



**KENSINGTON SHORT-TERM RENTAL ACCESSORY DWELLING UNIT (ADU)
SURVEY RESULTS**

Kensington Property Owners Association

November 30, 2017

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KENSINGTON SHORT-TERM RENTAL ACCESSORY DWELLING UNIT (ADU) SURVEY RESULTS

The primary mission of the Kensington Property Owners Association (KPOA) is to educate and inform residents about important community issues. The KPOA Board conducted a survey of our membership from November 11-28, 2017, to determine their opinions on short-term rentals (less than 30 days) of ADUs in Kensington. Each member household could submit only one completed survey and once completed, the member was locked out of the survey. Of the 391 surveys sent out through email using Survey Monkey software, 159 to 169 answered the survey questions (response rate varied by question)—a 42% response rate. The questions and aggregate survey responses are attached to this report along with a digest of comments.

SURVEY VALIDITY

KPOA recognizes the importance of informational validity. Survey results from every ADU question have been subjected to statistics testing for validity relative to two recent U.S. Census demographic measures specific to Kensington (not just the KPOA membership), and they passed the tests.

SUMMARY CONCLUSIONS

The response rate to the survey indicates keen interest in ADU issues. A significant portion of respondents (71%) do not want to live near short-term rental ADUs and 25% don't care or aren't sure. 4% said they would prefer to live near a short-term rental ADU.

78% indicated that they would want a discretionary review and approval process versus a ministerial approval process for short-term rental ADUs. The survey described the ministerial process as approval by the County without neighbor notice or input, and the discretionary process as requiring neighbors to be notified and have an opportunity to request denial or other mitigations.

Parking is a concern in Kensington. Over 62% identified current on-street parking as difficult. Almost all (over 96%) said short-term rental ADUs were not an economic factor in their decision to purchase their Kensington property.

KPOA RECOMMENDATIONS

Based on the survey responses, KPOA recommends the following procedures and regulations pertaining to short-term rental ADUs:

1. In the event that the County proceeds with allowing ADU rentals of less than 30 days, the approval process for such units in Kensington should follow a discretionary process.
2. This process should afford neighbors ample notification and the opportunity to request denial or other mitigations.
3. All short-term ADU approval should conform to Kensington Zoning Ordinance standards and procedures as well as other procedures and standards specific to short-term rental ADUs.
4. All short-term rental ADU approvals should require off-street parking for the unit so as not to exacerbate existing parking problems.
5. The County should evaluate the impact to local jurisdictions (KPPCSD and KFPD) specifically on emergency response services when considering approval of short-term rental ADUs.
6. The County should consider the other problems identified by respondents in the survey and enact meaningful standards to address them and that are enforceable by the County.
7. The County should develop procedures to identify which County official is responsible for responding to issues related to and enforcement of short-term rental ADU procedures, and provide funding to support this function.

SPECIFIC SURVEY FINDINGS

Support for Short-term ADUs

The majority of respondents (71%) do not support short-term rental ADUs within 300 feet of where they live (Question 7). Those responding that they didn't care or weren't sure was 25%; 4% said they do support. When asked if they wanted to live in a residential neighborhood without a hotel-type operation, the percentage responding in agreement was 72%, while 16% disagreed, and 12% were neutral (Question 5).

Approval Process

Overwhelmingly, 78% of respondents would want discretionary approval processes for ADUs used for short-term rentals versus a ministerial approval process, which 22% supported.

Economics of ADUs

Over 96% said that the purchase of their Kensington property was not contingent on developing an ADU for short-term rental, while less than 4% of respondents indicated it was (Question 3).

Under 10% (16) of total respondents stated they currently rent out living space (short- or longer-term) on their Kensington property where they are also a resident (Question 9). Five respondents (3% of the total survey respondents) said that they have short-term

rentals, of which 3 respondents (19% of those who said they rent) indicated that short-term ADU rental income bridges the gap in financing their mortgage (Question 5).

Problems with Currently Operating Short-term Rental ADUs

43% of the respondents did not know whether there was an ADU operating in their neighborhood and 39% had not experienced a problem from short-term rentals ADUs (Question 4). Of those who identified problems (and these may not only be tied only to short-term rentals), 25% answered that street parking is a problem in their neighborhood from short-term rental ADUs (Question 4), and 64% of survey respondents perceived there would be on-street problems with short-term rentals (Question 5). Other responses on problems experienced with short-term ADUs:

Absentee landlord	11%
Unknown persons in neighborhood	21%
Noise from short-term rentals	10%

Perceptions and Experiences of the Benefits and Constraints of Short-term Rental ADUs

The statements regarding perspective and experience (Question #5) were responded to on a scale measuring agreement or disagreement with each of the statements. The number of responses ranged between 162 and 164 to each statement in Question 5.

