	5 (strongly agree)
They're too hard to find	2	0	3	1	6
I am worried about parking	4	1	3	1	3
I am not sure if they're legal	8	2	1	1	1
I don't want to live in a single-family home neighborhood	7	3	2	0	1
I don't like the idea of living in part of someone else's home	3	4	5	1	0
They're not big enough for me	6	1	5	1	0
I prefer apartments because they have pools, gyms and other amenities	6	3	3	1	0

General feedback (from all survey participants)

Other comments

Participants were asked if they had any other comments related to ADUs. Some of the concerns and comments included:

- They won't be affordable
- Flexibility regarding the development of ADUs
- Standards developed according to the neighborhood

The verbatim responses are available in the full survey report included in Appendix 1.

Other considerations

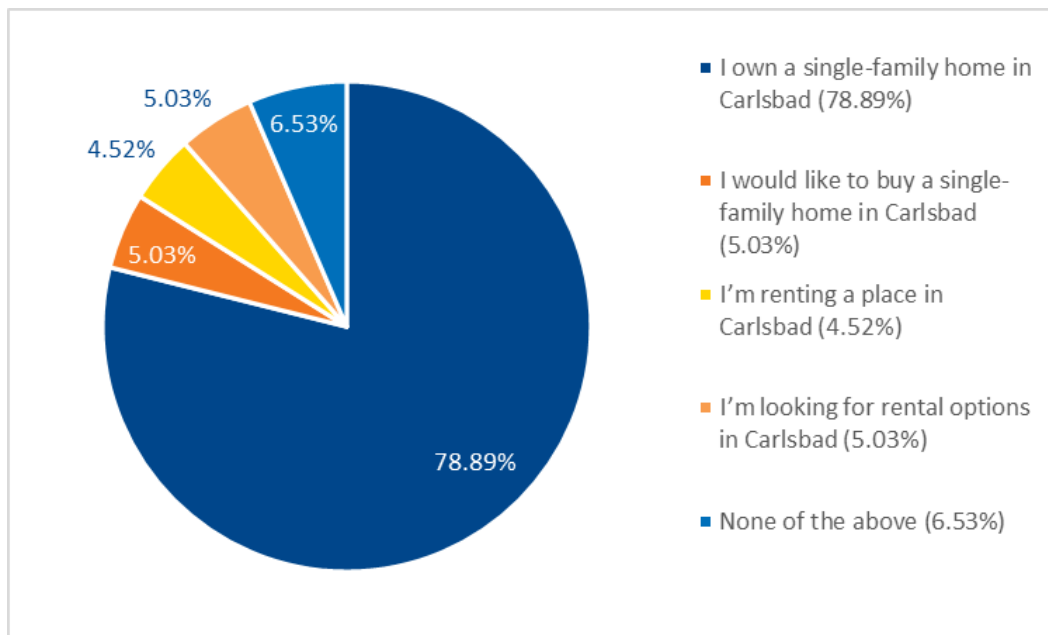
Participants were asked if they had any other comments for the City of Carlsbad to consider as they develop a program to encourage more ADUs to comply with new state law. Some of the concerns and comments included:

- They need to be used for long-term leases
- Noise monitoring
- Parking considerations
- Build near transit centers or business districts

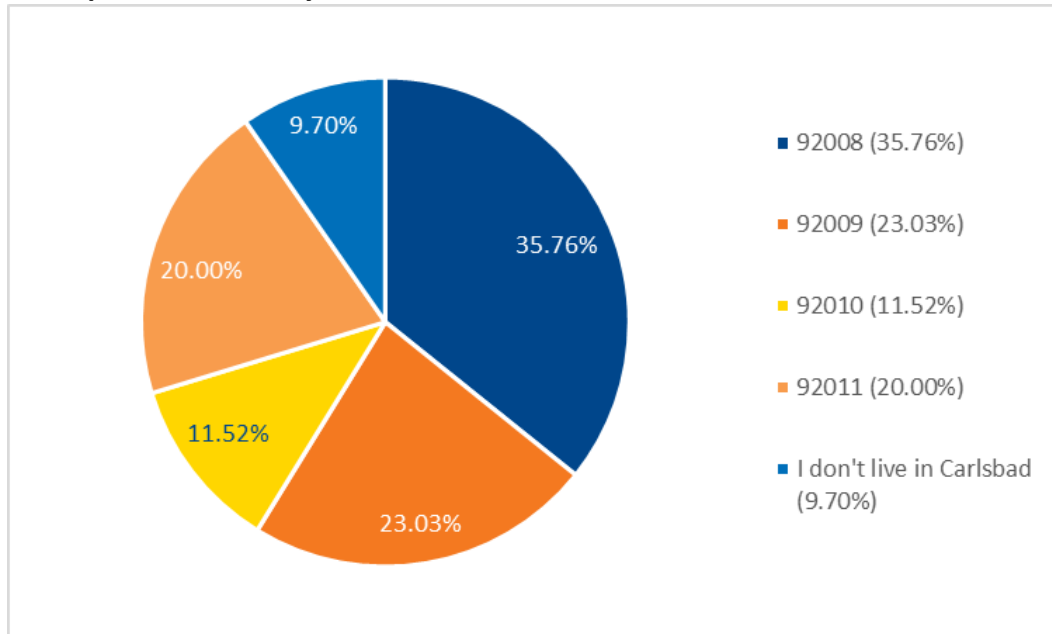
The verbatim responses are available in the full survey report included in Appendix 1.

Survey participants

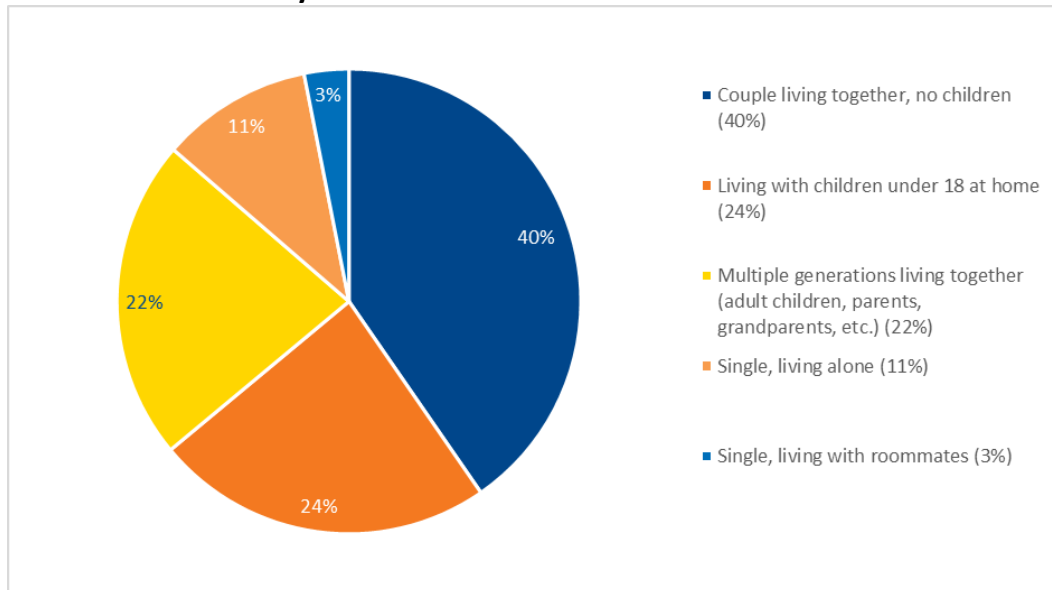
Which of the following best describes you?



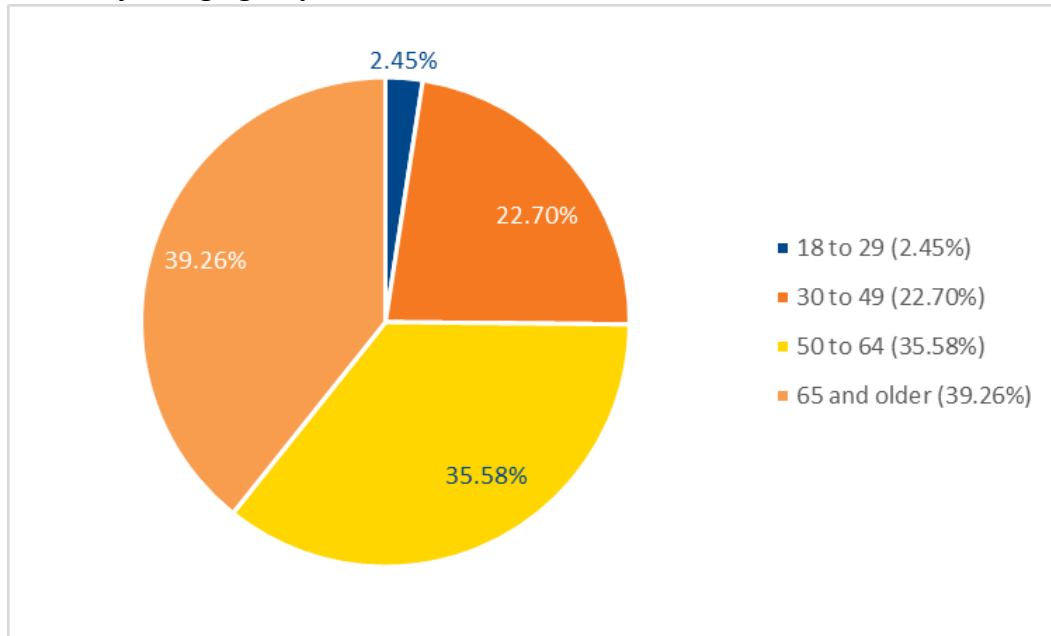
What part of town do you call home?



Which best describes your household?



What is your age group?

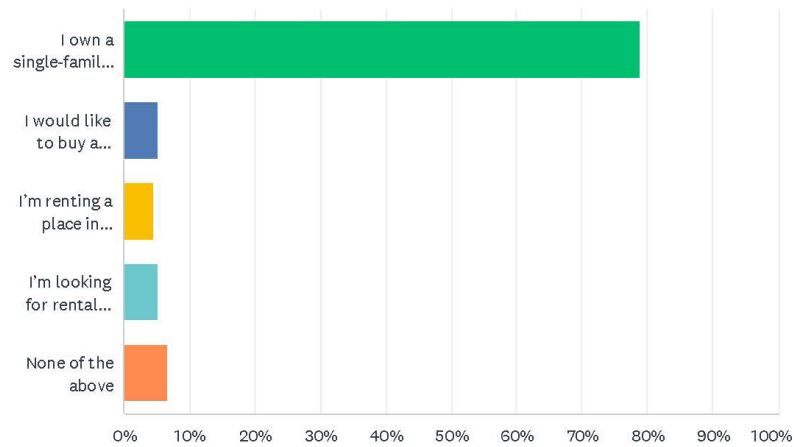


Survey Responses

Accessory Dwelling Unit Permit Ready Program

Q1 Which of the following best describes you?

Answered: 199 Skipped: 0

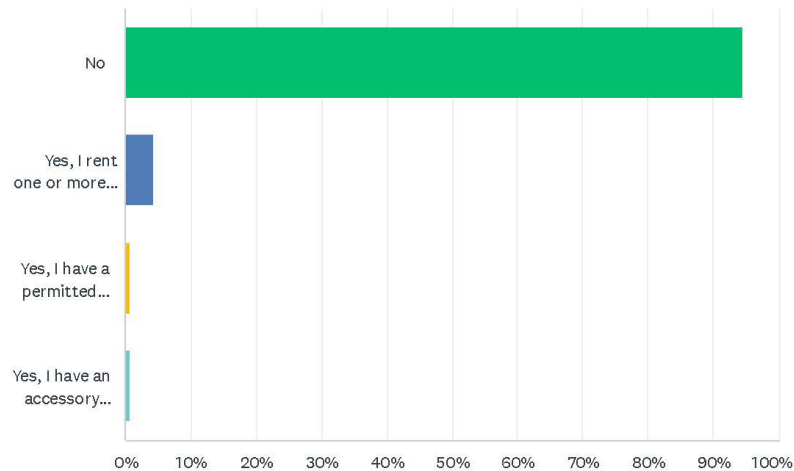


ANSWER CHOICES	RESPONSES	
I own a single-family home in Carlsbad	78.89%	157
I would like to buy a single-family home in Carlsbad	5.03%	10
I'm renting a place in Carlsbad	4.52%	9
I'm looking for rental options in Carlsbad	5.03%	10
None of the above	6.53%	13
TOTAL		199

Accessory Dwelling Unit Permit Ready Program

Q2 Do you already rent out part of your home?

