

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 228
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5200
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Th15a

LCP-2-SMC-21-0001-1 (Accessory Dwelling Units)

July 8, 2021

CORRESPONDENCE

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Tuesday, June 1, 2021 9:47 AM
To: Martinez, Erik@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

From: Catherine Peery <Catherine@ben-e-fit.com>
Sent: Sunday, May 30, 2021 6:39 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

The San Mateo County Accessory Dwelling Units regulations do not allow a tiny house on wheels to qualify as an ADU. Fresno, San Jose, and other government entities do allow this. In order for people who do not already own homes the ability to have a foothold in the housing market and to build a home of their own that they can then place on another person's property, it's important that tiny houses on wheels be included in the ADU regulations. This is a matter of equity, of allowing people to get out of poverty by building wealth at the bottom of a ladder of progressively more valuable homes. Only 10% of people in California can afford a home where they work. Allowing tiny homes on wheels to be a beginning point for building wealth is critical to the recovery of the generations that follow the Baby Boomers in being able to achieve a level of economic security comparable to those past generations.

Catherine M. Peery, Treasurer
Workforce Housing Organization, The Pescadero Foundation
P.O. Box 906, Pescadero CA 94060
650-455-6744 (cell), 650-879-0150 (work)

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Tuesday, June 1, 2021 9:40 AM
To: Martinez, Erik@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

From: tim Pond <timcpond@gmail.com>
Sent: Thursday, May 27, 2021 7:06 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

Dear Sirs,

I am in utter dismay that the CC is asking for a one year extension for consideration of the ADU update that was expressed in state law over 18 months ago, and presented to the CC almost six months ago. Fundamentally this is about creating housing opportunities for those who cannot afford single family homes and the delay on this matter perpetuates inequality in the housing market and especially disadvantages teachers, service workers, and lower income populations of all sorts who deserve a place to live on the Coast. The continued preferential relegation of 75% of the land to 20% of the population through zoning regulation is a pure expression of structural discrimination against disadvantaged populations of all colors. The monoculture of single family homes on large lots is also completely antithetical to any rational environmental policy. Please act (as other jurisdictions within Coastal Zone have) and implement an interim ordinance following the state law without a complete ordinance update. Also perhaps you could share the current discussions regarding the hearing and explain why this update for our district is so different from Half Moon Bay or other jurisdictions within the CZ that are recognizing this effective remedy to the housing crisis. This went to public hearing at both SMC PC and BOS so I am also concerned about private staff consultations. Will changes be heard publicly? Were not the "impacts to coastal resources" central to the authoring of the ordinance? I have cc' several clients that are currently prohibited from providing housing for their extended, multigenerational families by the County and CC delay of action on this matter. Please respond and let them know how adding an apartment to an existing residence will impinge upon coastal resources and when they might possibly get what they need.

Sent from [Mail](#) for Windows 10

Martinez, Erik@Coastal

From: Don Horsley <dhorsley@smcgov.org>
Sent: Thursday, May 27, 2021 8:06 PM
To: Timothy Pond; Steve Monowitz; Will Gibson; Martinez, Erik@Coastal
Cc: eryder; segurairving@gmail.com
Subject: RE: ADU ordinance update

Follow Up Flag: Follow up
Flag Status: Flagged

The Coastal Commission isn't necessarily going to take an additional year. It is just an extension of time but I doubt that it will take a year for the staff to review, report and sent a recommendation to the full Commission.

From: Timothy Pond <timcpond@gmail.com>
Sent: Thursday, May 27, 2021 7:07 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Will Gibson <wgibson@smcgov.org>; Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>
Cc: Don Horsley <dhorsley@smcgov.org>; eryder <eric@ryderez.com>; segurairving@gmail.com
Subject: ADU ordinance update

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Slrs,

I am in utter dismay that the CC is asking for a one year extension for consideration of the ADU update that was expressed in state law over 18 months ago, and presented to the CC almost six months ago. Fundamentally this is about creating housing opportunities for those who cannot afford single family homes and the delay on this matter perpetuates inequality in the housing market and especially disadvantages teachers, service workers, and lower income populations of all sorts who deserve a place to live on the Coast. The continued preferential relegation of 75% of the land to 20% of the population through zoning regulation is a pure expression of structural discrimination against disadvantaged populations of all colors. The monoculture of single family homes on large lots is also completely antithetical to any rational environmental policy. Please act (as other jurisdictions within Coastal Zone have) and implement an interim ordinance following the state law without a complete ordinance update. Also perhaps you could share the current discussions regarding the hearing and explain why this update for our district is so different from Half Moon Bay, Pacifica or other jurisdictions within the CZ that are recognizing this effective remedy to the housing crisis.

