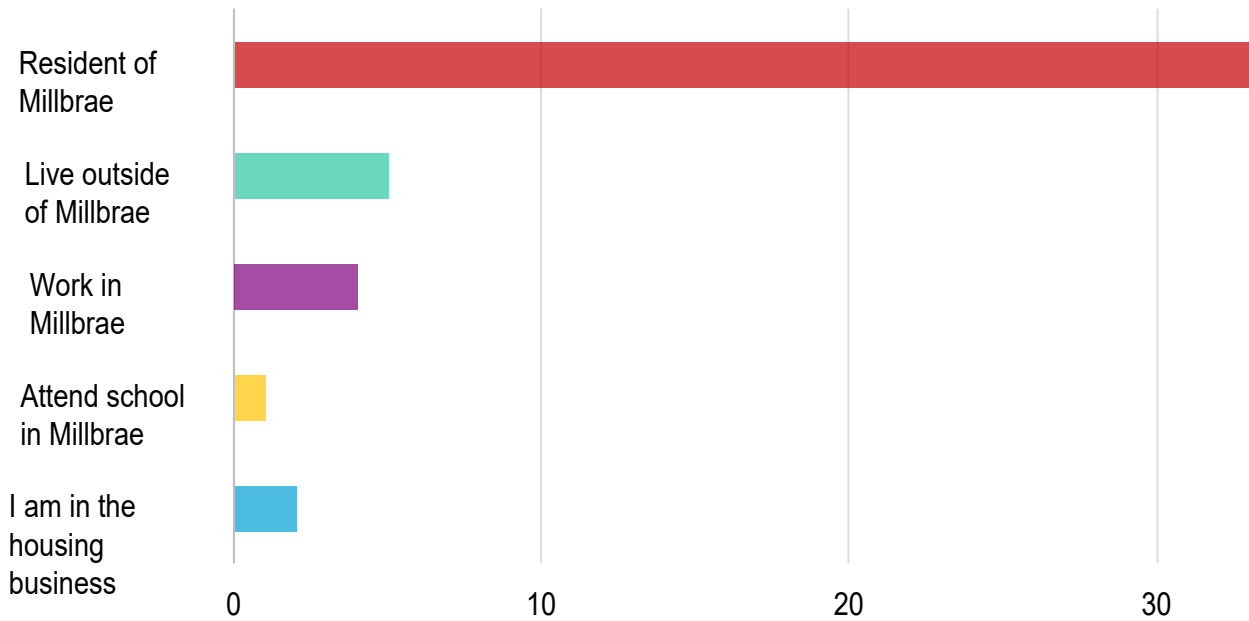


**City of Millbrae SB 9 Community Workshop Survey  
Responses  
February 17 to March 6, 2022**

**2. Please tell us about yourself**

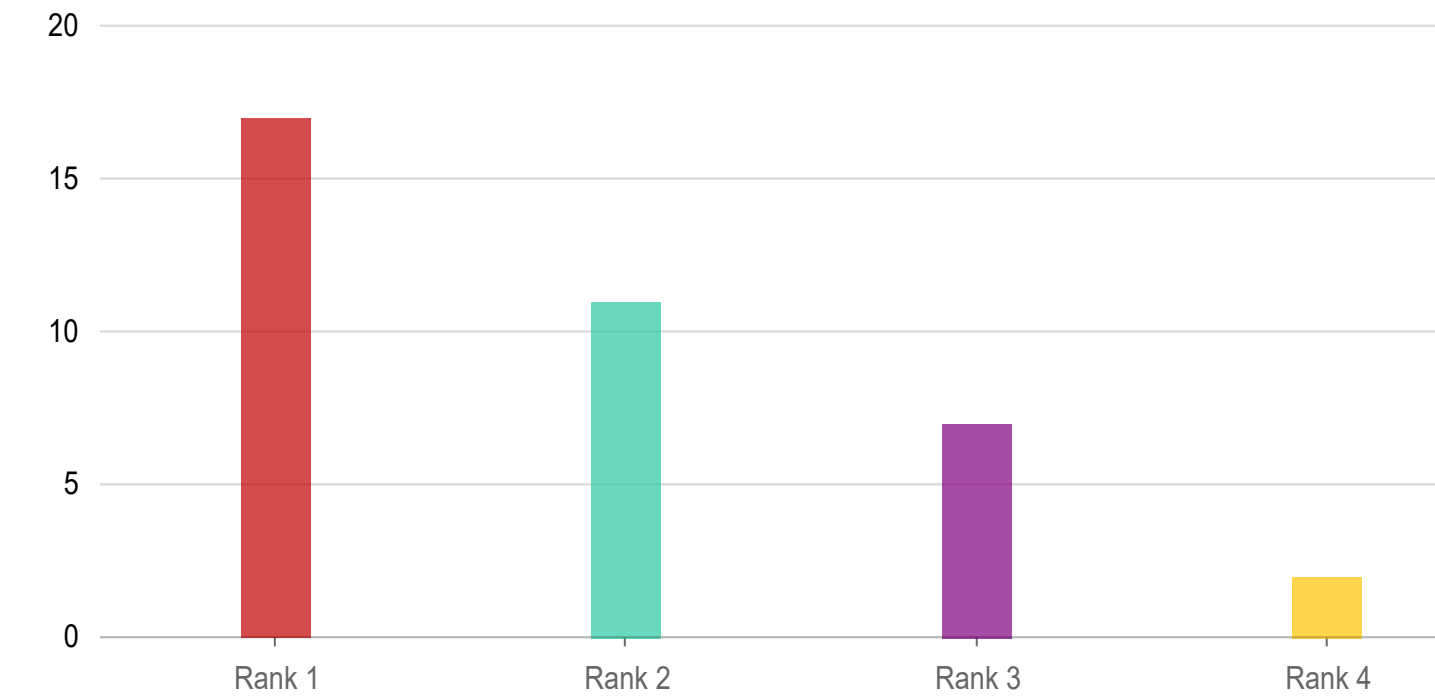


Answers	Count	Percentage
Resident of Millbrae	33	86.84%
Live outside of Millbrae	5	13.16%
Work in Millbrae	4	10.53%