Of the benefits identified with short-term rental ADUs:

23% agreed it provided or could provide additional income for their family

38% agreed it could help their guests stay in Kensington

14% agreed it helped or could help finance their mortgage

Of the problems or constraints identified with short-term rental ADUs:

64% agreed it creates on-street parking difficulty

58% agreed about increased unknown persons in the neighborhood

54% agreed it could add strain on emergency service response in a disaster

40% agreed about creation of noise from short-term renters

Demographic Data

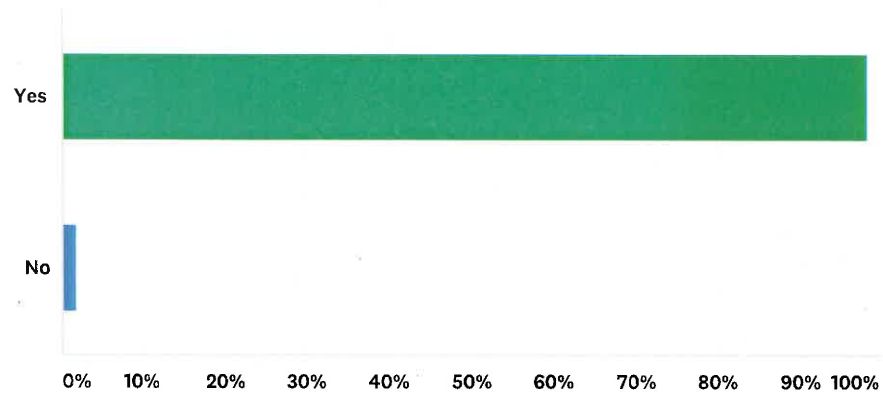
Households with someone over the age of 65 represented 66% of survey respondents and 41% of survey respondents had someone under the age of 18 years in the household. Some households have persons of both age categories (Questions 11 & 12).

For further information or to provide additional comments, please write us at kpoassoc@gmail.com.

KPOA ADU ISSUES

Q1 Do you currently reside in Kensington?

Answered: 176 Skipped: 0



ANSWER CHOICES

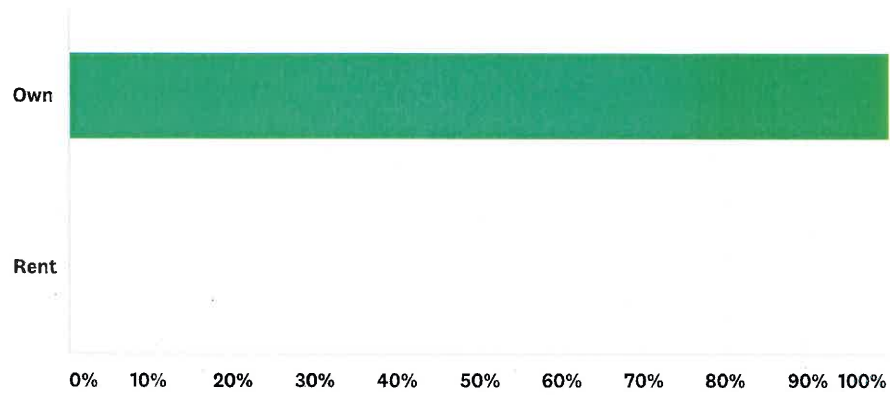
RESPONSES

Yes	98.30%	173
No	1.70%	3
TOTAL		176

KPOA ADU ISSUES

Q2 Do you own or rent your residence in Kensington?

Answered: 169 Skipped: 7

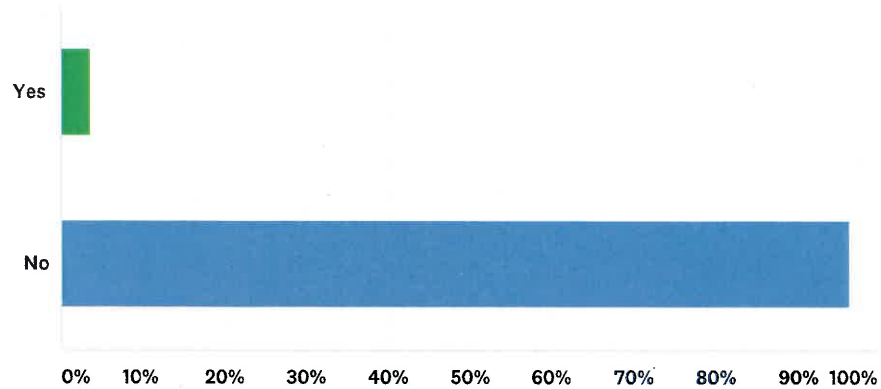


ANSWER CHOICES	RESPONSES	
Own	100.00%	169
Rent	0.00%	0
TOTAL		169

KPOA ADU ISSUES

Q3 Was your decision to purchase your property in Kensington partly contingent on having an Accessory Dwelling Unit for short-term rental?

