

From: [Edwin Martin](#)
To: [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#)
Cc: news@goldenbeachassociates.com
Subject: Request to modify zoning in Golden Beach, other Island neighborhoods to RSF 1,2. Most homes already exceed the RSF 1-2 distances to lot lines, but replacements could harm existing tax payers.
Date: Wednesday, March 8, 2023 4:34:52 PM
Attachments: [IMG-1300.PNG](#)

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

The screenshot shows a Facebook post from Ed Martin, posted 1 hour ago. The post text reads: "Zoning on most of Island's established residential neighborhoods now allows building near lot line, as on left. RSF 3. The Pic on right just a random shot showing existing patterns. Should the lot next to you wish, they could build a wall six feet from your lot. City should modify zoning to RSF 1 or 2 to protect residents now". Below the text are two side-by-side photographs. The left photo shows a modern, light-colored house with a driveway and a car. The right photo shows a more traditional house with a gravel driveway and a lawn. The Facebook interface includes a navigation bar at the bottom with icons for Home, Friends, Watch (with a red notification badge '9'), Marketplace, Notifications (with a red notification badge '3'), and Menu. The top of the screen shows the time as 4:23 PM on Wednesday, March 8, and a battery level of 86%.

From: [Sue Lang](#)
To: [Edwin Martin](#); [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#); contact@goldenbeachassociates.com
Subject: Re: Council, please add Golden Beach and other neighborhood os single family homes to RSF 1-2, rather than RSF 3-4 where distances from lot lines are narrower.
Date: Wednesday, March 8, 2023 4:36:43 PM

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It has recently been discovered that Golden Beach has been misclassified as an RSF 3 where lot sizes are up to 7500 sq ft. **Golden Beach has lot sizes of approximately 10,000 sq ft which is the size stated for RSF 2. Please correct the classification for the Golden Beach subdivision which also has build out side yards of a combined 20 ft** with most having 12 ft on one side and 8 ft on the other **quite unlike RSF 3 and 4 which have combined sideyards of only 15 ft with a minimum of 6 ft on one side.**

Thank you

From: Edwin Martin <insidevenice@gmail.com>
Sent: Wednesday, March 8, 2023 4:26 PM
To: citycouncil@venicegov.com <citycouncil@venicegov.com>
Subject: Council, please add Golden Beach and other neighborhood os single family homes to RSF 1-2, rather than RSF 3-4 where distances from lot lines are narrower.



Comments



E.W.



Ed Martin

1h ·



Zoning on most of Island's established residential neighborhoods now allows building near lot line, as on left. RSF 3.

The Pic on right just a random shot showing existing patterns.

Should the lot next to you wish, they could build a wall six feet from your lot.

City should modify zoning to RSF 1 or 2 to protect residents now



Ed Martin

U.S. Department of Health, Education &...

[See profile](#)



Write a comment...



Home



Friends



Watch ⁹



Marketplace



Notifications ³



Menu

To City Clerk:

March 7, 2023

CITY OF VENICE

HAND DELIVERY: PUBLIC COMMENT
ON MARCH 20, 2023 WORKSHOP
CITY COUNCIL ON ~~AFFORDABLE~~
HOUSING.

MAR 20 11:20

STAFF PRESENTATION ON AFFORDABLE-
HOUSING DID NOT INCLUDE PROMPTLY
DEPT OF COMMUNITY AFFAIRS
LETTER TO THE CITY DETAILING
THE EXCLUSIONARY ZONING POLICY
PREVENTING THE CONSTRUCTION OF
AFFORDABLE HOUSING. THIS WAS
IMPORTANT AS IT WAS THE REASON
FOR THE DENIAL BY THE DEPARTMENT
OF APPROVAL OF THE CITIES
COMP. PLAN.

Donna O'Connell
Joe Hansen coord-
VENICE 2428
941-484-6022

From: [Sue Lang](#)
To: [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#)
Subject: Pool Cabanas in Venice Being Misused as Accessory Dwelling Units or Other Uses
Date: Saturday, March 4, 2023 12:38:52 PM

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We have a number of owners who have obtained permits for Pool Cabanas and in fact are using these structures as accessory units that include bedrooms, living rooms, full baths, nearly full kitchens or other uses such as gyms, offices, etc. City staff needs to vet these requests for Pool Cabanas more thoroughly and do follow up inspections to see if they are really being used for the purpose stated in the Permit. As you know, pool cabanas are appraised at a much lower rate than adding a bedroom, kitchen, office, gym, etc. **This translates into a loss of tax revenue for our City and County.** An example of this misuse that has been reported to the County Appraiser is a home at 433 Park Blvd S which came on the market with numerous photos of the supposed Pool Cabana showing a bedroom with king size bed, living area, full bath, large kitchen with everything but a stove. No one needs a stove anymore with all the microwave, toaster/roaster ovens, electric frying, grilling, stewing pots, etc. **The city should not allow any type of kitchen in a pool cabana or bedroom, office, etc. addition and should make sure that the addition is properly described on the permit so that it is taxed accordingly.**