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Thanks
Tim Pond
651 Potter Ave HMB CA

c 650.576.7177

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Tuesday, May 25, 2021 9:31 AM
To: Martinez, Erik@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

Follow Up Flag: Follow up
Flag Status: Flagged

Maria Elena Marquez

-----Original Message-----

From: Alfred Tetzner <atetzner@me.com>
Sent: Tuesday, May 25, 2021 8:35 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on June 2021 Agenda Item Wednesday 13b - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units). Time Extension

Regarding ADU permits in Pacifica.

When I "remodeled" my property in Pacifica I was forced by the City to add additional off street parking. The number of occupants did not change on the property yet to secure my permit I had to do this.

As you are now allowing people to ADD another building to their properties for additional people AND cars, please require the owners to add appropriate parking for the additional occupants. Street parking and cleaning is now becoming a problem as well as a health issue.

Increased parking has also caused a problem with emergency vehicle access to our homes. This could be a liability issue for the city.

Alfred Tetzner
221 Beaumont Blvd
Pacifica, CA. 94044

From: [Chet White](#)
To: [Will Gibson](#)
Cc: [Martinez, Erik@Coastal](mailto:Martinez.Erik@Coastal); [Carole Groom](#); [Don Horsley](#); [Warren Slocum](#); [Dave Pine](#); [David Canepa](#); segurar@cabrillo.k12.ca.us; segurarirving28@gmail.com
Subject: Re: San Mateo county ADU ordinance LCP amendment RESOLUTION Status
Date: Saturday, May 22, 2021 7:56:50 AM

All,

Has any progress been made to get the ADU regulation caught up with the state law?? This group is abhorrently late and is failing to serve its community and failing as public servants! Get it done!

Please send a progress update with any action steps you have scheduled. Regards Chet White, resident and property owner of Moss Beach.

Sent from my iPhone

On Apr 13, 2021, at 10:06 AM, Chet White <cpwhite03@gmail.com> wrote:

Hi Will

Thank you for the explanation. Can you please tell me when the Coastal Commission will address the new regulations and what issues they are debating. Is there an agenda for this meeting and is it open to the public?

Regards,

Chet

On Mon, Apr 12, 2021 at 2:27 PM Will Gibson <wgibson@smcgov.org> wrote:

Mr. White-

The County Board of Supervisors has adopted amendments to the County's ADU regulations, consistent with State law. The County's amended regulations, as applicable in the Coastal Zone, are now under consideration by the Coastal Commission; the next step after that review will be a Coastal Commission hearing on the regulations, with the possibility of approval, denial, or recommended modifications for the County to make to the regulations. We are working closely with the Commission to expedite the review and hearing process, and should have updates fairly soon on the anticipated timing of the review and any subsequent Coastal Commission action. Coastal Commission review and approval is the final step required for the updates to become effective in the Coastal Zone, including in Moss Beach. Please don't hesitate to contact me with any further questions, and for updates on the progress of the

Commission's review.

Thanks,

Will

From: Chet White <cpwhite03@gmail.com>

Sent: Sunday, April 11, 2021 8:40 AM

To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; Carole Groom <cgroom@smcgov.org>; Don Horsley <dhorsley@smcgov.org>; Warren Slocum <WSlocum@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Canepa <dcanepa@smcgov.org>; Will Gibson <wgibson@smcgov.org>; seguar@cabrillo.k12.ca.us <seguar@cabrillo.k12.ca.us>; seguarirving28@gmail.com <seguarirving28@gmail.com>

Subject: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

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Dear Sirs,

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Why is San Mateo County's Moss Beach so late in getting this resolution while the other neighboring coastal communities of Pacifica, HMB, Santa Cruz quickly complied with state law and Moss Beach is getting nothing done? The state mandated ADU law change offers the lower income community more affordable housing and it benefits the environment with lower land use, less material, lower energy - are these not the mandates of San Mateo County and the Coastal Commission? Please explain the "specific issues" that the Density Bonus has and put them up for discussion at the next board meeting.

