



February 14, 2020
5:00 p.m.

MEMBER COMMENTS:
PROPOSED NEW RULES ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY
DWELLING UNITS

January 30 thru February 14, 2020

The member comment period for the proposed new rules for Accessory Dwelling Units and Junior Accessory Dwelling Units started January 1 with the notice posted in the January Tahoe Donner News. The notice was also posted on the 45-Day Notice webpage on the Tahoe Donner website. Comments must be submitted noon on February 21, 2020. There were three (3) comments submitted between January 30 thru February 14, 2020.

As a 22 year owner in Tahoe Donner and a current and past owner (and Board member) in other HOA's in Chicago, San Francisco and another resort community, I'm shocked and disappointed in how this current BOD is attempting to strip away our homeowner rights and put their interests above the membership's.

The CA state and Nevada County passage of ADUs & JDUs DOES NOT include any provisions limiting the use of an owner's primary dwelling if an ADU or JDU exists on the property. I, like many TD owners, feel there is no legal right or justification of the BOD to impose these limits any more than some of the unfounded fines and restrictions you have imposed on STRs.

The TD covenants grants owners the right to use their property for themselves, family, friends, guests and renters. As other owners have said, if the BOD wants to see changes to our Covenants that would restrict an owner's right to use their own property as they wish then it should be put up for a vote by the entire membership to change this covenant as required by our CC&Rs.

Thus I am adding my name as an owner who is strongly opposed and urging the Board to remove any restrictions and adopt the ADU proposal that does NOT include any provisions or restrictions pertaining to the use of the primary dwelling.

Thank you for your strong consideration.

Regarding the proposed standards rules for ADU and Junior ADUs:





I have been a full time property owner in Tahoe Donner since the 1980's. I ran a business in Truckee for thirty-eight years, with up to eighteen employees at a given time. With this experience I understand all too well the housing crisis in town affecting hard working people who call Truckee their home, and yet often can't find any rentals available. Currently most business' in Truckee are facing a severe worker shortage, and one big reason is the shortage of workforce rental housing. I also sit on the Town of Truckee General Plan Advisory Committee and see there first hand the crisis the town is facing with work force rental housing.

With my perspective on the housing issue in Truckee, I feel that California bill AB670 will help make some inroads into lessening the housing problem. With this new law potentially changing the neighborhoods, Tahoe Donner is being very smart proactively to regulate ADUs. As a home owner association it is prudent to be ahead of the curve and address the details that the addition of infill housing could and will bring to a neighborhood.

This document is up for 45 day notice and comment in the association. I agree with all sections of the document. Commenting on one section, I am very pleased with section 5, in that the spirit of the state law is to create more real housing for people who live and work in communities where they live. Not to create more short term rentals. Section 5 works to assure that Tahoe Donner maximizes the addition of ADU units so that they go completely to locals full time housing.

Thanks to all who worked in this document. I ask that the Tahoe Donner board of directors adopt this document in full, as written, with no major changes.

Will an ADU be required to pay the annual Tahoe Donner assessment?