Answered: 167 Skipped: 9



ANSWER CHOICES

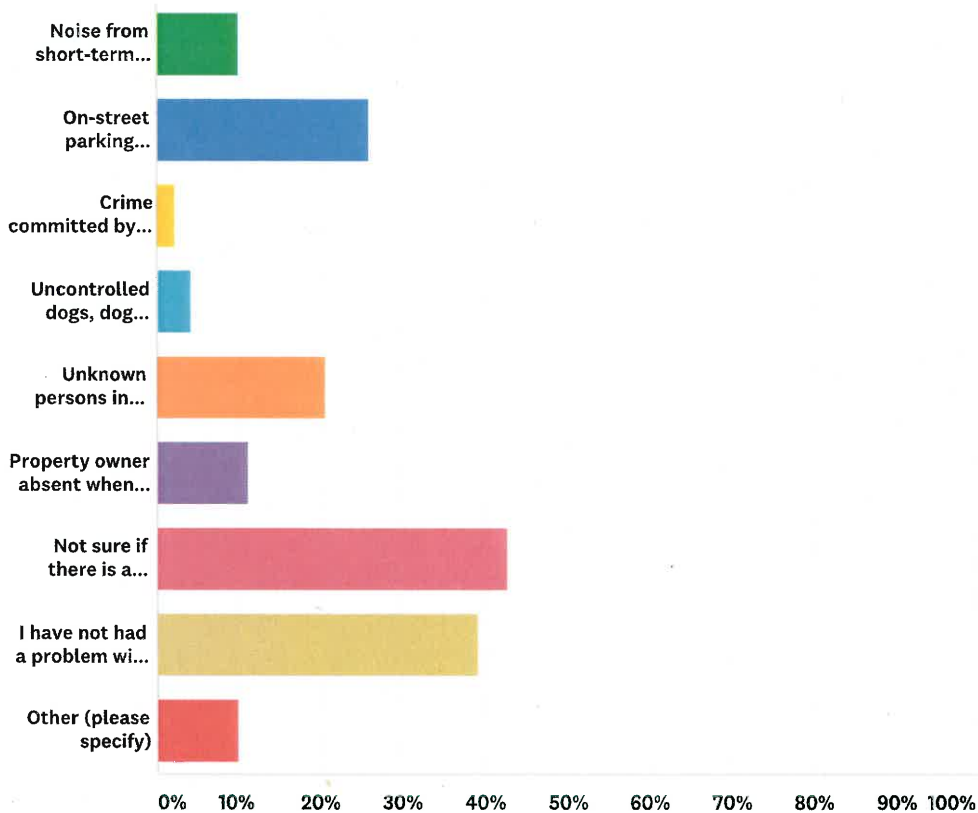
RESPONSES

Yes	3.59%	6
No	96.41%	161
TOTAL		167

KPOA ADU ISSUES

Q4 Have you experienced any of the following problems with a short-term rental Accessory Dwelling Unit in your Kensington neighborhood? Please check all that apply...