Answered: 143 Skipped: 56

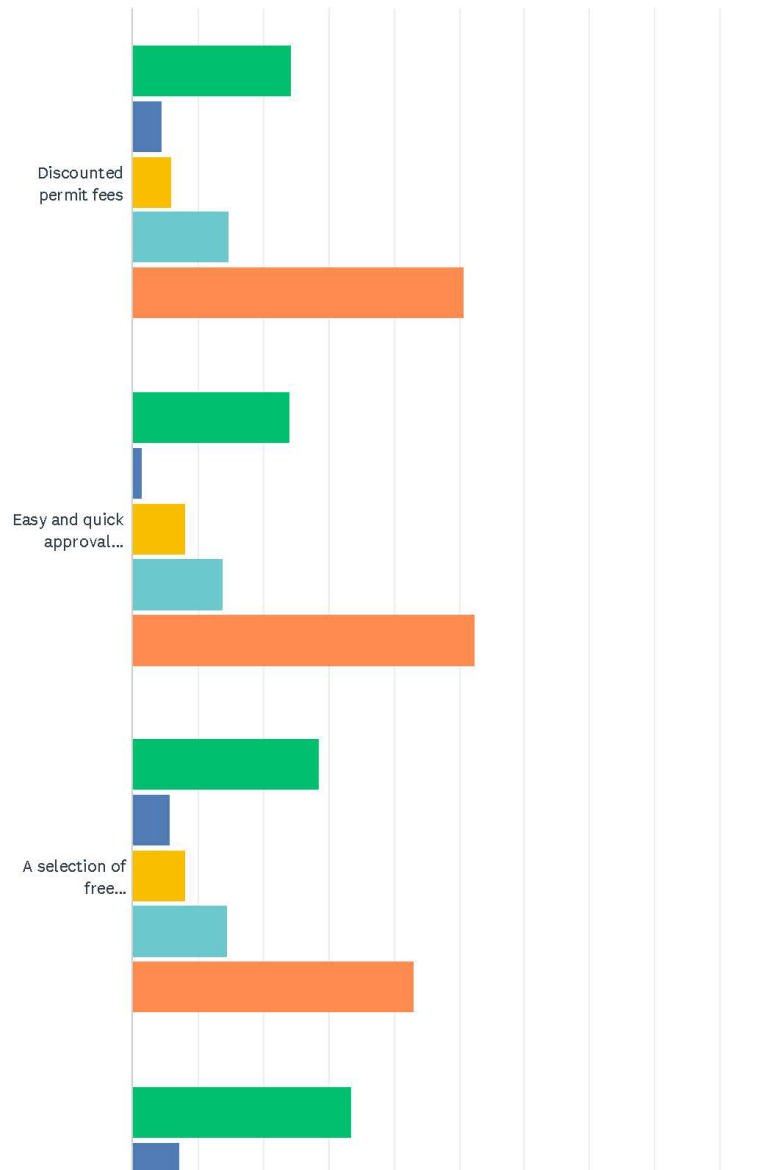


ANSWER CHOICES	RESPONSES	
No	94.41%	135
Yes, I rent one or more rooms	4.20%	6
Yes, I have a permitted accessory dwelling unit	0.70%	1
Yes, I have an accessory dwelling unit, but I am not sure if meets all the current permit requirements	0.70%	1
TOTAL		143

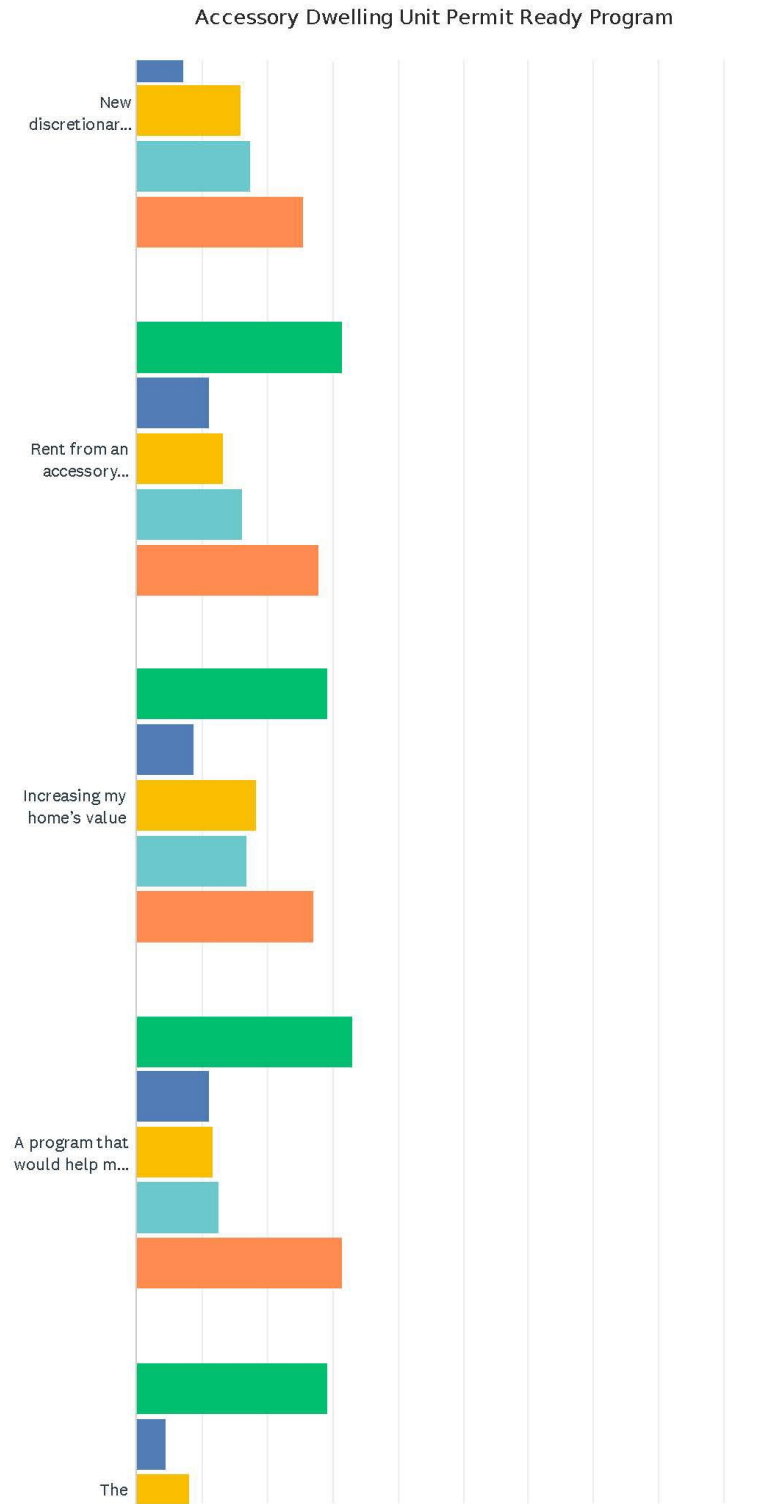
Accessory Dwelling Unit Permit Ready Program

Q3 Below are some of the potential benefits and incentives related to accessory dwelling units (granny flats). Please tell us how important each one would be in your decision to consider adding an accessory dwelling unit to your property (or an additional ADU if you already have one):

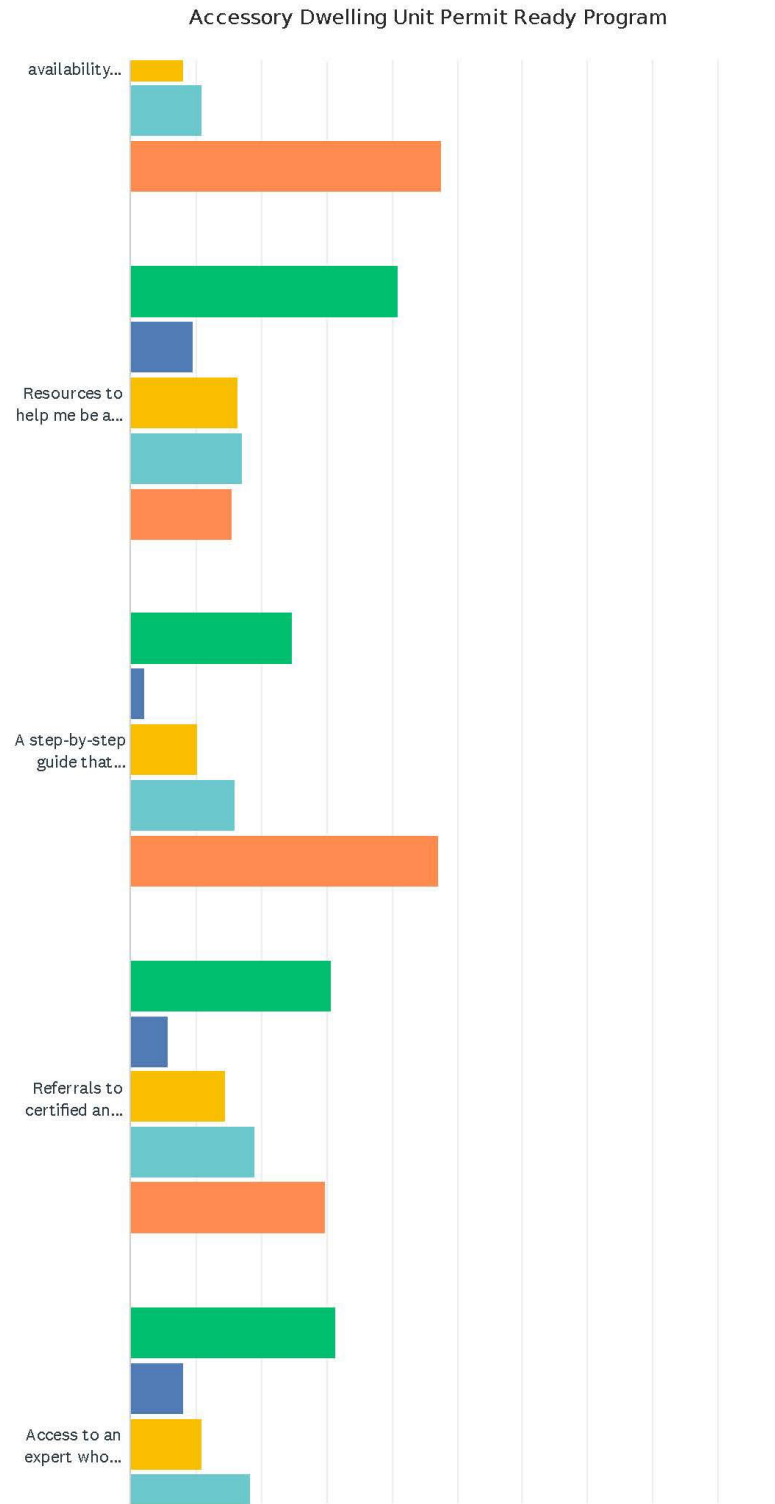
Answered: 139 Skipped: 60



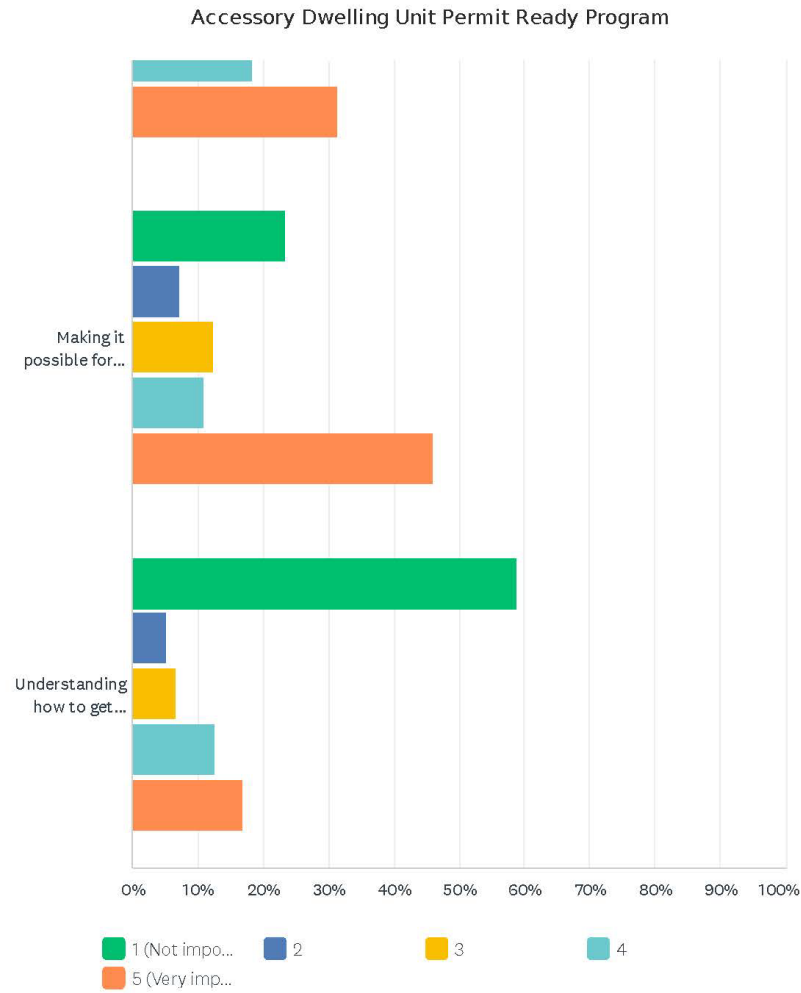
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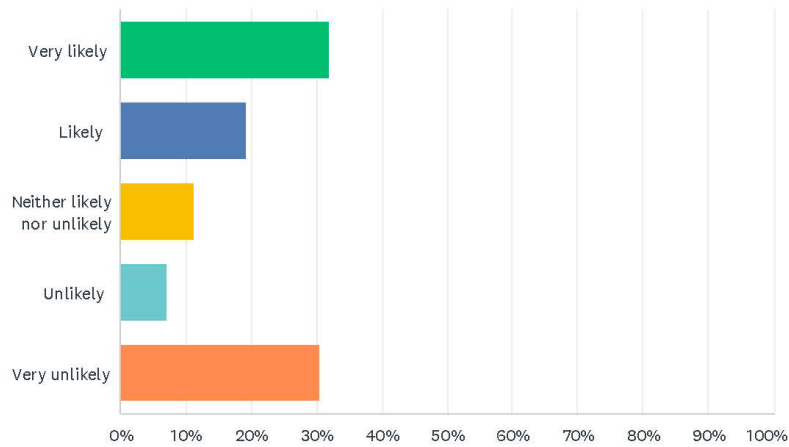
Accessory Dwelling Unit Permit Ready Program