Attend school in Millbrae	1	2.63%
I am in the housing business (architect, real estate, contractor)	2	5.26%

Answered: 38 Skipped: 0

3. Please rank our housing challenges that are most important to you.

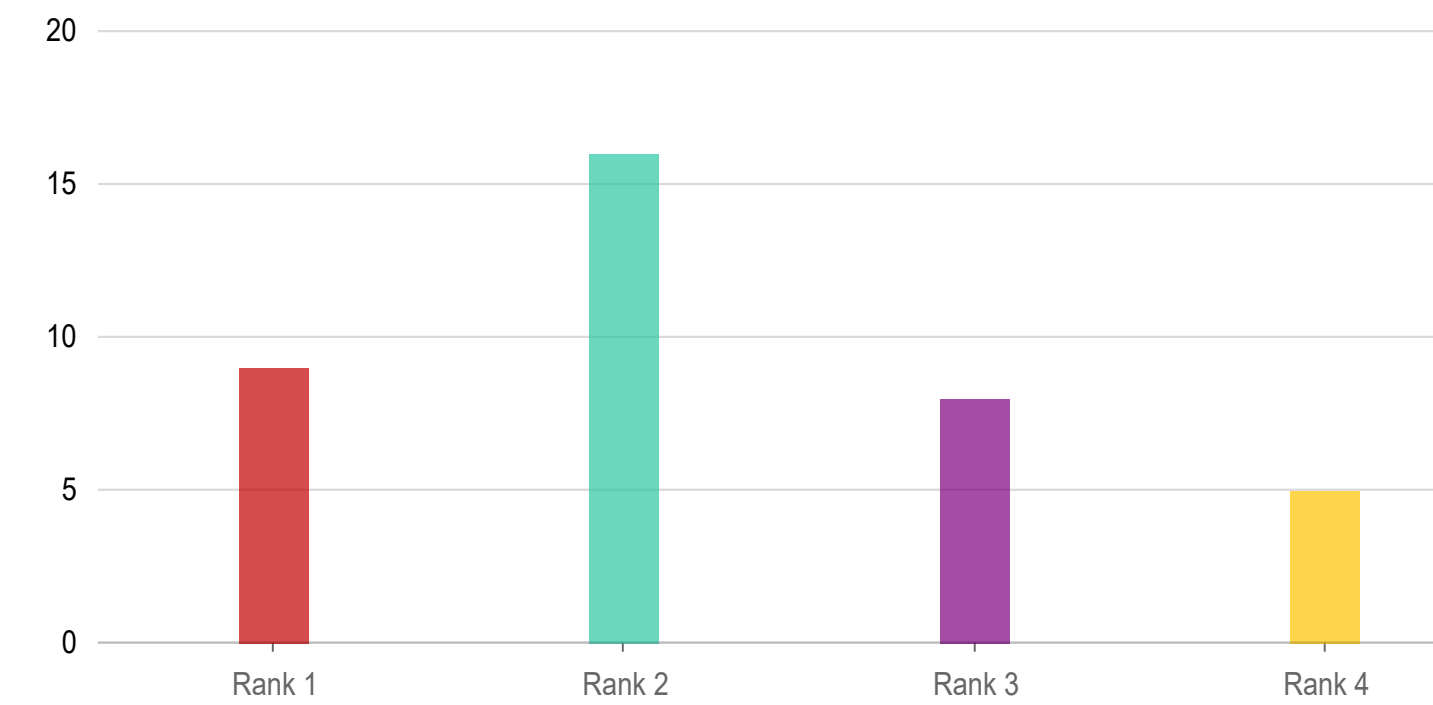
● A. Cost of housing



Answers	Count	Percentage
Rank 1	17	44.74%
Rank 2	11	28.95%
Rank 3	7	18.42%
Rank 4	2	5.26%