With that said, I would like to know what steps are scheduled and what matters San Mateo County plans to bring up for discussion at the scheduled meetings so homeowners like myself and others in the community can attend the upcoming meetings and understand where the bottleneck is and what steps are being take to bring the ADU ordinance LCP amendment to a RESOLUTION. .I see you have a board of supervisors meeting on April 20th, I hope this issue is on the agenda to be discussed. If not, I would like to know why it is not and when it will be brought up for discussion.

Please keep me apprised..

Kind regards,

Chet White
615 Lancaster Blvd.
Moss Beach, CA 94038
415-940-1476

Martinez, Erik@Coastal

From: eryder <eric@ryderez.com>
Sent: Friday, May 28, 2021 3:47 PM
To: Will Gibson
Cc: Don Horsley; Timothy Pond; Steve Monowitz; Martinez, Erik@Coastal; segurairving@gmail.com
Subject: Re: ADU ordinance update

Thank you, Will. That's encouraging news.

On May 28, 2021, at 1:03 PM, Will Gibson <wgibson@smcgov.org> wrote:

Eric, Tim- just to add on to what the Supervisor communicated below-- I spoke with Commission staff on Monday, and they are aiming to bring our ordinance to a hearing in July, and with only very minor recommended modifications. The extension is formally one year, but by no means will it take that long; we're very near completion at this point.

Best,

Will

From: Eric Ryder <eric@ryderez.com>
Sent: Friday, May 28, 2021 8:01 AM
To: Don Horsley <dhorsley@smcgov.org>
Cc: Timothy Pond <timcpond@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Will Gibson <wgibson@smcgov.org>; Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; segurairving@gmail.com <segurairving@gmail.com>
Subject: Re: ADU ordinance update

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This is a nightmare. I'm beyond being able to form the words to describe how this affects my family. A year and a half already, waiting on something that should be a given. I'm only missing one tiny requirement / oversight in the current code, regarding allowing me to build out my 800sf of internal / attached space into a living space for my mother in law who is in a nursing home with one lung in the time of COVID. That one thing stopping me is? The lot is 4,400sf, and the code says it has to be over 5,000sf. Which is not consistent with other parts of the code.

Is there ANY way to get a waiver to let me get this permitted, given the circumstances?

Sent from my iPhone

On May 27, 2021, at 8:06 PM, Don Horsley <dhorsley@smcgov.org> wrote:

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From: Timothy Pond <timcpond@gmail.com>

Sent: Thursday, May 27, 2021 7:07 PM

To: Steve Monowitz <smonowitz@smcgov.org>; Will Gibson <wgibson@smcgov.org>; Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>

Cc: Don Horsley <dhorsley@smcgov.org>; eryder <eric@ryderez.com>; segurairving@gmail.com

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Thanks

Tim Pond

651 Potter Ave HMB CA

c 650.576.7177

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Sunday, May 2, 2021 7:42 PM
To: Martinez, Erik@Coastal
Subject: FW: Public Comment on May 2021 Agenda Item Friday 14a - City of Pacifica LCP Amendment No. LCP-2-PAC-20-0027-1 (Accessory Dwelling Units). Time Extension

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eric Zachary Ryder <ezryder38@gmail.com>
Sent: Friday, April 30, 2021 5:24 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2021 Agenda Item Friday 14a - City of Pacifica LCP Amendment No. LCP-2-PAC-20-0027-1 (Accessory Dwelling Units). Time Extension

How about the LCP for San Mateo County ADU Recommendations? Been waiting for a year and a half! I know you guys have "only" had the recommendations from the county since November, but still... I need to get my Mother-in-law out of assisted living and into an ADU asap.

Thank you!!