	1 (NOT IMPORTANT)	2	3	4	5 (VERY IMPORTANT)	TOTAL	WEIGHTED AVERAGE
Discounted permit fees	24.26% 33	4.41% 6	5.88% 8	14.71% 20	50.74% 69	136	3.63
Easy and quick approval process	24.09% 33	1.46% 2	8.03% 11	13.87% 19	52.55% 72	137	3.69
A selection of free pre-approved building plans	28.47% 39	5.84% 8	8.03% 11	14.60% 20	43.07% 59	137	3.38
New discretionary income an accessory dwelling unit would provide	33.58% 46	7.30% 10	16.06% 22	17.52% 24	25.55% 35	137	2.94
Rent from an accessory dwelling unit could make my own home more affordable for me	31.62% 43	11.03% 15	13.24% 18	16.18% 22	27.94% 38	136	2.98
Increasing my home's value	29.20% 40	8.76% 12	18.25% 25	16.79% 23	27.01% 37	137	3.04
A program that would help me get financing to build an accessory dwelling unit	33.09% 45	11.03% 15	11.76% 16	12.50% 17	31.62% 43	136	2.99
The availability of grants to help offset the cost of building an accessory dwelling unit	29.20% 40	4.38% 6	8.03% 11	10.95% 15	47.45% 65	137	3.43
Resources to help me be an effective landlord	41.04% 55	9.70% 13	16.42% 22	17.16% 23	15.67% 21	134	2.57
A step-by-step guide that would make it easy for me to go through the process of building an accessory dwelling unit on my property	24.64% 34	2.17% 3	10.14% 14	15.94% 22	47.10% 65	138	3.59
Referrals to certified and experienced architects and contractors	30.66% 42	5.84% 8	14.60% 20	18.98% 26	29.93% 41	137	3.12
Access to an expert who could help me calculate the cost, return on investment and long income potential	31.39% 43	8.03% 11	10.95% 15	18.25% 25	31.39% 43	137	3.10
Making it possible for my adult children, aging parents or other family to live in Carlsbad	23.36% 32	7.30% 10	12.41% 17	10.95% 15	45.99% 63	137	3.49
Understanding how to get approval from my homeowners association	58.82% 80	5.15% 7	6.62% 9	12.50% 17	16.91% 23	136	2.24

Accessory Dwelling Unit Permit Ready Program

Q4 Assuming the right incentives were in place, how likely would you be to build an accessory dwelling unit on your property in the next five years?

Answered: 141 Skipped: 58

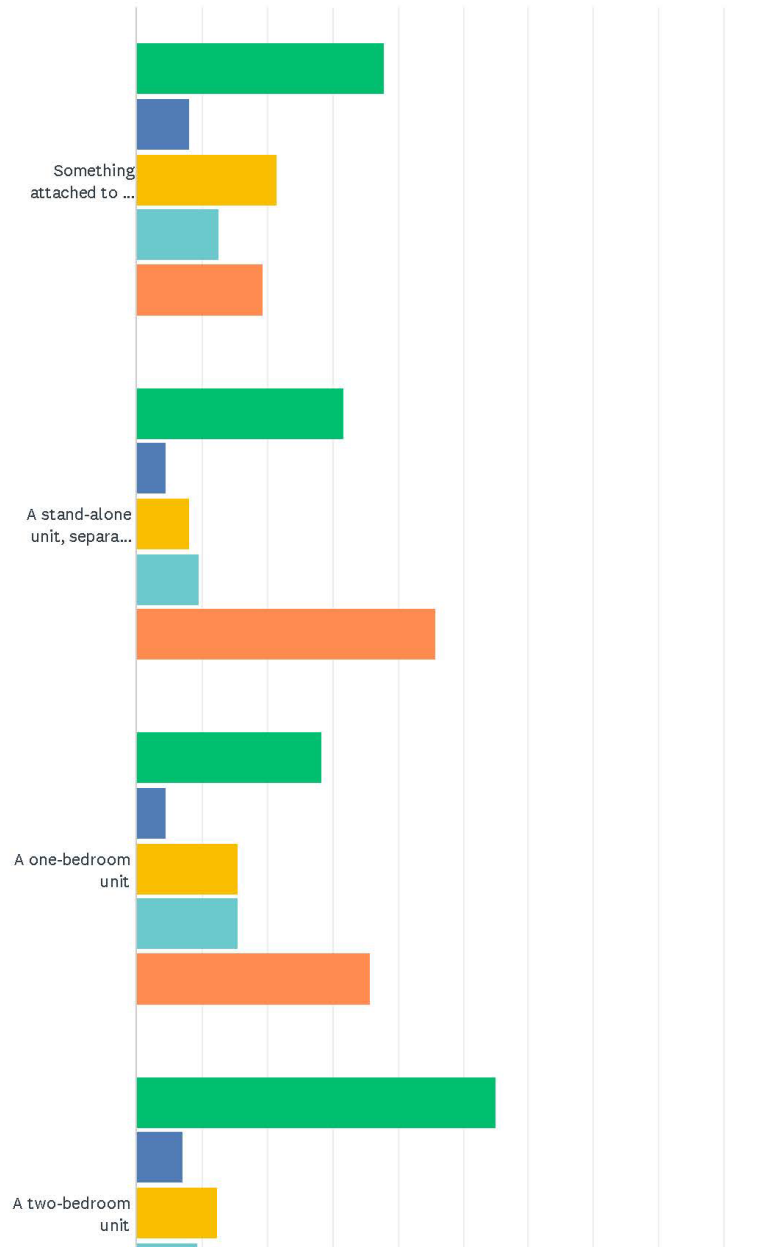


ANSWER CHOICES	RESPONSES	
Very likely	31.91%	45
Likely	19.15%	27
Neither likely nor unlikely	11.35%	16
Unlikely	7.09%	10
Very unlikely	30.50%	43
TOTAL		141

Accessory Dwelling Unit Permit Ready Program

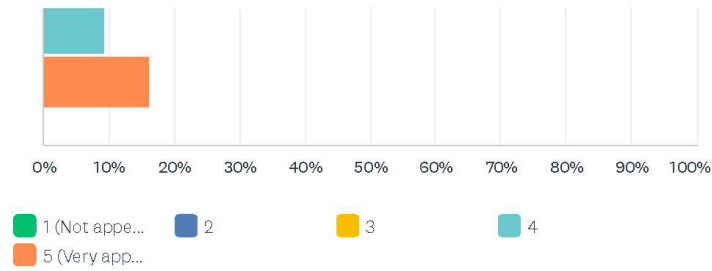
Q5 How appealing are the following types of accessory dwelling units to you?

Answered: 138 Skipped: 61



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Accessory Dwelling Unit Permit Ready Program

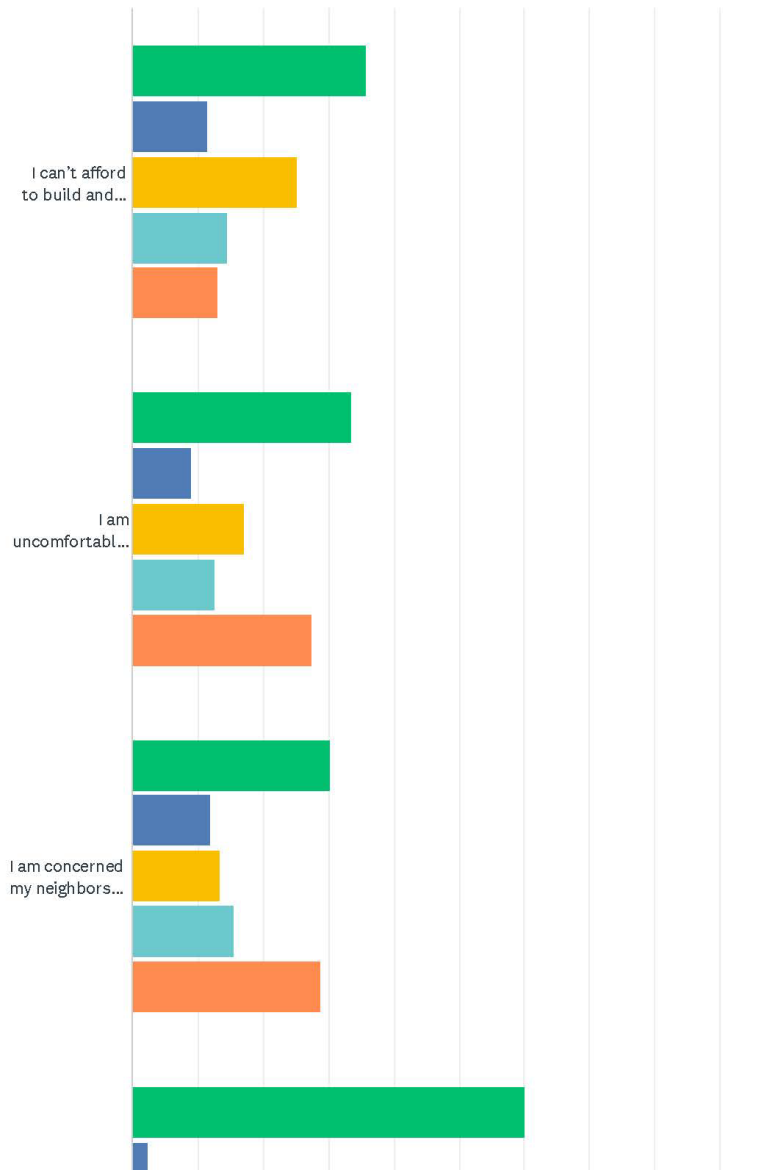


	1 (NOT APPEALING)	2	3	4	5 (VERY APPEALING)	TOTAL
Something attached to my home, like a converted garage or an addition with a separate entrance	38.06% 51	8.21% 11	21.64% 29	12.69% 17	19.40% 26	134
A stand-alone unit, separate from my home but on my property	31.85% 43	4.44% 6	8.15% 11	9.63% 13	45.93% 62	135
A one-bedroom unit	28.36% 38	4.48% 6	15.67% 21	15.67% 21	35.82% 48	134
A two-bedroom unit	55.04% 71	6.98% 9	12.40% 16	9.30% 12	16.28% 21	129

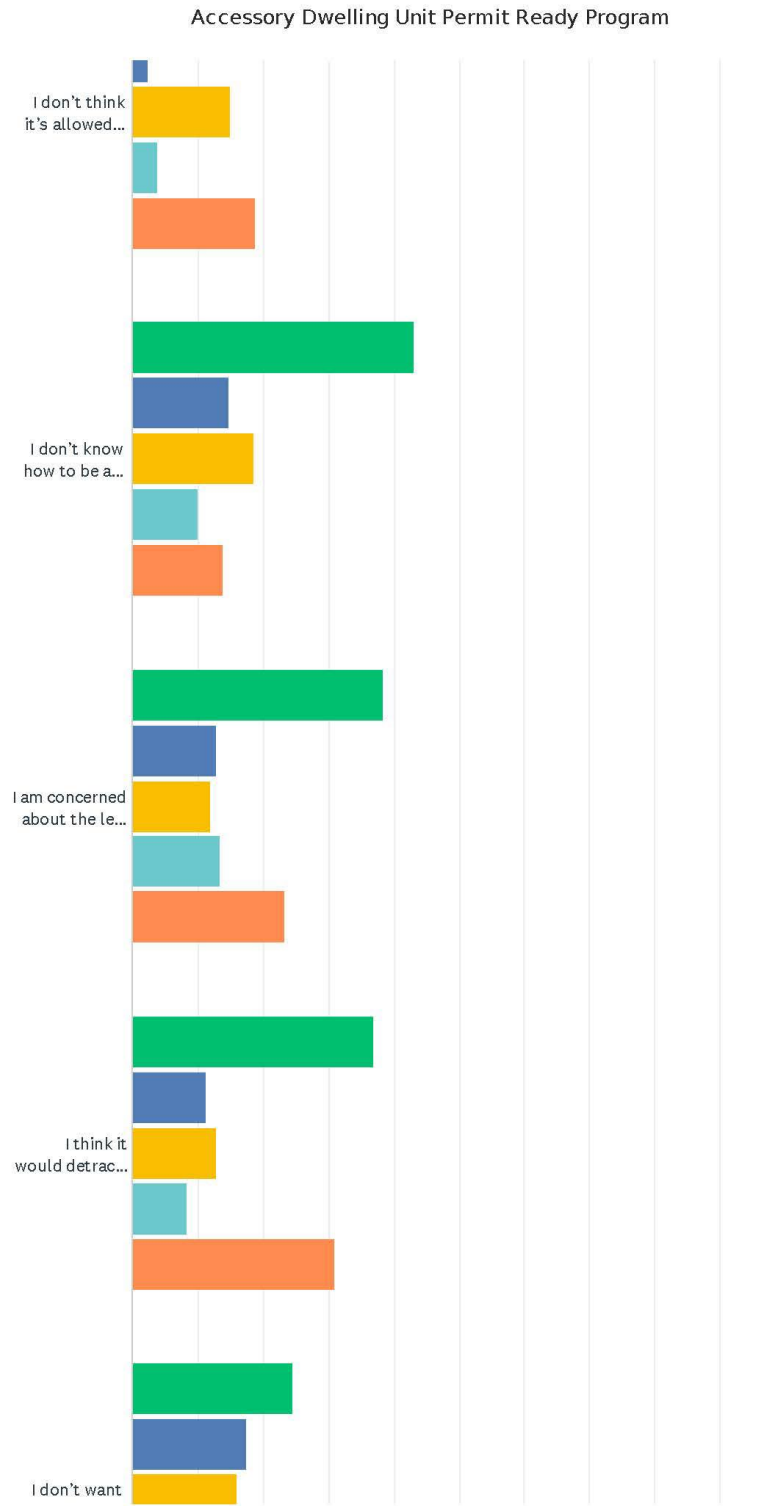
Accessory Dwelling Unit Permit Ready Program

Q6 Some homeowners do not want to build an accessory dwelling unit on their properties. Please tell us how much each of the following would influence your decision to not add an accessory dwelling unit to your property.