Answered: 37 Skipped: 1

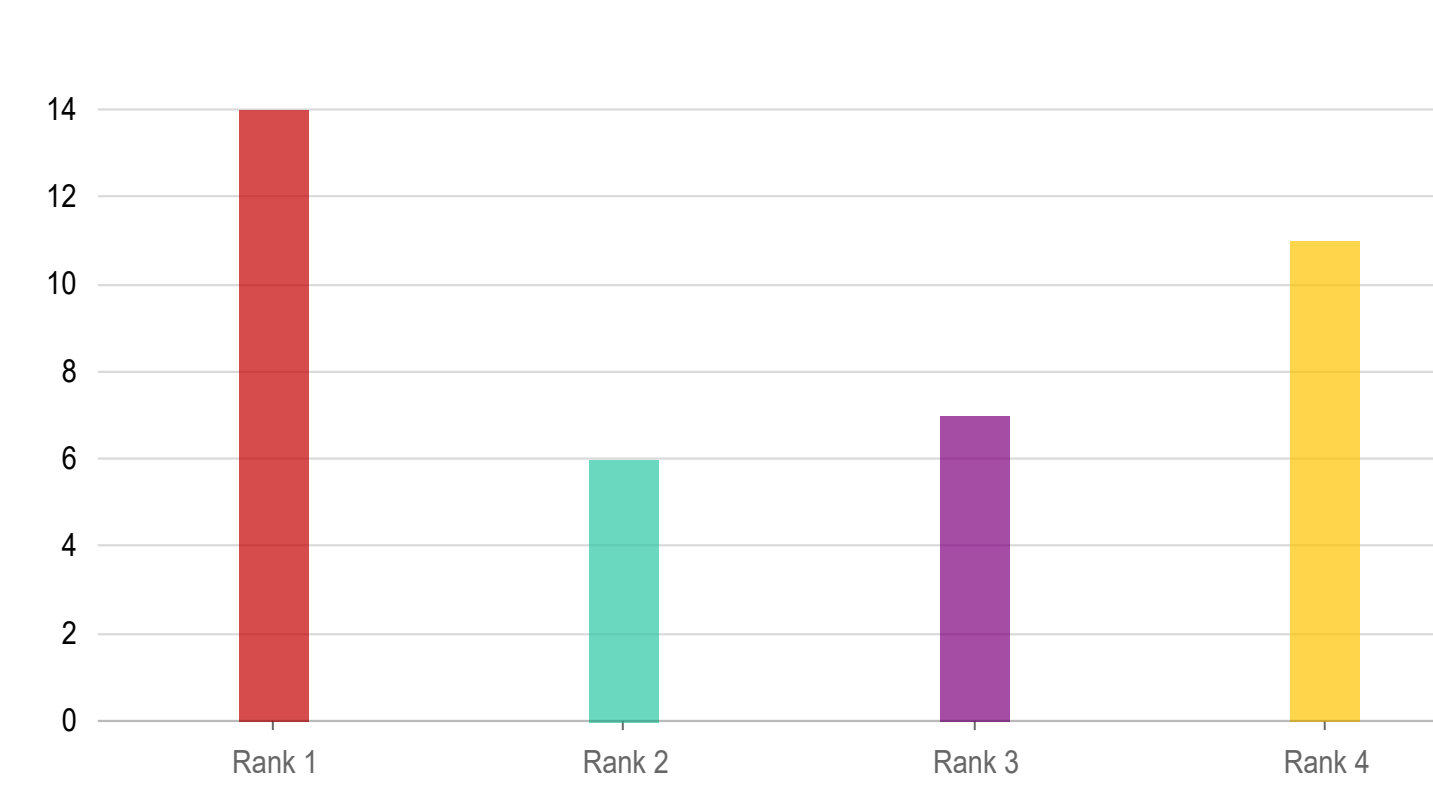
● **B. Variety of housing (single-family, condo, townhouse, multi-family, duplexes, flats)**



Answers	Count	Percentage
Rank 1	9	23.68%
Rank 2	16	42.11%
Rank 3	8	21.05%
Rank 4	5	13.16%

