

Gonzalez, Joanna

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Saturday, February 20, 2021 9:25 AM
To: McCormick, Sarah
Cc: Gonzalez, Joanna
Subject: Public Comment, 2/23/21 CDD Committee Meeting, Item 3A, ADU Plans

Sarah,

I reviewed your agenda packet for the ADU program. It is nice to see this moving forward, although I am concerned about the plans expiring after 3 years even if fewer than 30 units have been built. What are the recent stats for how many ADUs are built each year in the City? Is 30 units feasible or likely for the next three years? Do we have an option to extend the useful life of the pre-approved plans, perhaps by paying a per unit fee on behalf of the applicant? Will Point Arena or Crescent City pay a proportionate share of the cost developing the plans or do we not care since it was grant funded? If they chip in their proportionate share (perhaps based on City population) we could use the additional funding to extend the program locally. I assume those jurisdictions will have to pay a per-unit fee for the site design unless that is no longer a component of this program. The attached plans only show the one-bedroom unit. Are the two-bedroom plans available? If so, please include them in the agenda packet for public review and discussion. Overall, I like what I see so far.

Best regards,

--Jacob

From: Mary Rose Kaczorowski <mrkaczorowski@gmail.com>
Sent: Friday, February 19, 2021 8:30 PM
To: Miller, Tabatha; Norvell, Bernie; Morsell-Haye, Jessica
Cc: CDD User; Gonzalez, Joanna
Subject: Two comments for the next Community Development Committee meeting

Dear Mayor Norvell,
Vice Mayor Morsell-Haye,
City Manager Tabatha Miller,
and Fort Bragg Planning Commissioners and Chairperson

Will you be taking Public Comments on the Feb 23, 2021 Agenda Items?
If so please consider my comments for the record as follows: as follows.

Agenda Item 3-A ADU's

Am I missing something in looking at these ADU Plans.. I am really concerned that we are forgetting that any new remodels, new buildings or ADU's may not consider the issues of heating and energy use. In the past, in creating a rental *unit*, there was not necessarily much financial motivation to *insulate* well, because the tenant is generally responsible for the bills. Nor was there much thought in efficient heating and air circulation or keeping down mold growth. I was shown a converted garage in Ft. Bragg last year by a realtor! probably illegal - that had drafts, a cement floor and no heat sources, only a hot plate and tiny mini refrig.

If you [convert a garage](#) into an accessory dwelling unit (ADU), it's important to make sure that you can heat and cool it efficiently. Not only will this allow the tenant to save you money, but it can also reduce the household's energy usage, which helps to minimize their carbon footprint. While some people heat their converted garage with a space heater, this is not the most efficient way to do it. In fact, this form of heating is extremely inefficient. Ductless heat pump may be a fix.

EXAMPLES: FYI: <https://www.mycomfortheating.com/ductless-heat-pumps-are-the-best-choice-for-adus/> and <https://d-airconditioning.com/pages/additional-dwelling-units-adu>

you probably know this? : Title 24, Part 6 Compliance Quick Reference

<https://aiacalifornia.org/wp-content/uploads/2020/07/ADU-Presentation.pdf>

I am sure that you have considered that the *The California Energy Commission changed its energy code in 2019 for ADU's.*

Starting January 1, 2020, all new construction, additions, and alterations to residential and commercial property buildings in California will be required to meet net-zero electricity guidelines. Title 24 also impacts residential homeowners because it applies to accessory dwelling units (ADUs). ADUs are often referred to as “secondary units,” “granny flats,” or “cottages” and are required to meet net-zero electricity guidelines. If you start an ADU project for your home after 2020, you can now adhere to the California energy standard to reduce energy consumption by adding solar panels. However, ADUs must include a solar energy system that can generate enough to offset the dwelling’s annual electrical usage.

Agenda Item #3B Cannabis

How can Cannabis grows (cultivation) be allowed in Fort Bragg?

Here are excerpts from <https://www.nature.com/articles/d41586-019-02526-3>

Cannabis and water

Cannabis cultivation is water intensive be it clones for full plants. In 2015, researchers from the California Department of Fish and Wildlife in Eureka found that, in four watersheds in Humboldt County, in the north of the state, cannabis cultivation could potentially drain streams — especially because the crop’s period of greatest water need coincides with California’s dry season. But the issue is impact on water sources.

Cannabis and indoor Cultivation

Moving cannabis cultivation indoors introduces a different threat to the crop's sustainability: energy use. Keeping the plants alive in a windowless room requires intense light, so growers fit out facilities with the same high-pressure sodium lamps as those used in street lights. To counteract the heat that is generated by this inefficient illumination, plants are over-watered and growing rooms are furnished with heating, ventilation, and air-conditioning systems and dehumidifiers. "All these systems are fighting each other," says Derek Smith, director of the Resource Innovation Institute in Portland, Oregon, a non-profit organization that helps cannabis growers to improve energy efficiency. "It's not only an environmentally unsustainable model, it is economically unsustainable."

[PDF version \(August 2019\)](#)

My Best Regards,

Mary Rose Kaczorowski, MTS

<https://muckrack.com/mary-rose-kaczorowski>

How to pronounce my name? <https://www.youtube.com/watch?v=5Sik7LKjJTY>

[linkedin.com/in/mrk2008](https://www.linkedin.com/in/mrk2008)

"Be calm, like a giant tree in a storm."