

On Sep 16, 2021, at 1:11 PM, Laurel Lemarie <llemarie@rsfaboard.com> wrote:

Subject: Oct. 2021 Agenda Item Request: Board Directive to Art Jury on ADU's

Hi Christy,

Yesterday, Bill Strong and I met with Maryam, AJ Liaison Rick Sapp and Art Jury members Bill Danola and Ken Markstein to review the R & R. They us to please send a Board directive concerning Auxiliary Dwelling Units. A motion is needed to direct the Art Jury to add 1200 sq. ft., plus garage (if Art Jury requires one) for a future by-right ADU that the Art Jury may condition when considering lot coverage for a development application.

Sample Motion: I move that the Art Jury allow for a future by-right 1200 sq. ft. Auxiliary Dwelling Unit and garage when considering development applications in order that the project would not exceed the Protective Covenant's allowed maximum lot coverage percentage at build-out.

(Note - still word-smithing the motion.....just a sample....)

Rationale: Maximum lot coverage of 20% may be exceeded in the future unless a future by-right ADU is factored into the lot coverage from the beginning of a project.

Example: Cases exist here where an over-sized home for the lot was allowed to be built, then the owners came back for a by-right ADU; we could not say deny the ADU, although it made the lot coverage outside the bounds of the PC, according to the CA law on ADU's.

This will be a quick item - I am assuming that this email is sufficient for putting this item on the agenda. If not, please let me know ASAP.

Laurel Lemarié
Director, RSF Association 2019-2021