Answered: 38 Skipped: 0

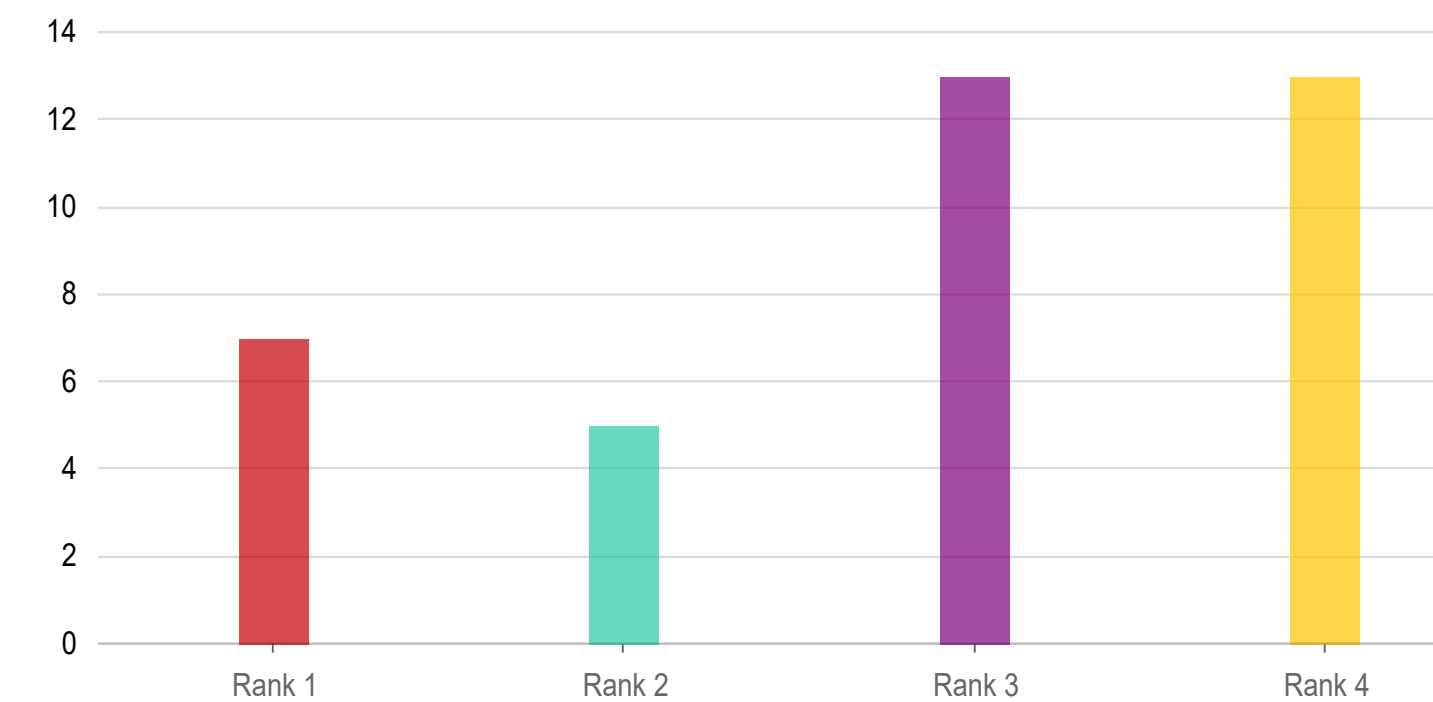
● C. Quality of housing (architecture, form, neighborhood consistency, design)



Answers	Count	Percentage
Rank 1	14	36.84%
Rank 2	6	15.79%
Rank 3	7	18.42%
Rank 4	11	28.95%

Answered: 38 Skipped: 0

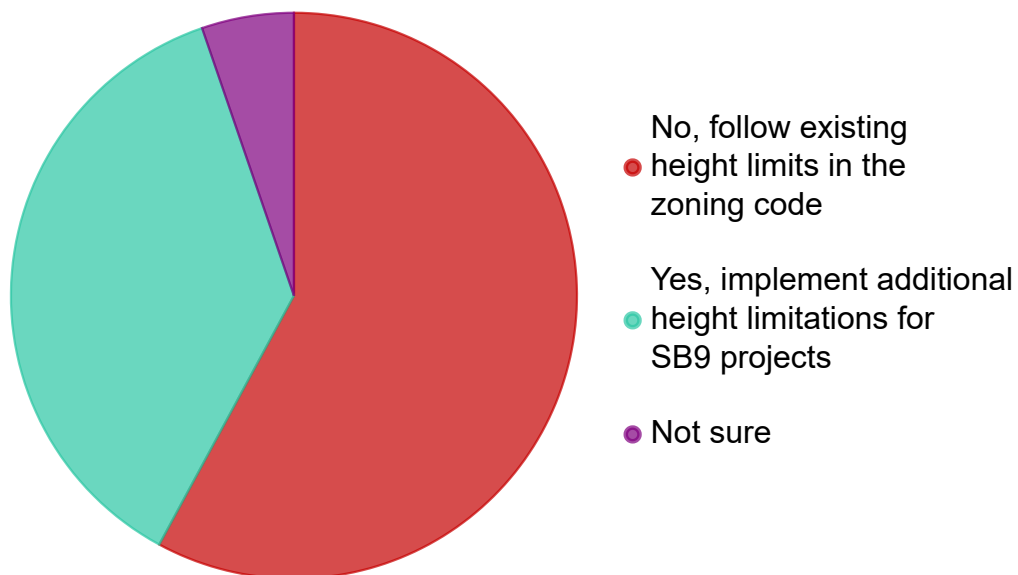
● D. Doing business in the city (permitting timelines, cost of permits, fees)



Answers	Count	Percentage
Rank 1	7	18.42%
Rank 2	5	13.16%
Rank 3	13	34.21%
Rank 4	13	34.21%