Answered: 169 Skipped: 7

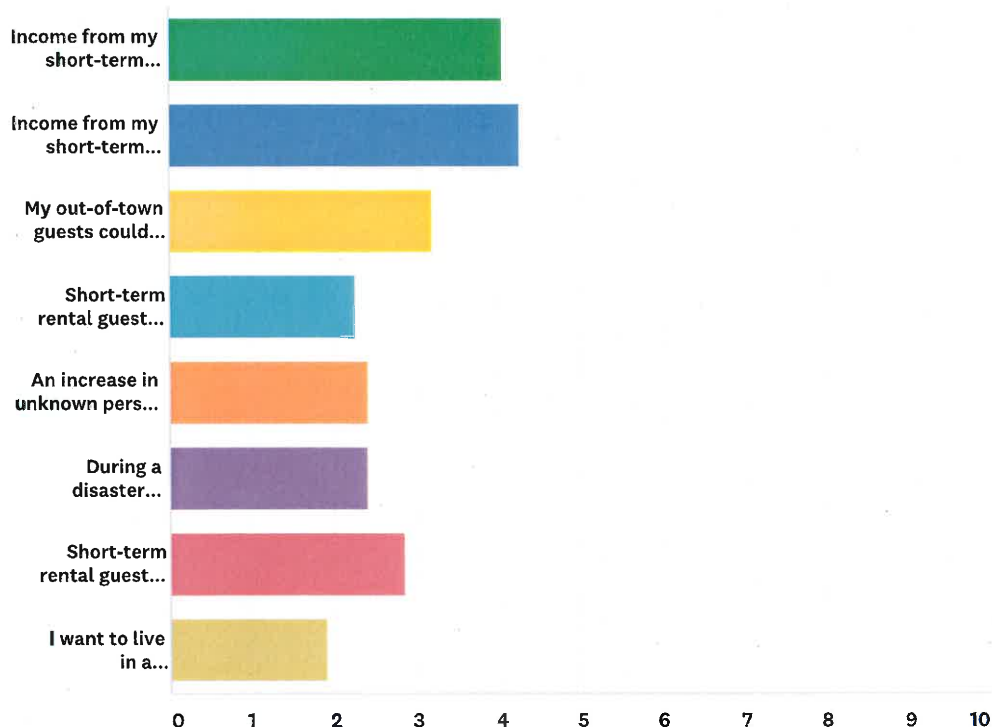


ANSWER CHOICES	RESPONSES	
Noise from short-term renters	10.06%	17
On-street parking congestion from short-term renters	26.04%	44
Crime committed by short-term renters	2.37%	4
Uncontrolled dogs, dog droppings, or other pet annoyances not attended to by short-term renters	4.14%	7
Unknown persons in neighborhood	20.71%	35
Property owner absent when Accessory Dwelling Unit rented for short-term	11.24%	19
Not sure if there is a short-term rental ADU in my neighborhood	42.60%	72
I have not had a problem with a short-term rental ADU in Kensington	39.05%	66
Other (please specify)	10.06%	17
Total Respondents: 169		

KPOA ADU ISSUES

Q5 Please respond to the following statements on a scale to represent your personal experience or your perspective on possible benefits/constraints with short-term Accessory Dwelling Unit rentals in Kensington.

Answered: 165 Skipped: 11



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Income from my short-term rental Accessory Dwelling Unit provides additional income.	14.20% 23	9.26% 15	5.56% 9	0.00% 0	1.23% 2	69.75% 113	162	4.03
Income from my short-term rental Accessory Dwelling Unit bridges the gap in financing my mortgage.	9.26% 15	4.94% 8	9.26% 15	1.85% 3	3.70% 6	70.99% 115	162	4.24
My out-of-town guests could stay nearby while visiting	20.37% 33	17.90% 29	17.28% 28	4.94% 8	8.64% 14	30.86% 50	162	3.17

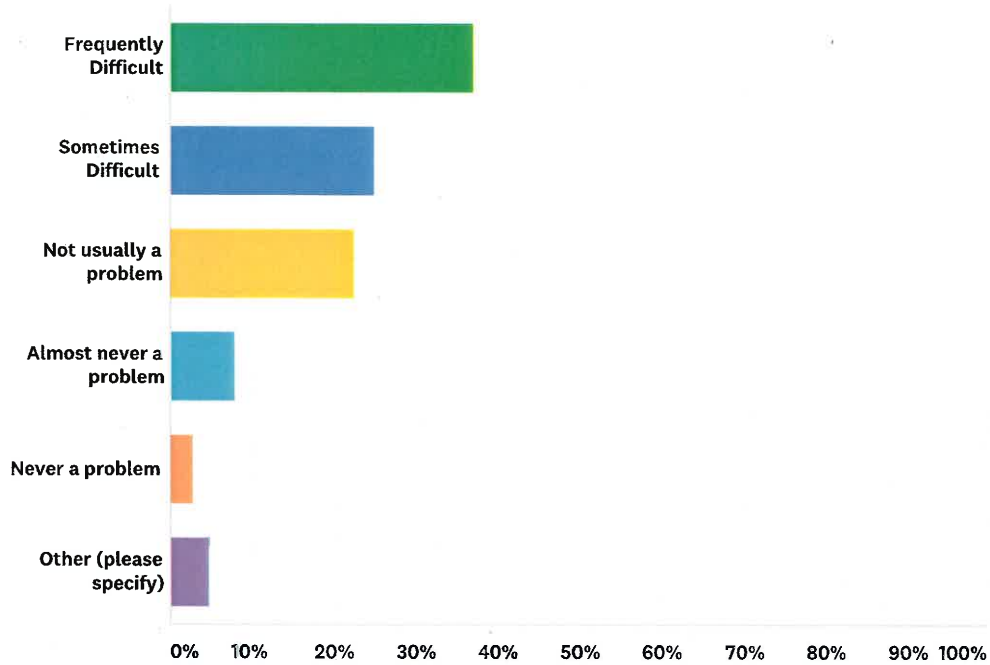
KPOA ADU ISSUES

Short-term rental guests use street parking, making it difficult to find parking for household members, workers, delivery vehicles, and guests	41.98% 68	22.22% 36	12.35% 20	9.26% 15	5.56% 9	8.64% 14	162	2.26
An increase in unknown persons in the neighborhood makes it difficult to know if they are here legitimately	32.52% 53	25.77% 42	14.72% 24	7.98% 13	14.11% 23	4.91% 8	163	2.41
During a disaster response, short-term rental guests add more strain on our minimally staffed emergency-response effort	32.32% 53	21.95% 36	20.73% 34	8.54% 14	13.41% 22	3.05% 5	164	2.41
Short-term rental guests create noise with late arrivals/departures, use of decks and patios	20.73% 34	19.51% 32	26.22% 43	10.37% 17	12.20% 20	10.98% 18	164	2.84
I want to live in a residential neighborhood and not have hotel-type businesses operating on my block	53.94% 89	18.18% 30	12.12% 20	7.27% 12	8.48% 14	0.00% 0	165	1.90

KPOA ADU ISSUES

Q6 Is on-street parking currently difficult to find on your block?

