

ALTA SIERRA PROPERTY OWNERS ASSOCIATION

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*Serving the Community Since 1971
Don Bessee President*

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Accessory Dwelling Units Proposal

Good Day,

Upon reviewing the proposed changes to incentivize accessory dwelling units there are a significant number of concerns. Chief among them are the negative impacts on predominantly owner-occupied areas, management companies do not help with neighborhood issues and then there is parking among other issues.

Alta Sierra during the recession had the number of owners occupied parcels drop to the point that now we are below 90% owner occupied. History has shown that rental parcels are the biggest source of neighbor issues. That is understandable because they do not have financial skin in the game as owners do.

The idea the property management companies will somehow mitigate or assist with issues is a false premise. Property managers only concern is collecting the rents on time. Over the last decade we have never received help from property managers to mitigate neighborhood issues like code violations, fire prevention etc. That they would suddenly now change that pattern when they double up on rentals is not credible.

Allowing all the rental parcels to put another unit on the property would severely degrade the neighborhood cohesion and quality of life for owner occupied properties. We do not want or need to double the number of rental related issues.

In Alta Sierra almost all the parcels have no on street parking. Not many of the parcels could possibly accommodate doubling up on the number of cars. This presents the obvious issue of where would the cars for all these new renters be accommodated?

We look forward to an ongoing conversation on this proposal but currently it is not ready to move on in the process.

Don Bessee
President
A.S.P.O.A