Martinez, Erik@Coastal

From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 26, 2021 9:49 AM
To: Chet White
Cc: Martinez, Erik@Coastal; Carole Groom; Don Horsley; Warren Slocum; Dave Pine; David Canepa; segurar@cabrillo.k12.ca.us; segurarirving28@gmail.com
Subject: Re: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

Hi Chet- we've forwarded supplemental explanatory materials to the Coastal Commission, and the Commission is reviewing; I'll let you know once we hear back further. Thanks,

Will

From: Chet White <cpwhite03@gmail.com>
Sent: Saturday, April 24, 2021 8:11 PM
To: Will Gibson <wgibson@smcgov.org>
Cc: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; Carole Groom <cgroom@smcgov.org>; Don Horsley <dhorsley@smcgov.org>; Warren Slocum <WSlocum@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Canepa <dcanepa@smcgov.org>; segurar@cabrillo.k12.ca.us <segurar@cabrillo.k12.ca.us>; segurarirving28@gmail.com <segurarirving28@gmail.com>
Subject: Re: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

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Hi Will , another week has gone by has any progress been made towards setting a meeting?

Regards,

Chet White

Sent from my iPhone

On Apr 13, 2021, at 10:32 AM, Will Gibson <wgibson@smcgov.org> wrote:

Hi Chet- at present, the main issue is simply ensuring that the Commission has the necessary information to adequately and accurately assess potential impacts of the amended regulations, since the changes mandated by the new State laws are on their face fairly extensive, although we strongly believe they won't have significant negative impacts to the Coastal Zone. The Commission hasn't raised issues with any specific components of the updated regulations, it's more a matter of broad analysis of the regulations in total. While there's no fixed timeline at this point, I believe the Coastal Commission's intent is to get the update to a hearing in the next few months. Any Coastal Commission hearings will be public (online, for the time being), with an agenda and with staff reports summarizing the analysis, findings, recommendations, and

other information. Those documents would be published once a specific hearing date is scheduled.

Please let me know any other question or comments. Thanks,

Will

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Sent: Tuesday, April 13, 2021 10:06 AM

To: Will Gibson <wgibson@smcgov.org>

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Subject: Re: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

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Hi Will

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Regards,

Chet

On Mon, Apr 12, 2021 at 2:27 PM Will Gibson <wgibson@smcgov.org> wrote:

Mr. White-

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Thanks,

Will

From: Chet White <cpwhite03@gmail.com>

Sent: Sunday, April 11, 2021 8:40 AM

To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; Carole Groom <cgroom@smcgov.org>; Don Horsley <dhorsley@smcgov.org>; Warren Slocum <WSlocum@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Canepa <dcanepa@smcgov.org>; Will Gibson <wgibson@smcgov.org>; segurar@cabrillo.k12.ca.us <segurar@cabrillo.k12.ca.us>; segurarirving28@gmail.com <segurarirving28@gmail.com>

Subject: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

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Why is San Mateo County's Moss Beach so late in getting this resolution while the other neighboring coastal communities of Pacifica, HMB, Santa Cruz quickly complied with state law and Moss Beach is getting nothing done? The state mandated ADU law change offers the lower income community more affordable housing and it benefits the environment with lower land use, less material, lower energy - are these not the mandates of San Mateo County and the Coastal Commission? Please explain the "specific issues" that the Density Bonus has and put them up for discussion at the next board meeting.

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Please keep me apprised..

Kind regards,

Chet White
615 Lancaster Blvd.
Moss Beach, CA 94038
415-940-1476

From: [Chet White](#)
To: [Will Gibson](#)
Cc: [Martinez, Erik@Coastal](mailto:Martinez.Erik@Coastal); [Carole Groom](#); [Don Horsley](#); [Warren Slocum](#); [Dave Pine](#); [David Canepa](#); segurar@cabrillo.k12.ca.us; segurarirving28@gmail.com
Subject: Re: San Mateo county ADU ordinance LCP amendment RESOLUTION Status
Date: Saturday, April 24, 2021 8:11:52 PM

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segurarirving28@gmail.com <segurarirving28@gmail.com>

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615 Lancaster Blvd.
Moss Beach, CA 94038
415-940-1476

From: edaplanner@yahoo.com
To: [Martinez, Erik@Coastal](mailto:Martinez_Erik@Coastal)
Subject: ADU regulations for San Mateo County
Date: Tuesday, April 20, 2021 9:37:56 AM

Hello Erik,

Can you please add me to the interested party list for information about the CCC's review and adoption of SMC's ADU regulations for the coastal zone. I am a property owner on the coast and was told by County staff that the Commission has not acted on the proposed regulations for three months now. I would like to know when the Commission moves forward and notification of any opportunities for public commentary.