Answered: 165 Skipped: 11

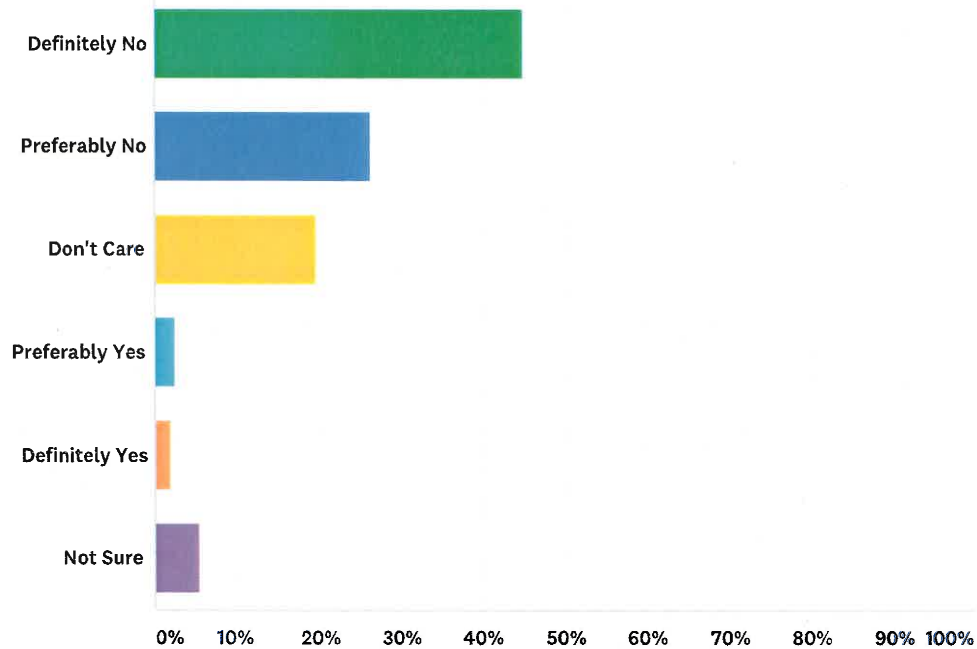


ANSWER CHOICES	RESPONSES	
Frequently Difficult	36.97%	61
Sometimes Difficult	24.85%	41
Not usually a problem	22.42%	37
Almost never a problem	7.88%	13
Never a problem	3.03%	5
Other (please specify)	4.85%	8
TOTAL		165

KPOA ADU ISSUES

Q7 Would you want to live within 300 feet of an Accessory Dwelling Unit that is rented for less than 30 days each month?

Answered: 165 Skipped: 11



ANSWER CHOICES

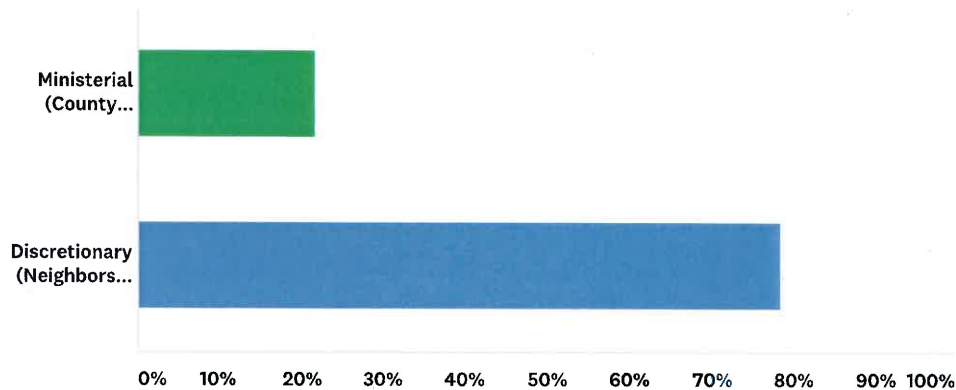
RESPONSES

Definitely No	44.85%	74
Preferably No	26.06%	43
Don't Care	19.39%	32
Preferably Yes	2.42%	4
Definitely Yes	1.82%	3
Not Sure	5.45%	9
TOTAL		165

KPOA ADU ISSUES

Q8 Approval Process: Do you think that ADUs developed and used for short-term rentals should be given “Ministerial” approval (approved by County without neighbor notice or input) or should ADUs have to go through a “Discretionary” approval review by the county (neighbors would be notified and have an opportunity to request denial or other mitigations)?

