

I understand from the members in my community that there is going to be a meeting tomorrow regarding our current Class K ordinance and possible proposed changes. I was provided with a list of possible items that are being considered and I am unclear whether this is a correct list or not, but I would like to provide my thoughts.

As far as my background, I have been a resident of Mendocino County for almost thirty years and I reside in the Anderson Valley town of Philo. For more than twenty-five years I was involved in the home building industry working with most of the major production home builders in the county as well as smaller regional residential builders. At its peak I had a staff of forty working in our firm here in Anderson Valley and garnered annual national awards for our designs and industry contributions. In addition I have designed, developed and built my own projects here in the county.

I would like to start off by saying that I can fully understand the need to revisit the current Class K ordinance, though I am concerned at some of the items being considered. I think the most important issue when revisiting Class K should be about how arduous and difficult the California Building code has become. There is an alarming shortage of housing in our county and a state mandate for all counties to provide affordable housing units. The building code is making it impossible to build anything affordable. The Cal green codes as well as the Cal Fire codes have created an added layer of expense and difficulty when trying to build economically. The Cal fire codes require that all building in Wildlands are required to have all tempered glass windows as well as sprinkler systems. In my own home I have used reclaimed windows to cut cost and they would never be allowed to do so with the Cal fire building code. The Cal Fire codes have been challenged from inception and changes have been made accordingly. There is also the issue of interior sprinklers which is a tremendous expense. You should take a look at where wildfires start, most to my memory have not been from a structure.

I am unclear why there is a suggestion that there needs to be a 5 acre minimum for a Class K building to qualify. What is the logic behind this? There is still a lot of defensible area on a one or two acre property for a building of this size. I do think that there should be more than one inspection during the building process and the suggestion of three doesn't seem to be unreasonable. I don't think there should be engineering plans required for a two story structure. It is extremely difficult to find an engineer who is willing to work on a small project and extremely costly. If the county is going to mandate some structural information, maybe the county should provide some general notes or engineering sections that could be easily added to a owner/build submittal. I think limiting the size of the Class K residence is not unreasonable either, but I would up it to 2,600 square feet.

I also think all existing Class K structures that were built under the class K ordinance or approved under the current ordinance must be grandfathered in. This is typical for any code when it comes to grandfathering. I would certainly hope that language is included that would force approved class K structures to comply with new guidelines. If that is the case than all building structures in the entire county should be placed under the same burden. From my understanding our current Class K code already stipulates that structures must follow current building codes.

In closing, I appreciate your efforts in addressing the safety of our residents and the structures they reside in. Though I understand that the Class K code should have a second look, I think the pressing issue is solving our current crisis regarding housing. I look to our leaders to seek some creative out of the box ideas that can solve this problem. In our valley we are finally seeing young people move back into the area, but they have little to no hope of home ownership. More importantly, they can't even find any housing at all. As a business owner this threatens my future as well as the economic health of the

community I live in. I hope that some efforts from our supervisors can be applied to solutions on making housing more available and attainable for our residents. Taking a hard look at the zoning code would be a good start as well as alternate housing solutions.

Warm regards,

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