Answered: 38 Skipped: 0

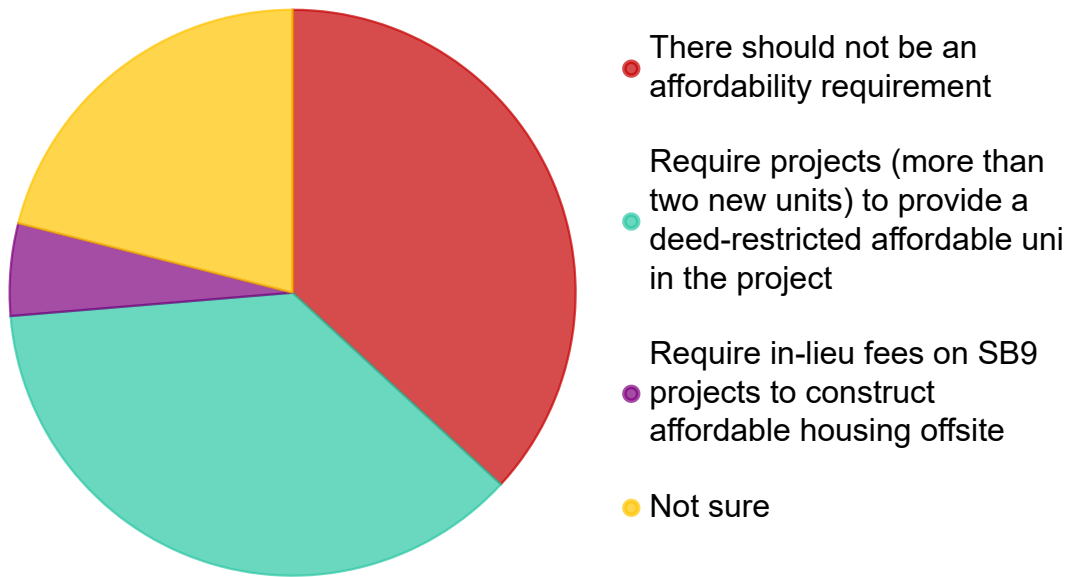
4. Would you like to see the City of Millbrae implement lower building heights for SB9 projects?



Answers	Count	Percentage
No, follow existing height limits in the zoning code	22	57.89%
Yes, implement additional height limitations for SB9 projects	14	36.84%
Not sure	2	5.26%

Answered: 38 Skipped: 0

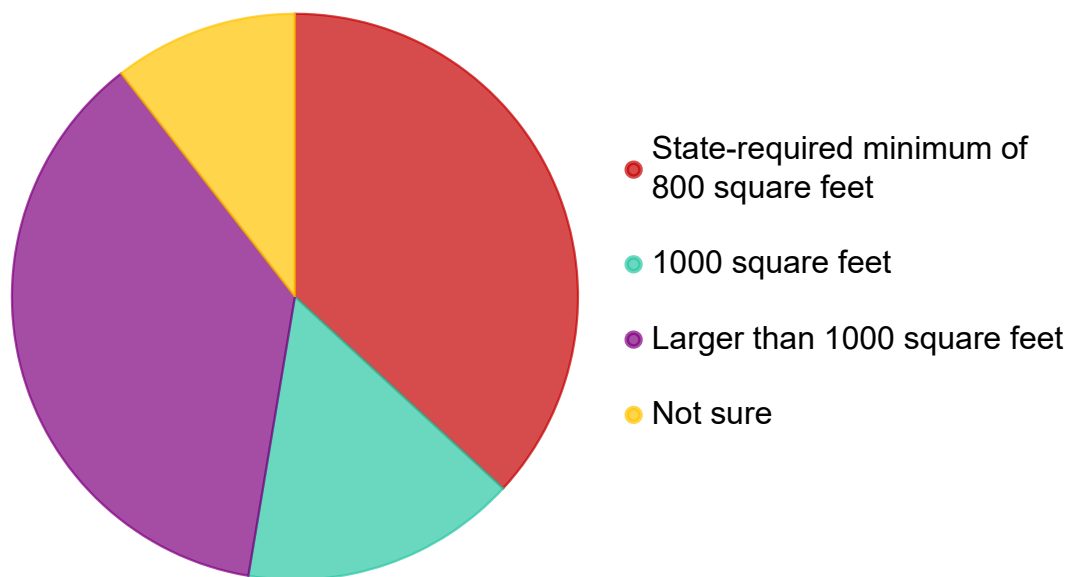
## 5. How would you like to see affordable housing addressed in SB9 projects?



Answers	Count	Percentage
There should not be an affordability requirement	14	36.84%
Require projects (more than two new units) to provide a deed-restricted affordable unit in the project	14	36.84%
Require in-lieu fees on SB9 projects to construct affordable housing offsite	2	5.26%
Not sure	8	21.05%