Answered: 162 Skipped: 14

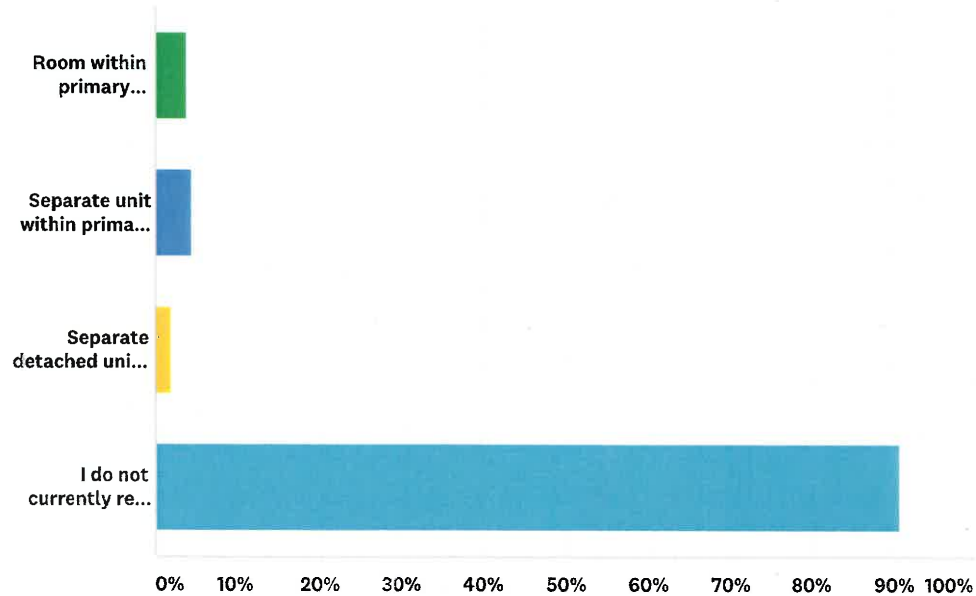


ANSWER CHOICES	RESPONSES	
Ministerial (County approval only)	21.60%	35
Discretionary (Neighbors notified)	78.40%	127
TOTAL		162

KPOA ADU ISSUES

Q9 Do you currently rent a living space to someone under any of the following at your Kensington residence? Please check all that apply.

Answered: 162 Skipped: 14



ANSWER CHOICES

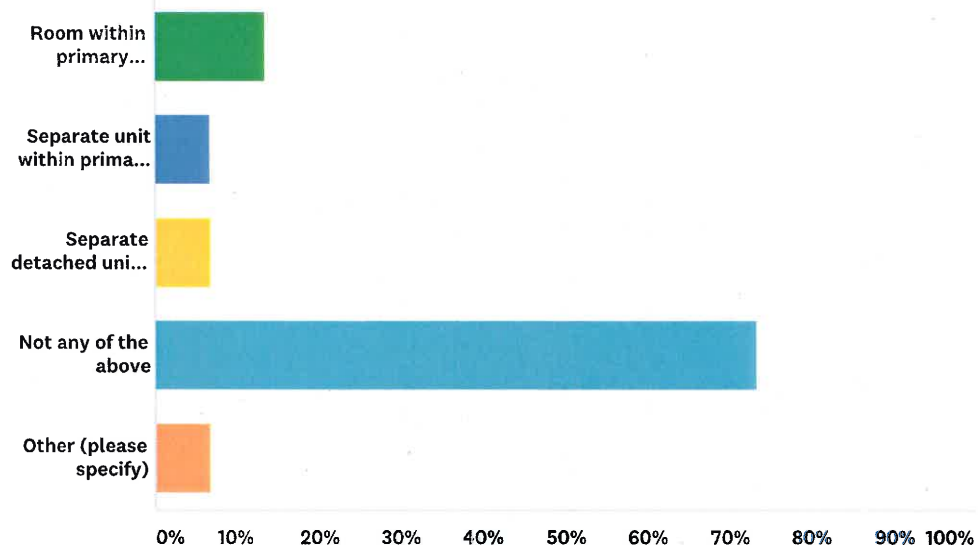
RESPONSES

Room within primary residence	3.70%	6
Separate unit within primary residence (such as downstairs unit)	4.32%	7
Separate detached unit on property	1.85%	3
I do not currently rent out any part of my property	90.74%	147
Total Respondents: 162		

KPOA ADU ISSUES

Q10 Do you rent the following for less than 30 days per month? Please check all that apply.

Answered: 15 Skipped: 161



ANSWER CHOICES

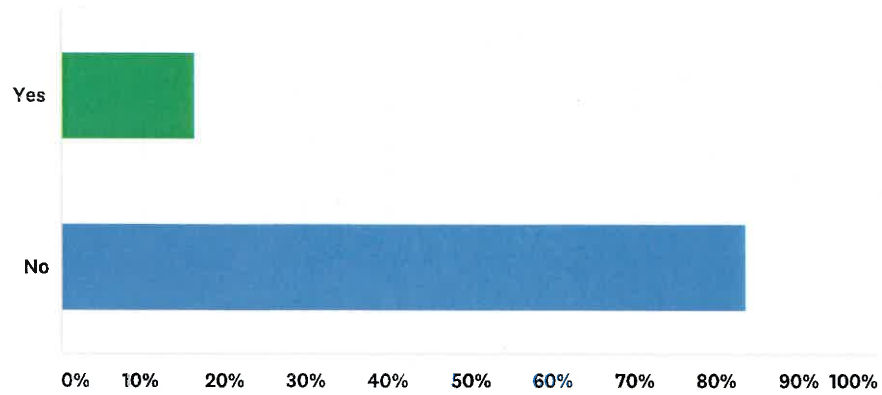
RESPONSES

Room within primary residence	13.33%	2
Separate unit within primary residence	6.67%	1
Separate detached unit on property	6.67%	1
Not any of the above	73.33%	11
Other (please specify)	6.67%	1
Total Respondents: 15		

KPOA ADU ISSUES

Q11 Are there children under the age of 18 living in the residence?