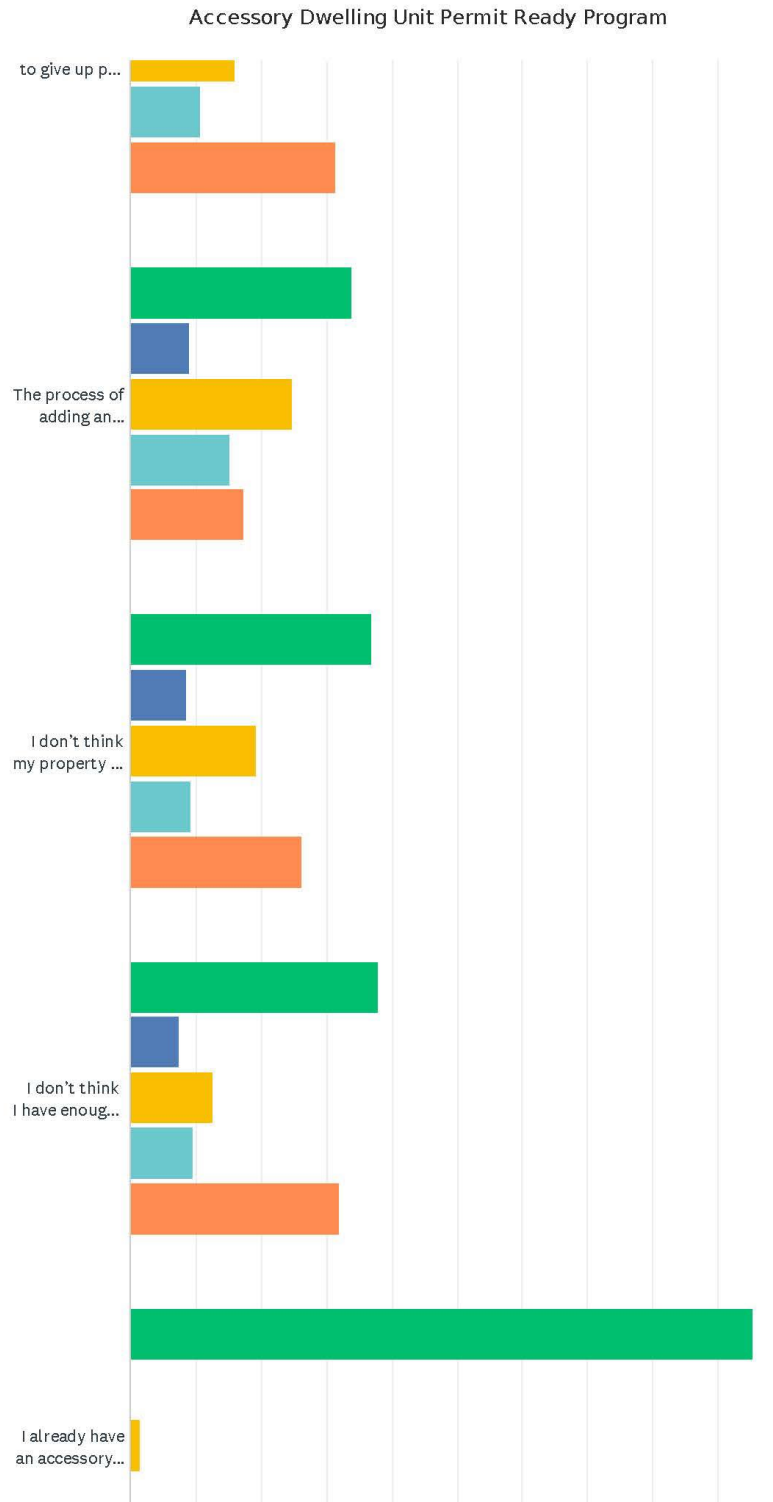
Answered: 138 Skipped: 61



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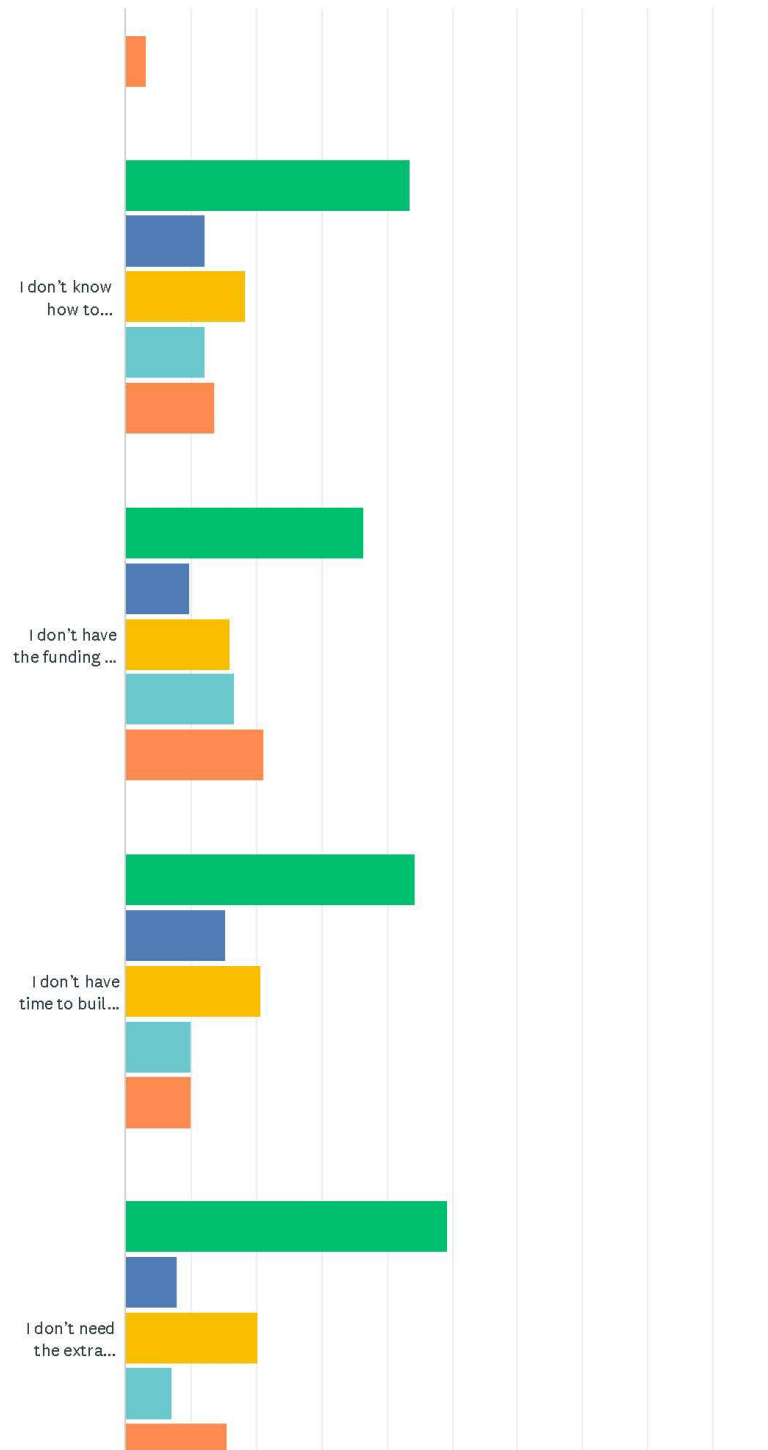


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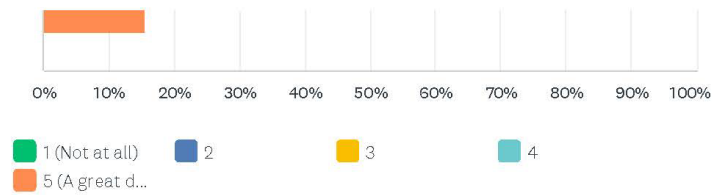
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Accessory Dwelling Unit Permit Ready Program



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Accessory Dwelling Unit Permit Ready Program



	1 (NOT AT ALL)	2	3	4	5 (A GREAT DEAL)	TOTAL
I can't afford to build and maintain an accessory dwelling unit.	35.88% 47	11.45% 15	25.19% 33	14.50% 19	12.98% 17	131
I am uncomfortable with the idea of someone else living on my property.	33.58% 45	8.96% 12	17.16% 23	12.69% 17	27.61% 37	134
I am concerned my neighbors wouldn't like it.	30.37% 41	11.85% 16	13.33% 18	15.56% 21	28.89% 39	135
I don't think it's allowed by my homeowners association.	60.16% 77	2.34% 3	14.84% 19	3.91% 5	18.75% 24	128
I don't know how to be a landlord or just think it would be too much of a hassle.	43.08% 56	14.62% 19	18.46% 24	10.00% 13	13.85% 18	130
I am concerned about the legal liability of being a landlord.	38.35% 51	12.78% 17	12.03% 16	13.53% 18	23.31% 31	133
I think it would detract from the aesthetics of my home.	36.84% 49	11.28% 15	12.78% 17	8.27% 11	30.83% 41	133
I don't want to give up part of my backyard.	24.43% 32	17.56% 23	16.03% 21	10.69% 14	31.30% 41	131
The process of adding an accessory dwelling unit seems hard, too time consuming or just confusing.	33.83% 45	9.02% 12	24.81% 33	15.04% 20	17.29% 23	133
I don't think my property has room for an accessory dwelling unit.	36.92% 48	8.46% 11	19.23% 25	9.23% 12	26.15% 34	130
I don't think I have enough parking to add an accessory dwelling unit.	38.06% 51	7.46% 10	12.69% 17	9.70% 13	32.09% 43	134
I already have an accessory dwelling unit and don't want another one.	95.28% 121	0.00% 0	1.57% 2	0.00% 0	3.15% 4	127
I don't know how to calculate all the costs involved.	43.51% 57	12.21% 16	18.32% 24	12.21% 16	13.74% 18	131
I don't have the funding to finance construction of an accessory dwelling unit.	36.36% 48	9.85% 13	15.91% 21	16.67% 22	21.21% 28	132
I don't have time to build and manage an accessory dwelling unit on my property.	44.27% 58	15.27% 20	20.61% 27	9.92% 13	9.92% 13	131
I don't need the extra income.	49.22% 63	7.81% 10	20.31% 26	7.03% 9	15.63% 20	128

#	OTHER (PLEASE EXPLAIN)	DATE
1	It would detract from the aesthetics of the entire neighborhood if design standards are not enforced.	6/1/2022 9:50 PM
2	These should only be for family members when the property can support an addition of equal architectural design	5/31/2022 12:36 PM

Accessory Dwelling Unit Permit Ready Program

3	To foster distinct communities with a sense of place - Smart Growth set standards for development that respect and reflect the values and cultures of the people who call them home, and foster physical environments that support a more cohesive community fabric. Addressing the 'missing middle' – smaller older homes become accessory dwellings to larger developments, preserving the neighborhoods unique community character while providing an avenue to incentivize development. Could the City of Carlsbad implement a plan to incentivize the preservation of historic homes while providing an opportunity (design standards) to add to the housing inventory?	5/31/2022 11:55 AM
4	STREET PARKING IS ALREADY BECOMING AN ISSUE	5/29/2022 1:09 PM
5	In order to preserve yard and outdoor space	5/25/2022 10:51 AM
6	I like the idea of my children being able to afford to stay in our community and raise their family	5/25/2022 8:59 AM
7	I object to the ADU law.	5/24/2022 1:22 PM
8	I definitely DON'T like the idea of people converting their garages. They should be for cars.	5/24/2022 9:50 AM
9	I don't want to have another building close to me.	5/22/2022 8:01 AM
10	I would be very uncomfortable having renters living within our development. Our lots are so small, sound carries so far, parking is already an issue. ADU's will only add to this problem.	5/21/2022 2:41 PM
11	We don't have enough street parking in our neighborhood as it is!	5/20/2022 4:20 PM
12	I know there is insufficient room to build an ADU on my lot. The rear fence is the minimum 15 feet from my house and much less than that on either side of the house. But I would be very interested in renting a stand-alone ADU from someone else and selling my house or renting it out so I can downsize.	5/20/2022 10:56 AM
13	Totally against ADUs in neighborhood because there is not enough parking and street parking on too narrow streets is dangerous.	5/20/2022 10:52 AM
14	My neighbor has one and the extra people are a nuisance	5/20/2022 9:57 AM
15	One was built next door only 4 ft from my fence. It has invaded my privacy and I hate it	5/20/2022 9:11 AM
16	I might consider an accessory unit for my disabled son at some point (vs a traditional group home setting). There's room for it on our property, and that would give him some degree of independence. I wouldn't consider being a landlord for a stranger though... too worried about legal hassles or stress.	5/19/2022 9:00 PM
17	I hate the idea of adu's. HATE. IT. It creates all kinds of problems in single family communities, not the least of which is parking. I have followed and paid my HOA dues for decades. Because I like my neighborhood the way it is. How dare a government agency come in and throw all that out the window. My neighbors and I are furious. It is wrong on so many levels.	5/19/2022 7:47 PM
18	California has made it hard to want to improve your home because they continue to milk you for more taxes. Add a pool pay sales tax and then California collects more taxes because the item you already paid taxes on increases your home value. I would be more like to add an accessory unit if I didn't think the state would add so much in additional property taxes that it didn't make it worth while. California needs to stop double taxing.	5/19/2022 7:31 PM
19	The second half of the survey is hard to answer.	5/19/2022 6:33 PM
20	I hate the idea!	5/19/2022 6:26 PM
21	Property taxes increase: Ok if increase is based on the ADU alone. Not ok if it revalues existing property. Cannot afford that!	5/19/2022 6:20 PM
22	For extended family	5/19/2022 6:20 PM

Accessory Dwelling Unit Permit Ready Program

Q7 What else would you like the city to consider related to accessory dwelling units?