I am in support of the regulations as they are written.

Regards,

Erica Adams
213 713-5789

Martinez, Erik@Coastal

From: Martinez, Erik@Coastal
Sent: Monday, April 12, 2021 1:06 PM
To: Chet White
Subject: RE: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

Hi Chet,

Thank you for reaching out and sharing your concerns. CCC staff is still working with the County to address a couple of questions regarding long term impacts of the proposed ordinance on public access and coastal resources.

That being said, this item will not be on our April agenda as we are still discussing this amendment. We are potentially aiming for May, but that will depend on when we get the information we need so there is a potential for June as well. Additionally, you may want to reach out to Will Gibson, the County Planner we are working with, to understand if/what scheduled meetings they have on their end.

-Erik

From: Chet White <cpwhite03@gmail.com>
Sent: Sunday, April 11, 2021 8:41 AM
To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; cgroom@smcgov.org; DHorsley@smcgov.org; wslocum@smcgov.org; dpine@smcgov.org; dcanepa@smcgov.org; wgibson@smcgov.org; segurar@cabrillo.k12.ca.us; segurarirving28@gmail.com
Subject: San Mateo county ADU ordinance LCP amendment RESOLUTION Status

Dear Sirs,

I am a homeowner in San Mateo County's Moss Beach and would like to get a date, the "specific issues" and schedule of steps that you have set to come to a resolution on the pending ADU ordinance LCP Amendment.

Why is San Mateo County's Moss Beach so late in getting this resolution while the other neighboring coastal communities of Pacifica, HMB, Santa Cruz quickly complied with state law and Moss Beach is getting nothing done? The state mandated ADU law change offers the lower income community more affordable housing and it benefits the environment with lower land use, less material, lower energy - are these not the mandates of San Mateo County and the Coastal Commission? Please explain the "specific issues" that the Density Bonus has and put them up for discussion at the next board meeting.

With that said, I would like to know what steps are scheduled and what matters San Mateo County plans to bring up for discussion at the scheduled meetings so homeowners like myself and others in the community can attend the upcoming meetings and understand where the bottleneck is and what steps are being take to bring the ADU ordinance LCP amendment to a RESOLUTION. .I see you have a board of supervisors meeting on April 20th, I hope this issue is on the agenda to be discussed. If not, I would like to know why it is not and when it will be brought up for discussion.

Please keep me apprised..

Kind regards,

Chet White

615 Lancaster Blvd.
Moss Beach, CA 94038
415-940-1476

Martinez, Erik@Coastal

From: Martinez, Erik@Coastal
Sent: Tuesday, March 9, 2021 3:27 PM
To: 'Timothy Pond'
Subject: RE: San Mateo county ADU ordinance LCP amendment

No worries. Not as of yet. We are still discussing things internally and then with the County.

-Erik

From: Timothy Pond <timcpond@gmail.com>
Sent: Tuesday, March 9, 2021 3:14 PM
To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>
Subject: Re: San Mateo county ADU ordinance LCP amendment

Ok, thanks for the update. I there any summary of the proposed modifications that I can review?

THanks again and sorry to bother you.

On Tue, Mar 9, 2021 at 3:02 PM Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov> wrote:

Hi Timothy,

Thank you for reaching out. We are still discussing potential modifications with the County, so I can't give you an exact forecast. However, we expect to take it to hearing as soon as we can resolve those points.

Sorry for the inconvenience. We are working through this as swiftly as possible.

-Erik

From: Timothy Pond <timcpond@gmail.com>
Sent: Tuesday, March 9, 2021 12:01 PM
To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>
Subject: Re: San Mateo county ADU ordinance LCP amendment

Hi Erik,

Are you able to forecast some kind of timetable for the review process for the new SMC ADU ordinance? It is difficult to even initiate plans for couple of my projects as there are some conflicts with the proposed and existing ordinances. The new ordinance restricts footage as a calculation related to living area (compared to total FAR currently), and other limits related to setbacks and stepbacks and these changes make it extremely difficult to even begin the planning process.