From: [Edwin Martin](#)
To: [Kathleen Weeden](#); [Nicholas Pachota](#); [Roger Clark](#)
Cc: [City Council](#)
Subject: Affordable housing
Date: Saturday, March 4, 2023 2:52:33 PM

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Some years ago, I became aware of Santa Clara's passing an affordable housing ordinance, back in the 1990s.

Here is a bit of info from their website.

I hope Venice will be able to supply some housing for its own employees, teachers, service workers, etc. Most now live in Northport it seems.

Best wishes on your deliberations.

Ed Martin

Implementation of the Ordinance and Resolution

To allow market based development to adjust to the new fee requirements, implementation of requirements and fess will be as follows:

1. If a project has been deemed complete by the Community Development Department within the first six (6) months of the effective date, no in-lieu or impact fee will be applicable.
2. If a project has been deemed complete by the Community Development Department from six (6) months of the effective date up to twelve (12) months of the effective date, one-third (1/3) of the total in-lieu or impact fee will be applicable.
3. If a project has been deemed complete by the Community Development Department on or after twelve (12) months following the effective date, the full requirements, including in-lieu and impact fees, will be applicable.
4. Exempt Projects: Projects that have a planning application, the meets filing requirements, on file with the City of Santa Clara Community Development Department prior to August 1, 2018 and receive planning approval by December 1, 2020, will not be subject to the requirements

as set forth in the Affordable Housing Ordinance.

Note: "Complete application" means an application for a residential, nonresidential or mixed use development that has been determined to be complete by the Community Development Department.

Note: "Filing requirements" shall mean, for the purposes of this ordinance, an application for a residential, nonresidential or mixed use project on file with the Community Development Department with a planning application (including property owner signature), substantial set of detailed planning drawings, and all planning application fees paid in full.

The City's Inclusionary Housing Policy was established in 1992 and is described in the 2010-2035 General Plan. The Policy requires new developments of for-sale housing of 10 or more units to provide at least 10 percent of units at below market rates for moderate income households. During the adopted implementation period, this inclusionary requirement will still be required on qualifying projects.

The General Plan also outlines other Affordable Housing incentives including encouraging and supporting public and private efforts to provide affordable housing, density bonuses and other financial incentives for housing projects that include affordable and/or senior housing units, consistent with State law requirements.

What updates are being considered?

The Ad Hoc Affordable Housing Working Group reached a consensus on requirements, in-lieu fees and impact fees towards providing Affordable Housing in the City of Santa Clara and presented them to the City Council on July 11, 2017. At this meeting, Council directed staff to prepare a draft ordinance for Council consideration. The draft ordinance includes inclusionary requirements for new residential development, in-lieu fees for residential development, impact fees for non-residential development and other considerations such as a provision for pipeline projects, a grace period, activities exempt from the fees and timing for fee payment.

The Draft Affordable Housing Ordinance and Draft Affordable Housing Resolution can be found below:

- [Draft City of Santa Clara Affordable Housing Ordinance](#)
- [Draft Resolution of the City of Santa Clara Affordable Housing Fees](#)
- [Draft Frequently Asked Questions and Summary of Fees Handout](#)

From: [Sue Lang](#)
To: [City Council](#); [Edward Lavalley](#); [James Clinch](#); [Roger Clark](#); [Ed Martin](#); [Bob Dennis](#); [Jeree Harms](#); contact@goldenbeachassociates.com
Subject: Fw: It Would Be Grossly Unfair to Allow Accessory Dwelling Units in Non Deed Restricted Neighborhoods...News alert: Venice council to consider affordable housing incentives
Date: Saturday, March 4, 2023 10:28:12 AM

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Deed restricted developments which are now the majority in Venice do not allow Accessory Dwelling Units. It would be grossly unfair to allow these in our few non deed restricted neighborhoods especially on the island where they will be prone to misuse as vacation rentals. This is unnecessary as people already have the right to put an addition on their home that would accommodate an extended family member, roommate, etc. Adding a unit with a full kitchen is not necessary and would change the character of our single family home neighborhoods. This is also discriminatory because deed restricted developments have the right to supercede the City and not allow these while our non deed restricted neighborhoods don't get to set our own rules...