Answered: 68 Skipped: 131

#	RESPONSES	DATE
1	Neighbors adjacent to the homeowner planning to add an ADU should be able to have a voice in the approval process for design, privacy issues, and parking requirements.	6/1/2022 9:50 PM
2	There should be no approval of ADU's in the city of Carlsbad whose use would be for anything other than long term (minimum monthly) rental. I know the city LOVES the TOT revenue but short term rentals ruin neighborhoods.	5/31/2022 1:49 PM
3	The should relate to the existing dwelling style. Consider second floor units to maintain off street parking.	5/31/2022 1:29 PM
4	The city should discourage these at all cost. It will definitely lower the quality of the city as a place to live. Terrible idea! for the state as a whole.	5/31/2022 12:36 PM
5	Higher density increases safety concerns. Could standards be implemented to increase wall and roof fire ratings beyond the minimum code requirements - especially when a building is within the required setbacks (less than 5)? Los Angeles is banning most gas appliances in new homes. Encinitas has adopted a 'green building' ordinance. What can Carlsbad do to ensure that while providing housing, the environmental impact related to building construction and home occupancy is mitigated, and preferably reduced (to Net-Zero)?	5/31/2022 11:55 AM
6	Carlsbad should offer the same incentives that the city of Encinitas offers: free pre approved architectural plans, and waiving all permit fees.	5/30/2022 11:01 AM
7	The City should only place such units on properly zoned lots away from single family zoned property.	5/29/2022 1:17 PM
8	EXISTING ZONING LAWS SHOULD NOT BE CHANGED TO ACCOMMODATE ADU'S	5/29/2022 1:09 PM
9	So many homes in Carlsbad are part of an HOA. Many homes are on relatively small lots. Need help navigating HoA and architects need to be better informed about what's possible to build and how the rules might be different for ADU than a regular addition	5/27/2022 7:57 PM
10	Waiving fees for people that can't get the State \$40k grant	5/25/2022 6:30 PM
11	Increase height limit for accessory to the same as residential height limit. Building 3 bedroom units on top of new garages where the space is available will allow a young family to live there. Some of the Barrio houses are so small that an accessory would need to be bigger than the original house. Low income housing needs safe work truck size garage parking and safe tool storage for many workers. Allow this in ADU's to provide extended family housing and would clean up properties!	5/25/2022 10:51 AM
12	There seems to be great resources on the internet. It would be nice to have what's out there organized into one place.	5/25/2022 8:59 AM
13	Please do NOT promote ADUs! It is a bad law that takes control of our communities out of the hands of residents. DO NOT waste Carlsbad resources on promoting this bad law!	5/24/2022 1:22 PM
14	The building department needs to have answers for non conforming issues. I tried to get help since last August. I can't get past the front clerk. Beyond frustrating. I've done all the work and now need city assistance. My emails ignored, so I gave up for now.	5/24/2022 12:42 PM
15	Parking, location, most of Carlsbad is not low income, ADU's would rent high	5/24/2022 12:03 PM
16	Don't allow ADUs on single family zoned property.	5/24/2022 9:54 AM
17	I love the idea and cost saving of having our parents being able to live with us. Even our kid's after college.	5/24/2022 9:50 AM

Accessory Dwelling Unit Permit Ready Program

18	Some Neighbors will object to building accessory dwellings- how will the City assist homeowners with this issue?	5/24/2022 8:38 AM
19	The process needs to be easy and ery fast. It should take few months from start to finish including permits and the actual building.	5/23/2022 1:20 PM
20	Parking. If you are to approve accessory dwellings you must account for parking. It is irresponsible to allow homeowners to add to the neighborhood population without providing additional parking - or account for current parking availability. Accessory dwellings must not block the scenic view of a neighbor. Accessory dwellings must be a specified distance from the property line. I worry the accessory dwellings will diminish the aesthetics of our neighborhood and cause our housing values to drop.	5/22/2022 10:23 PM
21	A process to speed up permits.	5/22/2022 8:07 PM
22	Noise, animals, and neighbor & neighborhood relationships.	5/22/2022 5:06 PM
23	The increase in dwelling units has these costs to the city: More cars on the same roads, more water, wastewater, and sewer costs, more public safety officers and fire safety officers needed, and more crowded beach and recreation areas that need city funded services.	5/22/2022 3:11 PM
24	I'm so pleased that the city is considering ways to incentivize the construction of ADUs. I think that visuals would also help people "picture" what an ADU might look like and how it might fit on their property. Some basic 3-D site rendering services might also be useful.	5/22/2022 2:05 PM
25	It violates what was agreed upon in the original development plan, of which I approved. That was the town I thought I moved to. Granny flats lead to more pollution, more crowding, more traffic. It will make Carlsbad more like Miami.	5/22/2022 9:02 AM
26	No parking available. My objections and those of my neighbors are not considered. It will adversely impact MY property value. Crowd more people increases crime,	5/22/2022 8:01 AM
27	The percentage of housing space, square footage, to the land available. Parking, water use, school enrollment, fire and police protection need all be considered.	5/21/2022 2:41 PM
28	Too much traffic on the city streets and highway already!	5/20/2022 4:20 PM
29	DONT ALLOW TWO STORY BUILDINGS OVERLOOKING A NEIGHBOR'S FENCE/PROPERTY	5/20/2022 1:45 PM
30	After 24 years of owning our Olde Carlsbad home, we have explored adding an ADU a number of times. Our neighbor added one for their son and wife. It took up most of their backyard because it is only a single story. The only way we could add an ADU and retain any usable outdoor space would be a 2-story ADU. This is not allowed on an R1 at this time, which makes the point moot. Almost all coastal lots are not feasible for single-story detached units anymore. This is why every new coastal (and even inland nowadays) unit is a 2-3 story & even 4 in the Village/Barrio MP. Until this is changed we do not see coastal ADUs as a viable solution to the housing affordability crisis.	5/20/2022 12:51 PM
31	Support repeal of the state law.	5/20/2022 12:50 PM
32	No No No ruins the neighborhood	5/20/2022 12:40 PM
33	As mentioned above, make it easy to apply and build	5/20/2022 12:21 PM
34	ADUs are being shoved down resident's throats. The reality is, Carlsbad, like most of SoCal is becoming overpopulated. Traffic is bad and getting worse. Resources (electricity and water) are approaching the breaking point.	5/20/2022 12:19 PM
35	I am not in support of ADU because it would change the make-up of the neighborhood with more renters and parking issue	5/20/2022 12:04 PM
36	Can the sewer and water supplies support many ADUs?	5/20/2022 11:07 AM
37	Insist on off-street parking availability.	5/20/2022 10:52 AM
38	I am very concerned with ADU's affecting the character and quality of life in single family neighborhoods. Parking is an obvious problem. Most lots are not big enough to build a stand alone structure anyway. What's next? Replacing single family homes with multi-family condos?	5/20/2022 10:28 AM
39	free, pre approved building plans would be wonderful for Carlsbad. Encinitas has them as does	5/20/2022 10:24 AM

Accessory Dwelling Unit Permit Ready Program

	the County of San Diego.	
40	please don't allow more than one. I wish none at all.	5/20/2022 9:57 AM
41	I have had to put up extra security. I think the regulations to build them in residential neighborhoods are too lenient	5/20/2022 9:11 AM
42	Those building accessory units should have to provide off street parking for renters. The streets are already congested with people not using their garages or driveways for parking. I wouldn't want more permanent residents parking on the street making it hard for our visitors to find parking.	5/20/2022 8:17 AM
43	1)Concerned over increased cars in neighborhoods. 2) Crowded lots and infringement onto neighboring property. 3) Encinitas already has a very controlling stance on ADUs and I don't want our local government to mandate them when new construction is pursued. Also I am concerned that government regulations would require that my tenant meet certain requirements, but if the unit were on my own property, I would want to choose the tenant as a member of the family, not as a business deal.	5/20/2022 7:55 AM
44	The state of california does not have enough water to support further growth. I'm against ADU's primarily because adding more housing to Carlsbad would only add more cars and traffic. Traffic, especially on El Camino is becoming a significant issue in regards to quality of life for our City.	5/20/2022 7:54 AM
45	I am concerned with the ADUs being built in 92008. There is one on Basswood that is ridiculous - two stories, looks like an apartment building between two single family, single story homes. It's atrocious.	5/20/2022 5:55 AM
46	Restrict them as much as possible	5/19/2022 11:37 PM
47	Impact on traffic and crime	5/19/2022 10:53 PM
48	Guide on how to split lots	5/19/2022 10:52 PM
49	Concerns related to ADUs for disabled family members - accessibility (wheelchair ramps, parking for caregivers, access to special ADA compliant building plans & permits, etc. HUD approval process.	5/19/2022 10:39 PM
50	Allow short term rentals in all areas of the city for ADUs	5/19/2022 9:39 PM
51	Make available pre approved plans for small stand alone and conversions of garages.	5/19/2022 9:04 PM
52	A financial incentive for building an ADU would be appealing to me personally (since it could be a possible long-term solution for my disabled son). Not sure we truly need more "density" in Carlsbad overall though.	5/19/2022 9:00 PM
53	Wave the fees and approve prebuilt units	5/19/2022 8:22 PM
54	Grants and incentives and have each one approved added to the city's percentage of affordable housing	5/19/2022 8:17 PM
55	Would like to see predone plans for over garages. I HATE the idea of separate guest houses too near property lines or hovering over peoples yards.	5/19/2022 8:09 PM
56	Build low income apartments instead.	5/19/2022 7:47 PM
57	Parking and traffic	5/19/2022 7:39 PM
58	Try to get the state to not increase property taxes for the additional value it adds to the property. Creating affordable housing is helping the state as well	5/19/2022 7:31 PM
59	Property line setback	5/19/2022 7:29 PM
60	It seems that you would need to look at the effect on all City services with this increase in density.	5/19/2022 7:08 PM
61	Parking is a big problem as quite a few workers from Vigilucci's park on our street along with beach goers.	5/19/2022 6:57 PM
62	Traffic, parking, crime, difficult to evict tenants in California... I am also concerned these units will be turned into AB&B's as I am already seeing this happen in my neighborhood.	5/19/2022 6:45 PM