Answered: 159 Skipped: 17



ANSWER CHOICES

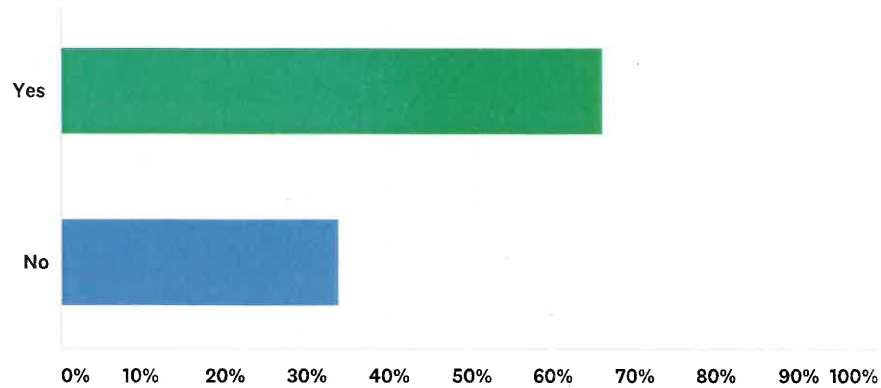
RESPONSES

Yes	16.35%	26
No	83.65%	133
TOTAL		159

KPOA ADU ISSUES

Q12 Does anyone over the age of 65 live in the residence?

Answered: 159 Skipped: 17



ANSWER CHOICES

RESPONSES

Yes	66.04%	105
No	33.96%	54
TOTAL		159

KPOA ADU ISSUES

Q13 You may leave a comment about the survey here if you like.

Answered: 32 Skipped: 144

Survey Comments

General Comments

I like the current flexibility in the event I want to travel or need additional income. Are there really that many problems?

This survey seems to be unabashedly biased toward an anti-Air B&B sentiment. It is very poorly designed and unscientific. Obviously, there are two camps on every issue, and a more realistic survey would explore the reasons behind pro or con in an effort to create policy based on real, not imagined problems.

People should be allowed to use their property any way they like. Most short term rentals are students and they are often more considerate than home owners. The last thing Kensington needs is a reputation for restricting lower income or fixed income homeowners from renting space to students or anyone else. The only one taking a chance is the homeowner. Neighbors should mind their own business. Are the cops now to be used for raiding homes for possible unapproved students who pay rent vs unpaid guests? How would that even work? Rules like that make us look weird and unwelcoming.

ADU is a good way to house our relatives, friends or other people that contribute to our community

I said "not applicable" to the benefits agree-disagrees because they referred to "my" rental ADU, and I don't have one. But it betrays a bias in the survey to assume that only the owners of rental ADUs could possibly see benefits (to others).

I have no way to know if ADU renters are around in my neighborhood.

I am glad to have students in the neighborhood. I have lots of short term renters around me and it's pleasant. Once there were musicians and that was extra nice. And it feels safer when there are more people.

No problems

They have been delightful.

Additional unwanted litter & refuse in street

Exterior lights left on overnight that intrude into our bedroom

Short term rental while the resident is present is a situation that we cannot support. I don't mind folks renting in the neighborhood but would prefer not to have something like air-bnb type rentals in my neighborhood.

We have a wing of our house that we may use for a caretaker to stay in when/if we need to have one. We are over 80 yrs old. But we won't have more than one person or charge rent.

I would like to know if my immediate neighbors are renting out their property so I would not be concerned if I see strangers on my street. The four houses around me already are rented out partially or the owners' adult children bring friends to stay frequently. Predominantly the problem is parking on the street since we could only park on one side of the street.

Short term units can be problematic in an area such as Kensington where there is one side of the street parking, Coventry, for example, and where houses are close together and noise carries far.

We feel that for the larger properties in Kensington it is their place in the community to provide more housing if they so choose. Short term or longer term.

There should be a difference between converting "in-law units" to short term versus long term rental. The latter does solve the housing problem in the Bay Area, the former just allows the home owner to make extra cash. I am against ADU for short-term rentals, but in favor of long-term rentals

I am strongly opposed to having ADUs unless off street parking is available and occupancy is for periods longer than 30 days.

Interesting questions, we've had NO problems in our neighborhood.

You misspelled may.

This seems to be rather heavily weighted against additional units. I am not in favor of them myself but I would like to see a more balanced survey.