Answered: 38 Skipped: 0

6. What do you think the maximum size of SB9 units should be ?

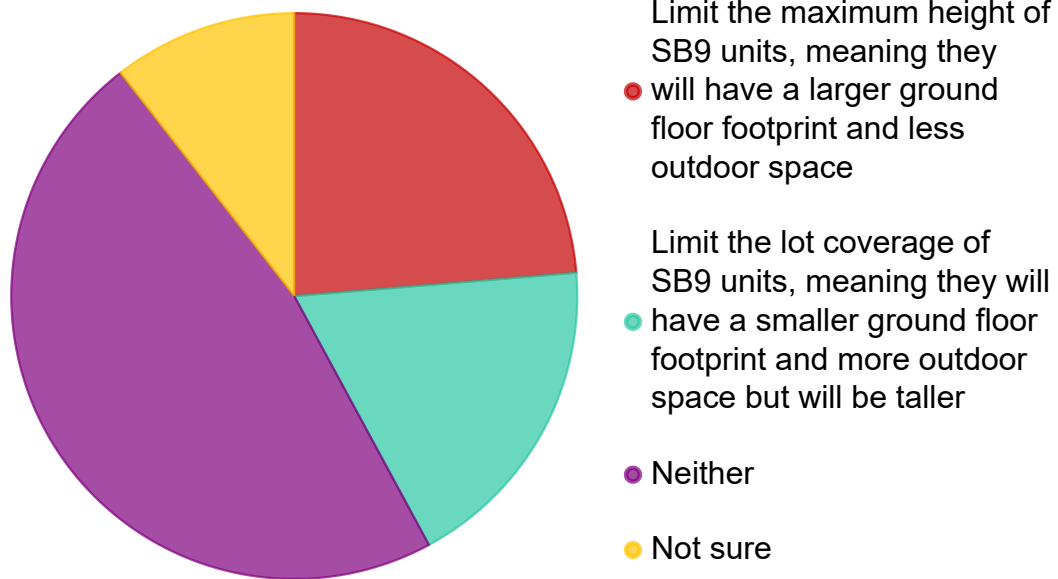


Answers	Count	Percentage
State-required minimum of 800 square feet	14	36.84%
1000 square feet	6	15.79%
Larger than 1000 square feet	14	36.84%
Not sure	4	10.53%

Answered: 38 Skipped: 0



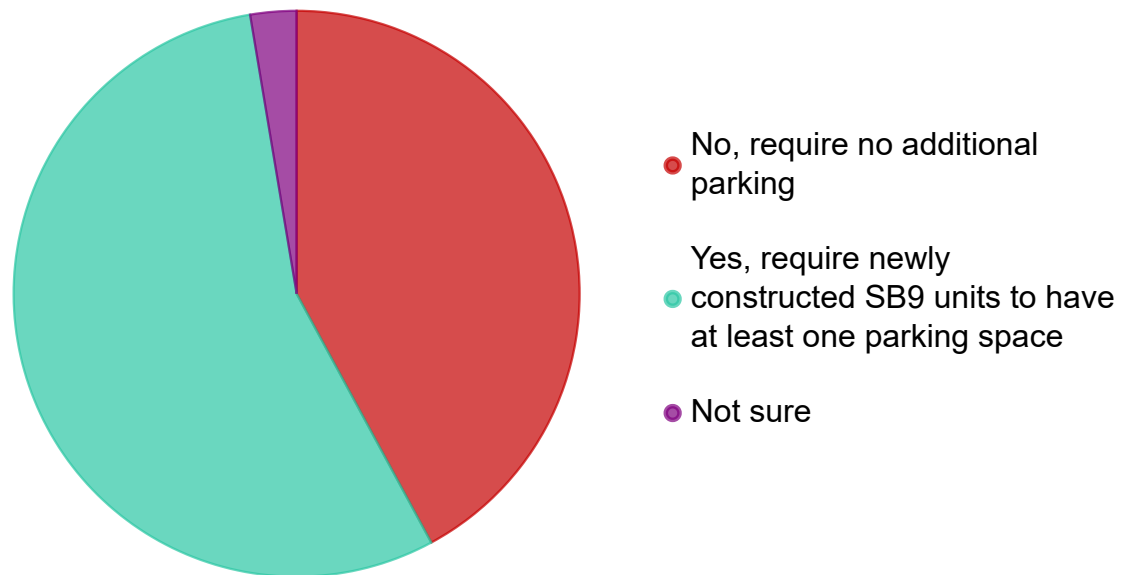
## 7. Would you prefer to limit SB9 units in height or lot coverage?



Answers	Count	Percentage
Limit the maximum height of SB9 units, meaning they will have a larger ground floor footprint and less outdoor space	9	23.68%
Limit the lot coverage of SB9 units, meaning they will have a smaller ground floor footprint and more outdoor space but will be taller	7	18.42%
Neither	18	47.37%
Not sure	4	10.53%