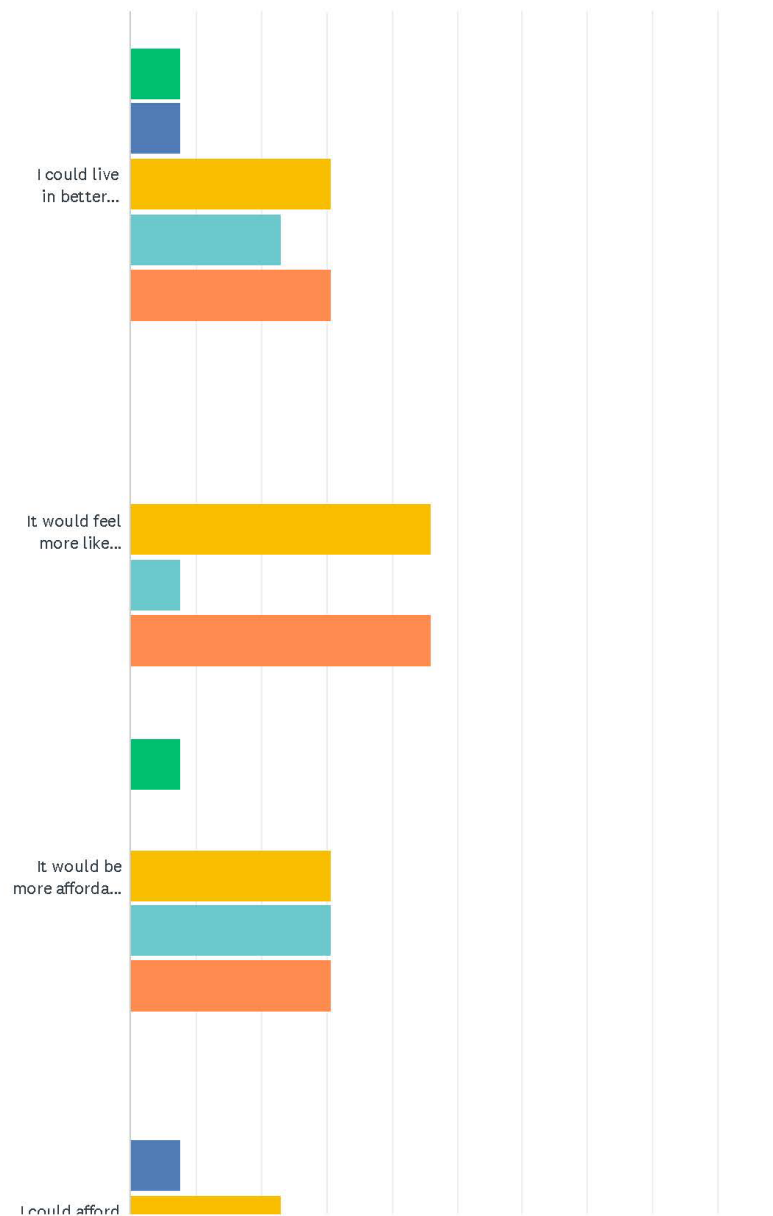
Accessory Dwelling Unit Permit Ready Program

63	Obfuscate the state.	5/19/2022 6:28 PM
64	This is a horrendous idea being forced on us by the state. Parking will be an even larger problem. Where do they expect the added services such as water to come from. Schools, police, and fire departments will all be effected. Our beautiful neighborhoods were not established for these types of structures. Other cities are already dealing with fees associated with with type of unit built...ie low income, etc. stop and think of your citizens, think of our environment. Step up and fight back!	5/19/2022 6:24 PM
65	I do not want these types of units on my property or in my neighborhood.	5/19/2022 6:22 PM
66	The one that is being built in our neighborhood is an eyesore and there are far too many cars.	5/19/2022 6:20 PM
67	To vet and partner with 3d green companies like MightyBuilding or ecoprefab etc that would make it quick and easy to build. Also HOA's and the city to not make it difficult for homes with hills to cut down the slope to allow space for an ADU. Thank you for asking about this! We love Carlsbad but need to be able to have our elderly parents and adult children have a place to stay and have their privacy.	5/19/2022 6:20 PM
68	please include a plan at the minimum size of 150 sf. not all of us have big yards	5/18/2022 5:08 PM

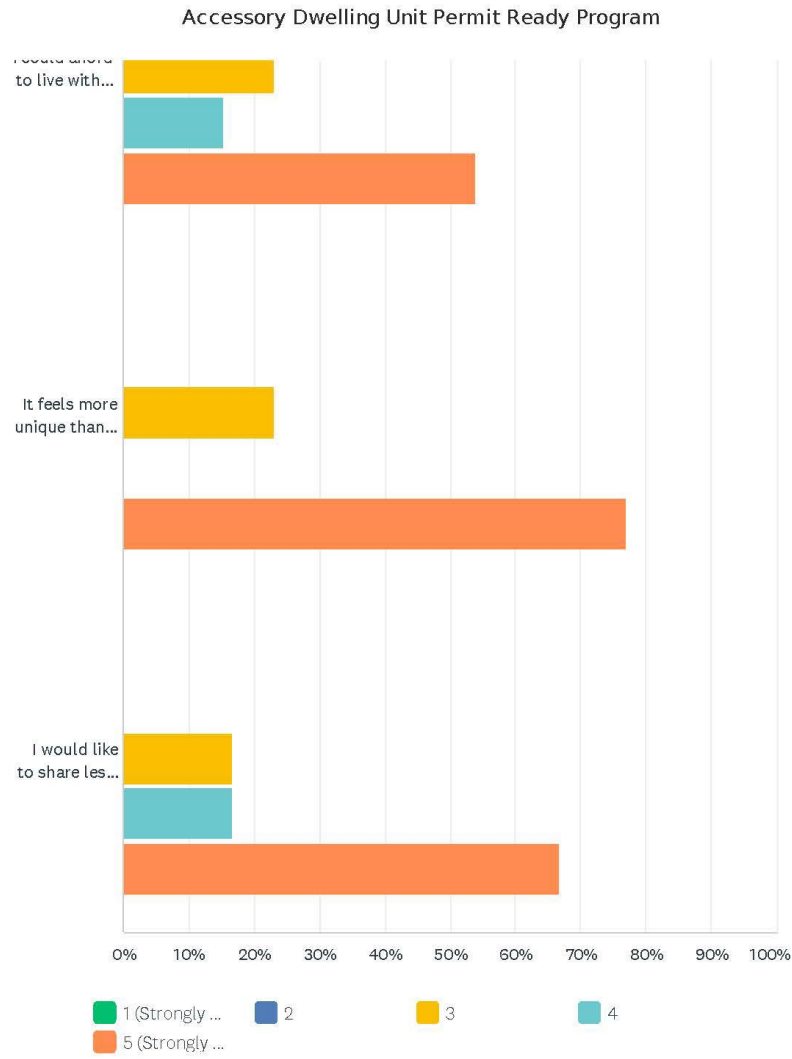
Accessory Dwelling Unit Permit Ready Program

Q8 Below are some statements about why some people like renting accessory dwelling units (granny flats). Please tell us if you agree or disagree with each statement.

Answered: 13 Skipped: 186



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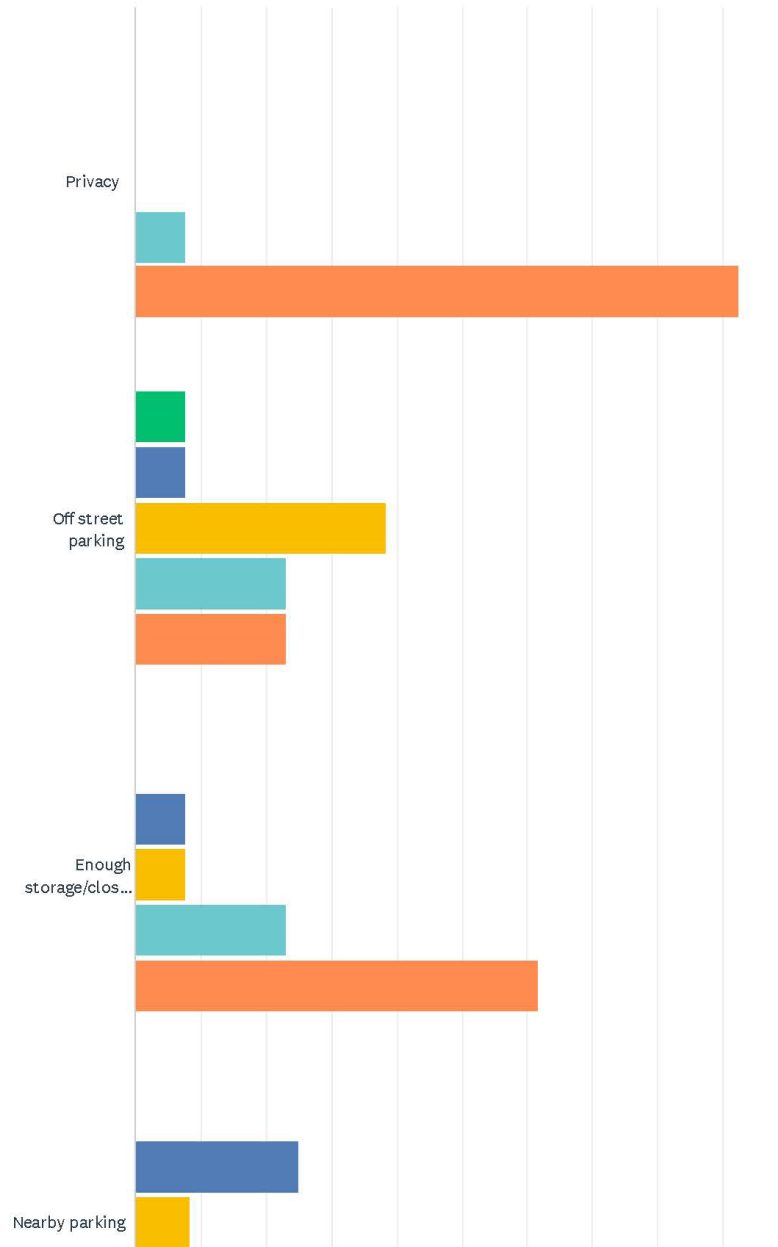
Accessory Dwelling Unit Permit Ready Program

	1 (STRONGLY DISAGREE)	2	3	4	5 (STRONGLY AGREE)	TOTAL
I could live in better location.	7.69% 1	7.69% 1	30.77% 4	23.08% 3	30.77% 4	13
It would feel more like living in a home.	0.00% 0	0.00% 0	46.15% 6	7.69% 1	46.15% 6	13
It would be more affordable than an apartment.	7.69% 1	0.00% 0	30.77% 4	30.77% 4	30.77% 4	13
I could afford to live without roommates.	0.00% 0	7.69% 1	23.08% 3	15.38% 2	53.85% 7	13
It feels more unique than living in an apartment.	0.00% 0	0.00% 0	23.08% 3	0.00% 0	76.92% 10	13
I would like to share less walls than I would living in an apartment.	0.00% 0	0.00% 0	16.67% 2	16.67% 2	66.67% 8	12

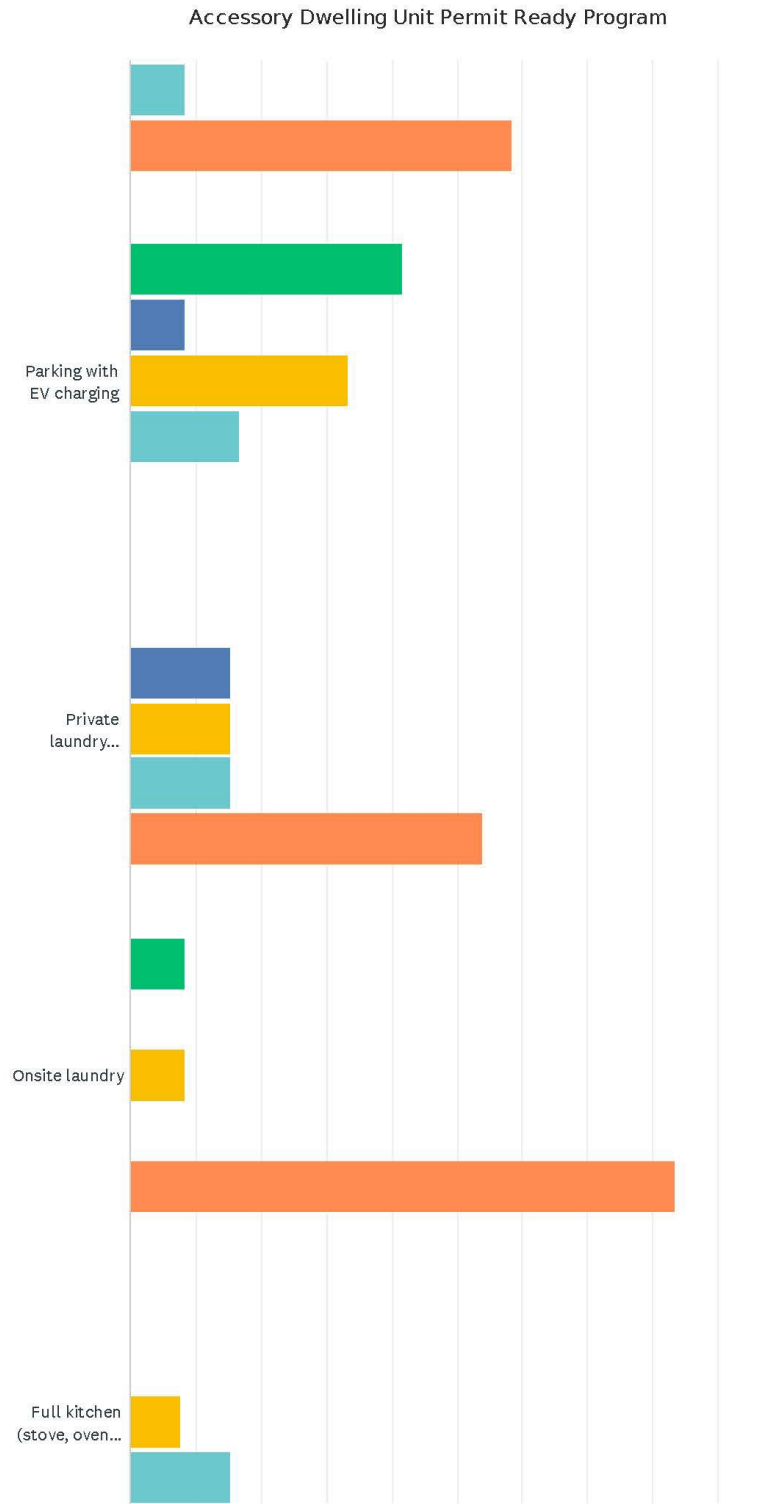
Accessory Dwelling Unit Permit Ready Program

