

**From:** [Sally Haff](#)  
**To:** [Megan Wood](#); [Sue Colbert](#)  
**Subject:** [EXTERNAL] 11/16 BOS Hearing - Comments on Zoning Text Amendments  
**Date:** Monday, November 15, 2021 11:20:55 AM

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I love Granite Bay and would like it to keep the more rural feeling. It is why we moved here in 2002. Can you please consider:

1) Maintaining the minimum lot size in single family zoning at 5000 sq ft 2) Keeping the 40% the max instead of 70% coverage on parcels 13,000 sq ft or less. This conflicts directly with Planned development coverages of 20% and only encourages and enables high end - high density development to consume areas like Granite Bay removing even more trees, almost cutting open space in half and creating a feeling of overcrowding. Keep the 40% coverage please. 3) Group homes of 7+ are permitted in all single family residential areas but add a qualifier of "comparable" group homes of 7+. This would provide existing residential neighborhood security in knowing that (for example) 30+ person group home was not built in a neighborhood of 2500-3500 sq ft homes. A group home of this size belongs in appropriately zoned areas such as multi-family or commercial. 4) Please adopt the minimum California Health and Safety Standards for Residential Care. Placer County allowed Placer Retirement- 155,000 sq ft, 3 story senior independent living center to masquerade as Residential Care for planning purposes only so that it could be constructed in Res Ag zoning. Placer County should adopt State definitions. 5) Recirculate the rezone of 1900 multi-family parcels with underlying commercial zoning. No map was provided for review and the residents were deceived by the informative letter sent to them. The letter clearly stated that "nothing changed" and it was being done to "boost" housing inventory. In fact, it removed residents right to be noticed of new businesses and the ability to comment and doubled the allowed footprint of a commercial business. This is clearly not a boost to housing inventory and definitely is NOT unchanged.

I appreciate all of your hard work and for considering the above comments. As we all know, the economy moves in cycles. When the housing market changes, and it will, we want a community the has a better chance of withstanding a downtown. Having desirable community features is a big part of that equation.

Thank you, Sally

**SALLY HAFF, CFA**