Answered: 38 Skipped: 0

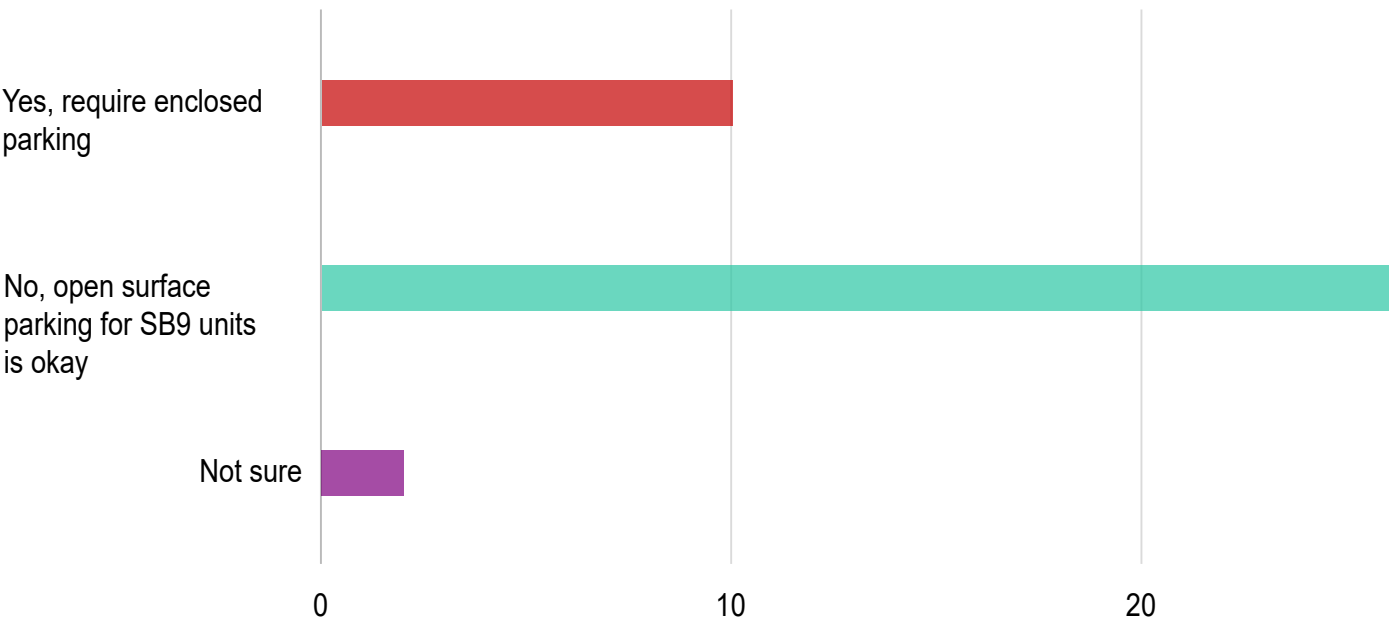
8. Should the City require additional parking for SB9 units if the project is outside of one-half mile of a transit corridor?



Answers	Count	Percentage
No, require no additional parking	16	42.11%
Yes, require newly constructed SB9 units to have at least one parking space	21	55.26%
Not sure	1	2.63%

Answered: 38 Skipped: 0

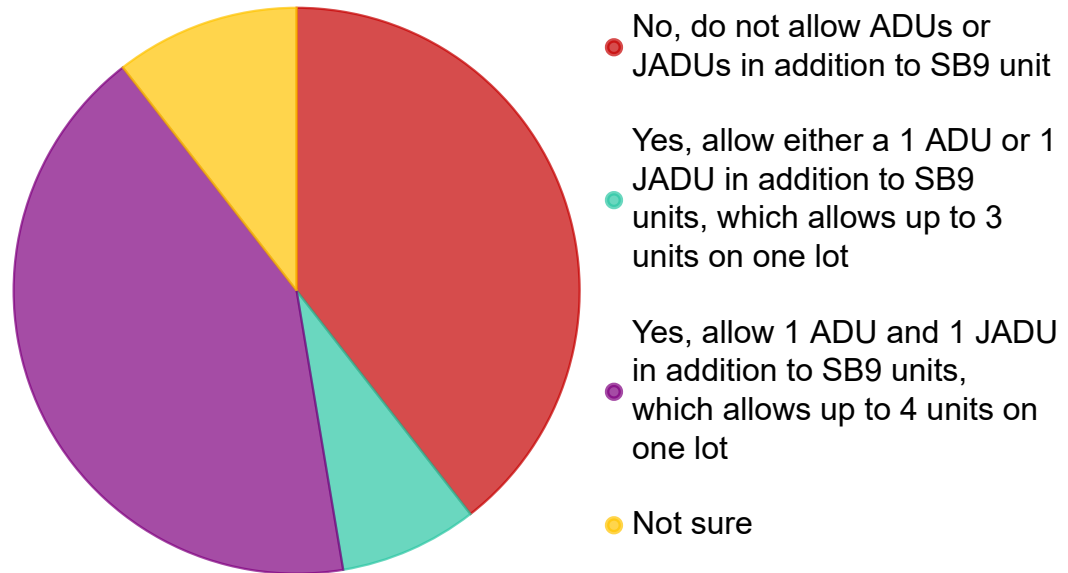
9. If a parking space is required, would you prefer open surface or enclosed parking spaces for SB9 units?



Answers	Count	Percentage
Yes, require enclosed parking	10	26.32%
No, open surface parking for SB9 units is okay	26	68.42%
Not sure	2	5.26%

Answered: 38 Skipped: 0

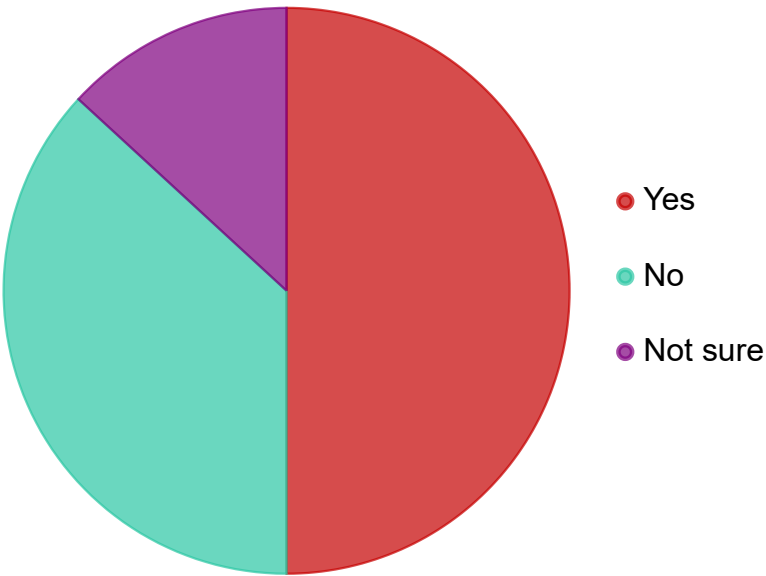
10. SB 9 allows cities to decide if they will allow Accessory Dwelling Units (ADU's) or Junior Accessory units (JADU's), also called in-law units, therefore increasing the number of units permitted on one lot, up to a total of four. Would you like to see ADUs or JADUs permitted?