Q9 If you were to consider renting an accessory dwelling unit, please tell us how important the following features would be to you:

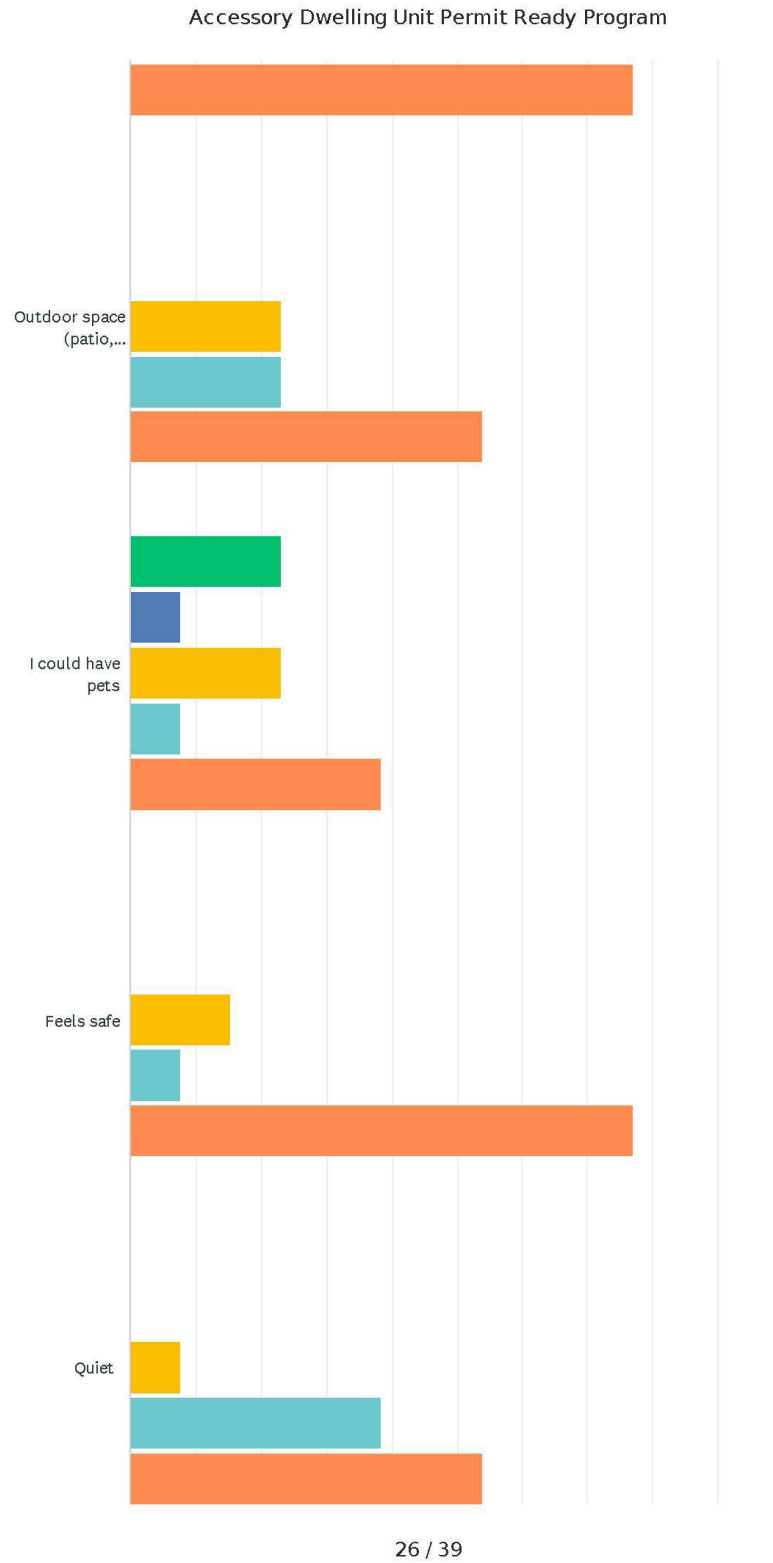
Answered: 13 Skipped: 186

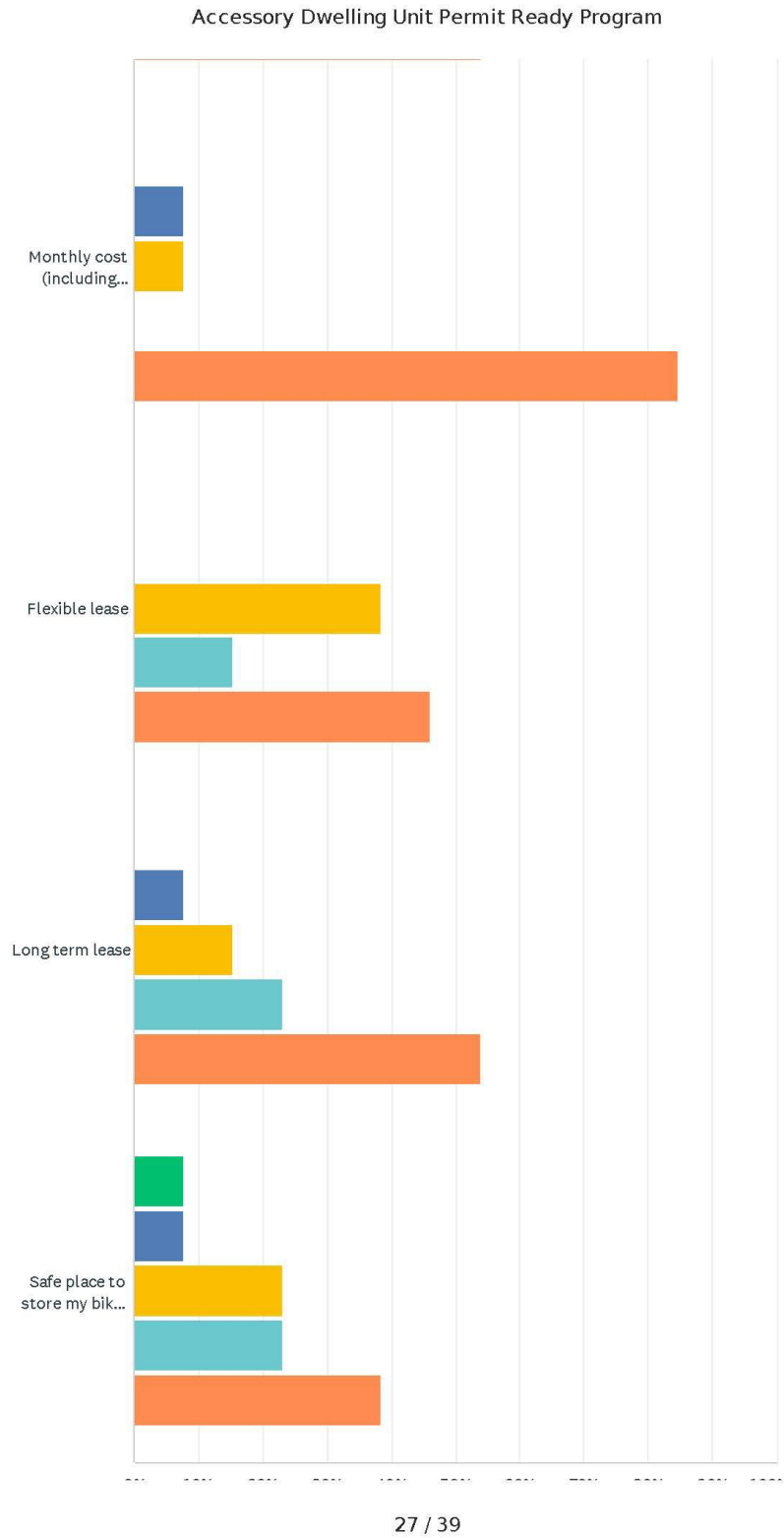


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Accessory Dwelling Unit Permit Ready Program

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

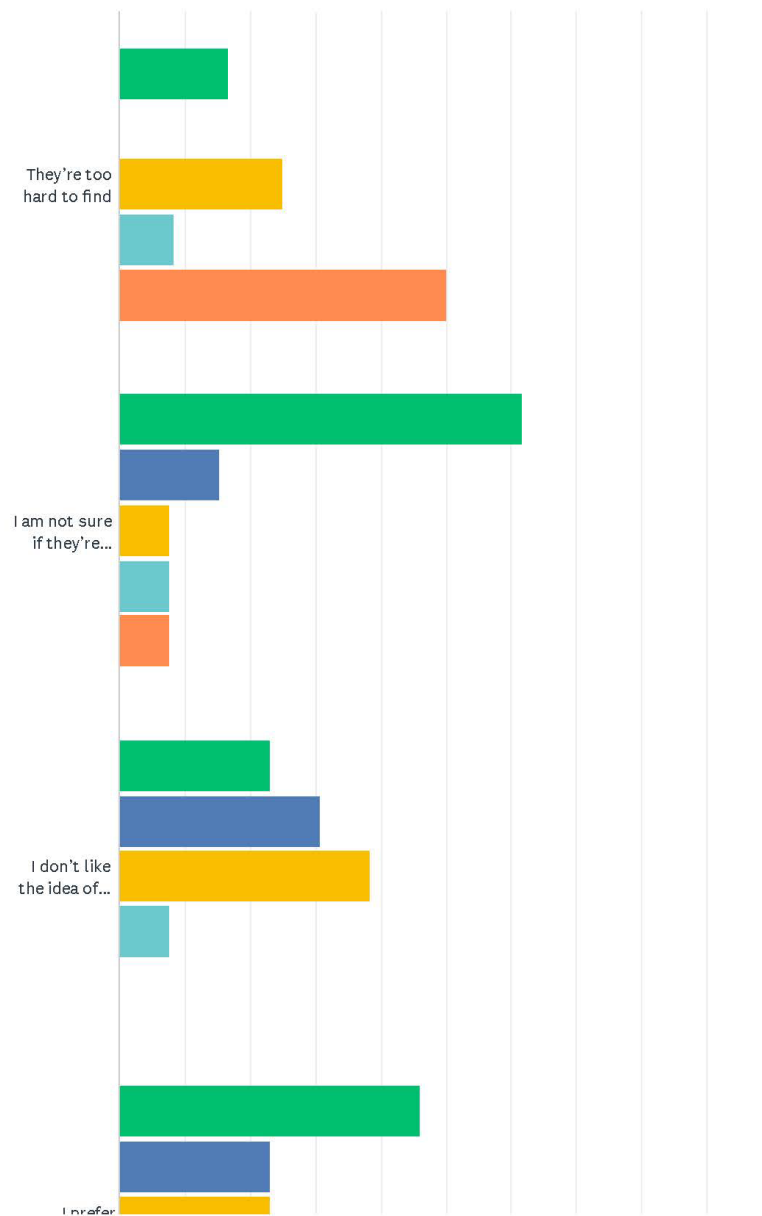
■ 1 (Not impo...
 ■ 2
 ■ 3
 ■ 4
 ■ 5 (Very imp...

	1 (NOT IMPORTANT)	2	3	4	5 (VERY IMPORTANT)	TOTAL
Privacy	0.00% 0	0.00% 0	0.00% 0	7.69% 1	92.31% 12	13
Off street parking	7.69% 1	7.69% 1	38.46% 5	23.08% 3	23.08% 3	13
Enough storage/closet space	0.00% 0	7.69% 1	7.69% 1	23.08% 3	61.54% 8	13
Nearby parking	0.00% 0	25.00% 3	8.33% 1	8.33% 1	58.33% 7	12
Parking with EV charging	41.67% 5	8.33% 1	33.33% 4	16.67% 2	0.00% 0	12
Private laundry facilities	0.00% 0	15.38% 2	15.38% 2	15.38% 2	53.85% 7	13
Onsite laundry	8.33% 1	0.00% 0	8.33% 1	0.00% 0	83.33% 10	12
Full kitchen (stove, oven, refrigerator, sink)	0.00% 0	0.00% 0	7.69% 1	15.38% 2	76.92% 10	13
Outdoor space (patio, balcony, yard access)	0.00% 0	0.00% 0	23.08% 3	23.08% 3	53.85% 7	13
I could have pets	23.08% 3	7.69% 1	23.08% 3	7.69% 1	38.46% 5	13
Feels safe	0.00% 0	0.00% 0	15.38% 2	7.69% 1	76.92% 10	13
Quiet	0.00% 0	0.00% 0	7.69% 1	38.46% 5	53.85% 7	13
Monthly cost (including utilities)	0.00% 0	7.69% 1	7.69% 1	0.00% 0	84.62% 11	13
Flexible lease	0.00% 0	0.00% 0	38.46% 5	15.38% 2	46.15% 6	13
Long term lease	0.00% 0	7.69% 1	15.38% 2	23.08% 3	53.85% 7	13
Safe place to store my bike, surfboard, other large items	7.69% 1	7.69% 1	23.08% 3	23.08% 3	38.46% 5	13