Short term rentals are a very bad idea. More people, more crowding, more noise, less parking, more risk of crime.

thanks for taking the time to understand what would be best for our community

I have no problem with accessory units and long term rentals. This is important for easing the housing crisis, however, I do not agree with short term rentals of under 30 days as this invites instability with regards to traffic and parking. Waze [*sic*; Uber?] has already caused quite an increase in traffic and this can be awkward because new drivers do not understand the etiquette for narrow streets with parking on one side and they often do not pull over when there is a space between parked cars and there is nowhere for the driver on the side with no parking to go

since I am an occasional Airbnb renter I have mixed feelings. Most home owners have "rules" about noise, etc.

I'm glad you are doing this survey.

One question asks about "my guests", not about my "rental guests". Guests such as visiting family members, personal friends, and professional colleagues who I invite to stay in my home as "my guests" are not "rental guests", so my answer to that question is made with that qualifier in mind.

Depends on the location. Some streets are narrow and have parking issues, others do not, need to be context sensitive

It sounds like AirBnB. No!

I believe a very big issue for ADU short-term rentals is oversight and management with owner "on-site" verses absentee owner rental unit.

I am not opposed to ADUs that are occupied on a month-to-month (or longer) basis but can see that Airbnb type rentals can present different issues; neighbors should have some sort of local recourse to address such issues and not have to deal with the county to resolve.

Thank you for soliciting input from long-time Kensington residents! I really appreciate it, and hope that our voices are heard.

Already commented- too many cars no one uses garages and trucks all over the narrow streets during many remodeling!

Good survey. I like the subtle choices available, rather than just yes, no, maybe.

Short-term rentals in a residential neighborhood are a formula for trouble for a whole host of reasons. They benefit the landlord, of course, and put neighbors at risk.

Car accidents from people not familiar with our streets and hills.

Not certain there are, but parking is out of control on Amherst Ave

smoking

Both the house and a converted garage at the property right behind my own home are being rented via Airbnb. The garage conversion was made by a previous owner with the explicit agreement that they would not use it as a separate dwelling (accessory unit) but only as an extension of their home. When they moved and the new owner took over she immediately began renting it as a separate unit. I have complained to the county about that illegal use. They basically refuse to do anything about it. Given other experiences with the county's regulation of construction in Kensington, I feel that this survey you are conducting is largely a well meant waste of time. The county will not actually pay any attention to it, nor will it enforce regulations meant to protect the property rights of Kensington citizens. .

None

Noise from construction of an ADU

It's hard to tell if they are under 30 days but there are at least 2 houses recently sold that are renting out units that were not approved 2nd units

I now have neighbors renting from someone who just bought the house next to mine. Now have several people with multiple cars adding to congestion, not minding the no parking signs without being told several times.

Almost constant moving vans in and out of the neighborhood.

we have specific parking areas which we all know; short-term renters sometimes leave vehicles parked in someone's place for days

Not really an other, but I want to add that one renter had seven cars. Too many to add to our neighborhood congestion. There needs to be some sort of automobile regulation.

answers reflect perspective not experience. If neighbors have problems with rentals there should be a process for addressing them --parking, noise, etc.

We live on the Kensington side of Cerritos canyon, directly across from Berkeley. People in Berkeley rent out their places for short-term rentals, and in fact, there is at least one court case regarding access directly across from us. The short-term renters in Berkeley make a ton of noise, throw parties on the decks overlooking the canyon, and most horribly, throw fireworks and cigarettes into the canyon. They don't live there, they don't understand how truly fragile the canyon is, and how unimaginably flammable. I don't think these are appropriate places for short-term visitors unless they are guests of the owners. A loss of an owner's place would be unfortunate, but a loss of multiple homes and habitat is a disaster for everyone—and all for one person's profit.

A good survey! Thanks for the opportunity to weigh in on this subject. Very much in line with the KPOA vision when we incorporated it those many years ago.

Hi! There is a rental home (absentee landlord) on [REDACTED] and [REDACTED] that is using their in-law unit below the home as an AirBnB short term rental. Wonder how that problem will be handled?

Is on-street parking currently difficult to find on your block?

It's ALWAYS difficult. My house is on a cul-de-sac. There are construction vehicles CONSTANTLY at one house or another. And then a neighbor runs her business out of her house so four days a week we have another four cars cluttering the street, which is one-side parking only.

Problems on the weekends

ALWAYS difficult!

Renters flagrantly ignore the 72-hour rule. Parking for our friends, family, and service people (cleaners) is a constant problem.

Yes, it can be difficult, but that is because the notorious [REDACTED] family often has half a dozen or more cars parked at our end of the block, not because of short term rentals.

Never a problem

This is a constant problem especially with people who already have rental units on their property. So the answer is Frequently Difficult.

There has been a long-term construction going on in my neighborhood with often three trucks parked on the street. In addition, there are rental properties on the street with little garage space and often two or three different parties renting and parking on the street.