Answers	Count	Percentage
No, do not allow ADUs or JADUs in addition to SB9 units	15	39.47%
Yes, allow either a 1 ADU or 1 JADU in addition to SB9 units, which allows up to 3 units on one lot	3	7.89%
Yes, allow 1 ADU and 1 JADU in addition to SB9 units, which allows up to 4 units on one lot	16	42.11%
Not sure	4	10.53%

Answered: 38 Skipped: 0

11. SShould units created by SB9 projects be limited on steeply sloping sites (30% or greater)?



Answers	Count	Percentage
Yes	19	50%
No	14	36.84%
Not sure	5	13.16%

Answered: 38 Skipped: 0

**12. If you have any ideas or additional comments regarding the Two-Unit/Urban Lot Split Ordinance, please enter them in the box below.**

The following comments were received as a response to survey question #12:

1. I hope and expect that the Millbrae Planning Department will strive to preserve the character of our Millbrae neighborhoods, and to ameliorate parking and traffic concerns arising from implementation of SB-9.
2. Bayside Manor is prone to flooding, Therefore, they should not be allowed in this neighborhood. I think this is covered in SB 9 or 10. Ann Schneider spoke about that.
3. There should be a maximum % of the lot that can be developed, to ensure that the entire lot is not built on (retain some landscaped area)
4. We are completely opposed to SB 9 and ADU units. We live in a tight community with limited parking. We've already seen many unfortunate projects that defy design guidelines. We have several blighted properties that continue to degrade their neighborhoods. Thus, we have no confidence that the city will implement and closely monitor SB 9 and ADU projects that will certainly impose a negative impact quality of life in our city.
5. MILLBRAE should stand strong and fight SB9. It's backed by Weiner and greedy construction unions. It will create blight in our community, overwhelm our planning staff, max out services, have drastic impact on our schools, create traffic congestion on our narrow streets, ruin the character of our neighborhoods, increase incidents of hazards from poor construction, put strain on our water and sewer infrastructure, take away green space when we need more open space for environmental and surface water drainage reasons, increase earthquake and wildfire hazards and create a holistic reason for residents to move out of Millbrae as we become a characterless town of transient workers for tech companies who have no skin in the housing situation they created. Corporations are already buying housing as an investment strategy and raising prices negating "affordable housing." It's a bankrupt concept and any member of council who supports it loses my vote. Time for a homeowner class action lawsuit!
6. These applications should be facilitated and streamlined. Millbrae needs more homes, and these are a great way to add them and at the sometime minimally disturb the physical aesthetic of the community.
7. Comments:
  - i. maximum size dwelling footprint should be defined according to lot size.
  - ii. setbacks should be greater than minimum required by SB9 to allow for more open space between lots
  - iii. public hearings should be required and all residents within a 1/2-mile radius of proposed SB9 must be given notice when there is a permit being submitted.

- iv. minimum ratio of green space to pavement should be established for all SB9 developments
  - v. required off street parking is a must, except as waived by SB9
  - vi. a developer fee should be imposed to ensure adequate Millbrae infrastructure improvements needed for denser housing,
  - vii. affordable housing must be a requirement
  - viii. lot cannot be split and resold as 2 individual lots.
  - ix. Should be a height limitation as well as a footprint limitation for all SB9 dwellings.
8. Once city hits 8-year RHNA perhaps put a circuit breaker and kick in more difficult sb9 rules
9. For lot splits, allow zero setbacks at the property line split to allow side by side units in a duplex. This can reduce the overall visual impact of the structure by making it appear as a single-family house vs. two separate structures. In the case of ADUs, encourage JR. ADUs attached to the main house rather than standalone ADUs unless the site is large enough to accommodate separate units without pushing those units too close to the adjacent properties.  
Also, allow flag lots where the original lots are deep enough. This will reduce visual impact on the street and allow parking for the back units.  
As for sloping lots, it all depends on the lot size and configuration. Additional units may work on a large, sloped lot, but not on a small one.
10. Let's work together to solve Bay Area's housing shortage problem. No unnecessary restrictions please!
11. Include zoning changes near public transportation to allow for housing density.
12. Consideration should be given for limiting SB9 units where there is higher fire danger or street access issues relative to evacuations in case of a major emergency.
13. I was disappointed to hear the Council talking about requiring one of the SB-9 units to be affordable. That could drastically affect the feasibility of new construction, and therefore defeat the purpose of adding housing supply.