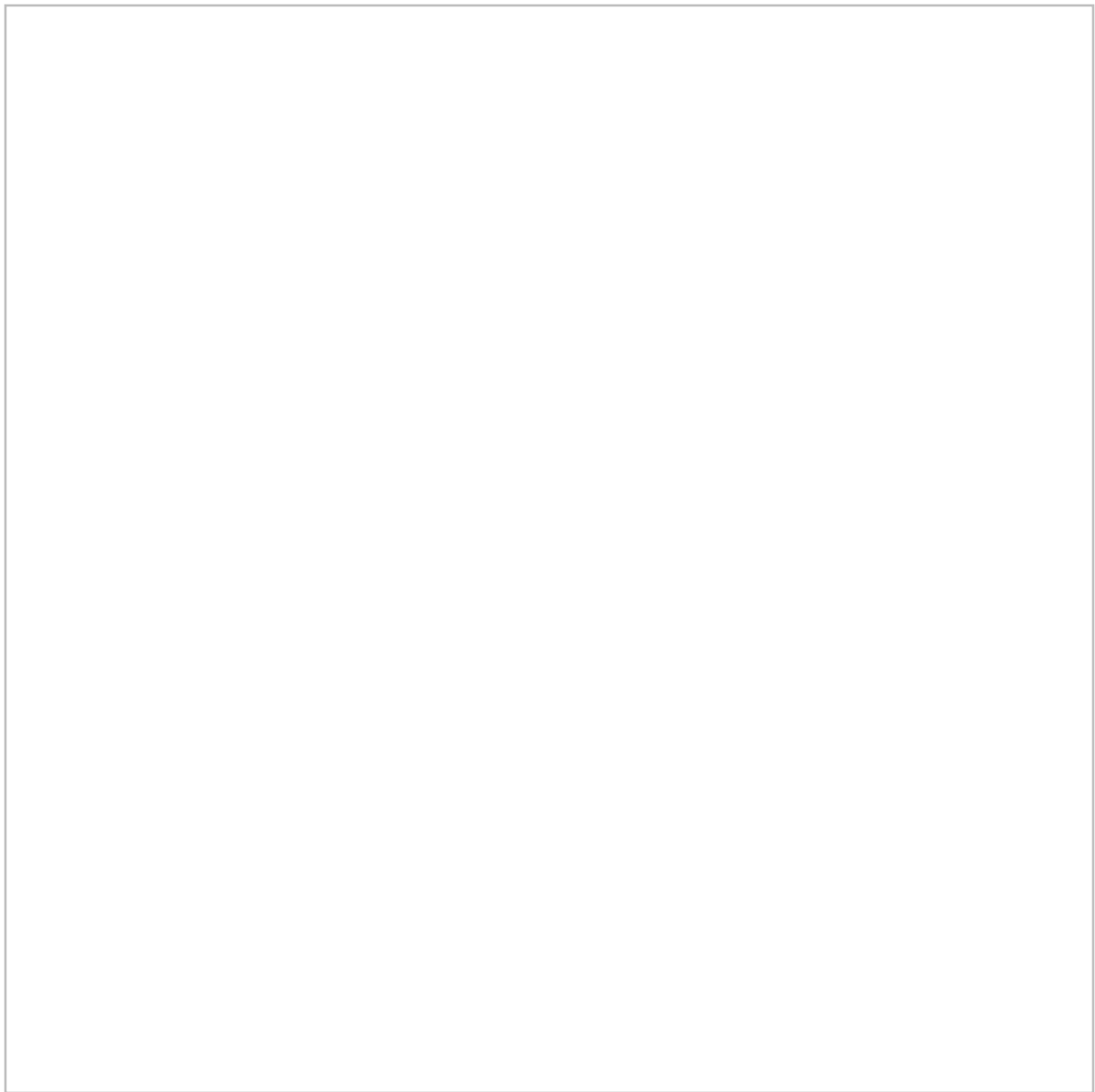
Please think about this more carefully and not allow something that is unnecessary and that the majority of homeowners do not want in our neighborhood.

Thank you

From: Sarasota Herald-Tribune <noreply@reply.gannett.com>
Sent: Thursday, March 2, 2023 11:01 AM
To: suelang99@hotmail.com <suelang99@hotmail.com>
Subject: News alert: Venice council to consider affordable housing incentives



THURSDAY, MARCH 2



Venice council to consider affordable housing incentives

City to consider allowing for accessory dwelling units for single-family homes

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