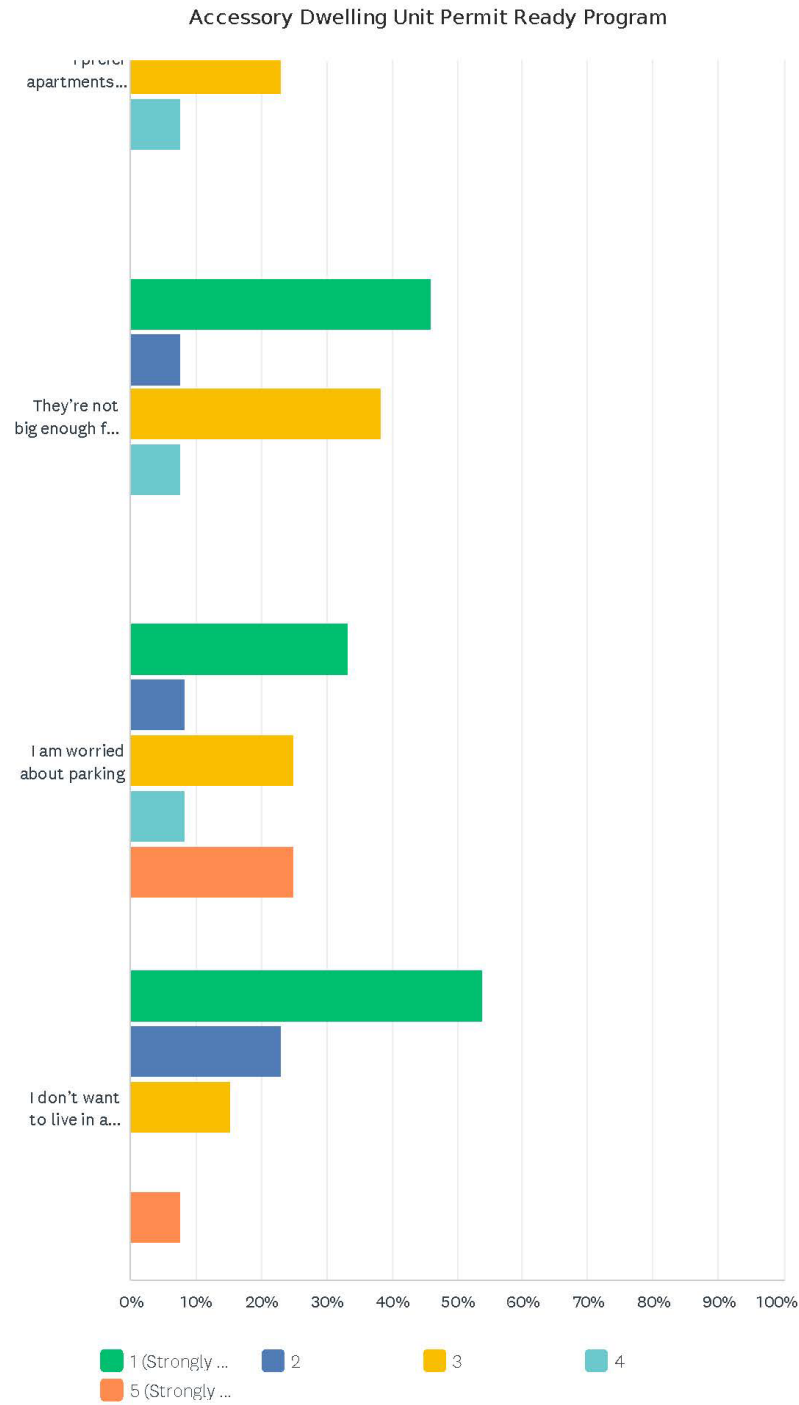
Accessory Dwelling Unit Permit Ready Program

Q10 Below are some statements about why some people don't like the idea of renting accessory dwelling units (granny flats). Please tell us if you agree or disagree with each statement.

Answered: 13 Skipped: 186



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Accessory Dwelling Unit Permit Ready Program

	1 (STRONGLY DISAGREE)	2	3	4	5 (STRONGLY AGREE)	TOTAL
They're too hard to find	16.67% 2	0.00% 0	25.00% 3	8.33% 1	50.00% 6	12
I am not sure if they're legal	61.54% 8	15.38% 2	7.69% 1	7.69% 1	7.69% 1	13
I don't like the idea of living in part of someone else's home	23.08% 3	30.77% 4	38.46% 5	7.69% 1	0.00% 0	13
I prefer apartments because they have pools, gyms and other amenities	46.15% 6	23.08% 3	23.08% 3	7.69% 1	0.00% 0	13
They're not big enough for me	46.15% 6	7.69% 1	38.46% 5	7.69% 1	0.00% 0	13
I am worried about parking	33.33% 4	8.33% 1	25.00% 3	8.33% 1	25.00% 3	12
I don't want to live in a single-family home neighborhood	53.85% 7	23.08% 3	15.38% 2	0.00% 0	7.69% 1	13

Accessory Dwelling Unit Permit Ready Program

Q11 What else would you like the city to consider related to accessory dwelling units?

Answered: 6 Skipped: 193

#	RESPONSES	DATE
1	It would be nice if different neighborhoods had different design review standards for the ADUs that go into each neighborhood. That way they would not be neighborhood busters. The ten ADUs on one property have to go.	6/1/2022 2:25 PM
2	Development of ADUs should be as flexible as possible and interpretation of the code where gray areas exist should be interpreted in a way most favorable to homeowners.	5/24/2022 11:11 AM
3	I am concerned that the cost of rental on ADUs would be just as high as apartments (which are out of reach for many of us). The city could aid homeowners in building ADUs in the form of subsidies in exchange for guaranteed affordability and rental price controls. That way we'd get more affordable units in the city, not just more of the same.	5/23/2022 9:23 AM
4	The ADU'S need to be affordable	5/20/2022 9:03 PM
5	A good website to find places to rent these that is more reputable/trustworthy than craigslist/facebook marketplace, but is also free	5/20/2022 10:20 AM
6	Giving seniors first dibs!	5/19/2022 7:43 PM

Accessory Dwelling Unit Permit Ready Program

Q12 What would you like the City of Carlsbad to consider as it develops a program to encourage more accessory dwelling units to comply with new state housing laws?

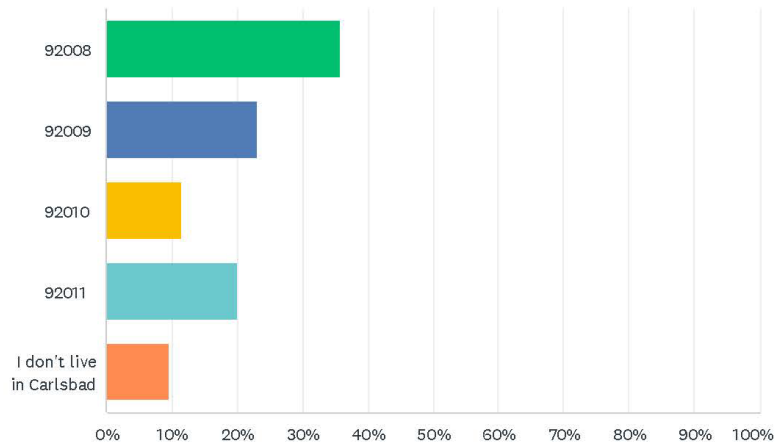
Answered: 6 Skipped: 193

#	RESPONSES	DATE
1	long term leases. If affordable housing is the goal vs vacationers long term leasing of 12 months at a time is necessary	5/29/2022 9:28 AM
2	Noise Monitoring	5/25/2022 10:05 AM
3	Do not provide permit ready plans. We have worked extensively with the counties plans as well as Encinitas his plans. They are costly to build poorly laid out and in general do not provide any easier path to permitting. They are not permit ready in any sense still requiring a site plan, title 24 and in some cases additional design parameters such as a survey.	5/24/2022 11:19 AM
4	Get exemptions from the Coastal Commission	5/23/2022 8:42 AM
5	Parking implications	5/21/2022 1:59 PM
6	I understand why the city is encouraging more ADUs but I would prefer to see housing built near transit centers or business districts (with jobs) rather than changing the character of our established single family neighborhoods. Most ADUs will not offer low rents and they provide no place for tenant's parking other than the streets.	5/19/2022 7:24 PM

Accessory Dwelling Unit Permit Ready Program

Q13 What part of town do you call home?

Answered: 165 Skipped: 34

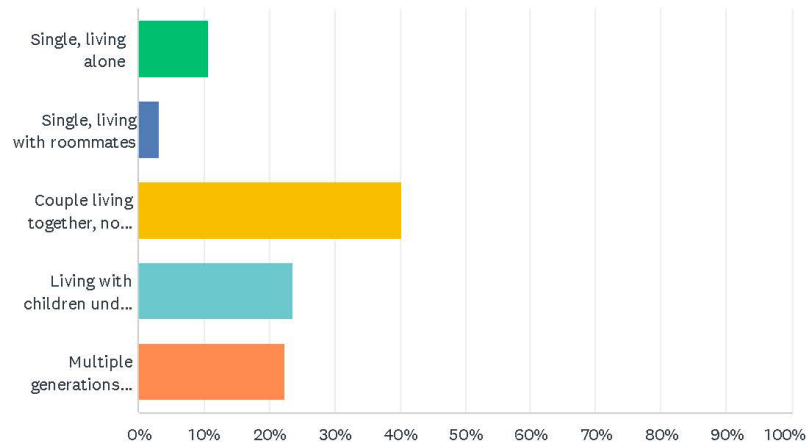


ANSWER CHOICES	RESPONSES	
92008	35.76%	59
92009	23.03%	38
92010	11.52%	19
92011	20.00%	33
I don't live in Carlsbad	9.70%	16
TOTAL		165

Accessory Dwelling Unit Permit Ready Program

Q14 Which best describes your household?

Answered: 161 Skipped: 38

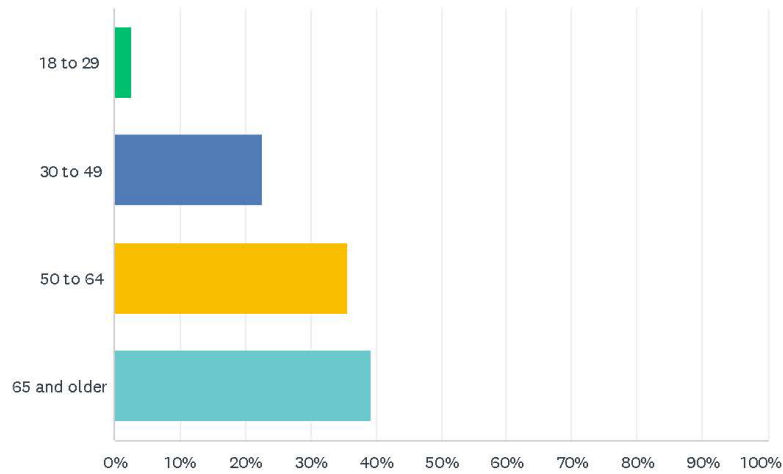


ANSWER CHOICES	RESPONSES	
Single, living alone	10.56%	17
Single, living with roommates	3.11%	5
Couple living together, no children	40.37%	65
Living with children under 18 at home	23.60%	38
Multiple generations living together (adult children, parents, grandparents, etc.)	22.36%	36
TOTAL		161

Accessory Dwelling Unit Permit Ready Program

Q15 What is your age group?

Answered: 163 Skipped: 36



ANSWER CHOICES	RESPONSES	
18 to 29	2.45%	4
30 to 49	22.70%	37
50 to 64	35.58%	58
65 and older	39.26%	64
TOTAL		163

How Opportunities Were Promoted



Input wanted on “accessory dwelling units”

The city wants your input to help develop a program to encourage more “accessory dwelling units” (what used to be called granny flats) to comply with new state housing laws. Specifically, the state now requires cities like Carlsbad to create incentives for homeowners to build accessory dwelling units on their properties as a way to increase the supply of affordable places to live.

We are looking for input from property owners and from those who might be interested in renting this type of housing. Take the [online survey](#), now through June 1.

Feedback gathered will be used by city staff to draft a package of incentives for the City Council’s consideration. We expect it will take about a year to have something ready to present.

[Learn more](#)



Give input on accessory dwelling units program

The city is seeking input to help develop a program to encourage more accessory dwelling units to comply with new state housing laws.

05/13/2022 5:04 PM

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Give input on accessory dwelling units program

Post Date: 05/13/2022 5:04 PM

The city is seeking input to help develop a program to encourage more accessory dwelling units to comply with new state housing laws. As part of a series of new California laws aimed at providing more affordable housing, the state now requires cities like Carlsbad to create incentives for homeowners to build “accessory dwelling units,” often called granny flats, on their properties.

The program is one of several included in the city’s recently adopted [Housing Plan Update](#) that aim to help improve Carlsbad’s supply of future housing.

Survey

Take the [online survey](#) available through June 1, 2022.

Feedback gathered will be used by city staff to draft a package of incentives for the City Council’s consideration. We expect it will take about a year to have something ready to present.

Background

Due to a shortage of housing in California, the state has passed several new laws aimed at providing more affordable



City of Carlsbad

May 19 at 7:58 PM

This week we have a short COVID-19 update, followed by other news of the week, including:

- Update on city finances and the local economy
- Number homeless in Carlsbad down 20%
- Important meeting on the future of the power plant site
- Input on "accessory dwelling units" aka granny flats
- Celebrating all things public works
- Summer reading program volunteer opportunity
- Get rid of bulky items
- Weekend activities (and a few temporary road closures)
- Upcoming public meetings
- Honoring those who serve

<https://conta.cc/3lqdo0r>