Thanks

Thanks.

On Thu, Mar 4, 2021 at 6:52 PM Timothy Pond <timcpond@gmail.com> wrote:

Hi Eric,

I hope you are well. I have some clients that need to house some elderly family and I am wondering if you can give me a timeframe for the new ordinance? The rules that change the setback impact some clients need significantly on some very small ADU projects. Thanks for all you do,

Tim

On Tue, Feb 16, 2021 at 12:00 PM Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov> wrote:

Hi Timothy,

Thank you for reaching out. We will include your comments in our records for this LCP Amendment.

-Erik

From: Timothy Pond <timcpond@gmail.com>

Sent: Saturday, February 13, 2021 10:51 AM

To: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>

Cc: Wilson, Steve <steve.wilson@withersworldwide.com>; Lenny Mendonca <lenny@mendoncas.com>; Will Gibson <wgibson@smcgov.org>; Arancha Casal <arancha@mac.com>

Subject: San Mateo county ADU ordinance LCP amendment

Dear Sir,

I find the pending San Mateo County LCP update for their ADU regulations substantially inadequate for conforming to the state updates for the same ADU regulations and I pray the Coastal Commission will see the environmental and public benefits passed over and modify the San Mateo update ordinance accordingly. Specifically:

1. The proposed ordinance limits most ADUs to 800 sq ft and the state law mandates a minimum of 1000 sq ft for TWO bedroom units. The state encourages two bedroom units that serve small families and therefore broadly increases the usability and social function of ADUs, and this need would broadly serve the coastside. The SMC housing element itself has stressed that the particular needs of families could be addressed by these units, a need that is particularly prevalent on the Midcoast. Please increase the minimum size of ADU's with two bedrooms, attached and detached, to 1000 feet.
2. The proposed County update excludes significant residential areas that the state update would include- areas that are not specifically residentially zoned yet contain single family homes. PAD or RMCZ zoned areas, for instance, are excluded from ADU development in the update. Many of these properties are large, oversized, single family homes that at a minimum could support, with virtually no impact, an ADU developed within an existing or converted structure that would serve extended family or economically disadvantaged peoples. Please align the county ordinance with state law and allow ADUs on properties with single family uses, including those that are not specifically zoned "residential".

I have designed over forty ADUs on the San Mateo County Midcoast in the past two years in Half Moon Bay and the unincorporated area of the San Mateo Midcoast. It has been frustrating to wait over a year for simple legislation to update this code, and while the neighboring coastal communities of HMB, Sant Cruz, and Pacifica quickly sought to comply reasonably with state law, SMC seems to want to ignore important aspects of the update code. I would like to note here that most of the new housing development in the city of HMB are ADUS, with single family units only representing 25% of limited growth under Measure D. This is an astounding environmental gain for small housing: less material, less land, less energy consumption, and the overt benefit of usable housing for underserved populations. I cannot understand the position of the SMC Planning Department for issues listed above which hobble ADU development serving lower income groups.

I would be more than Happy to attend any meeting where these concerns could be addressed and I would like my comments and recommendations forwarded to the members of the Coastal Commission.

Sincerely, Tim Pond

Tim Pond Design

651 Potter Avenue

Half Moon Bay 94019

c 650.576.7177

timcpond@gmail.com

--

Tim Pond

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Half Moon Bay 94019

c 650.576.7177

timcpond@gmail.com

From: [Timothy Pond](#)
To: [Martinez, Erik@Coastal](mailto:Martinez,Erik@Coastal)
Cc: [Wilson, Steve](#); [Lenny Mendonca](#); [Will Gibson](#); [Arancha Casal](#)
Subject: San Mateo county ADU ordinance LCP amendment
Date: Saturday, February 13, 2021 10:51:16 AM

Dear Sir,

I find the pending San Mateo County LCP update for their ADU regulations substantially inadequate for conforming to the state updates for the same ADU regulations and I pray the Coastal Commission will see the environmental and public benefits passed over and modify the San Mateo update ordinance accordingly. Specifically:

1. The proposed ordinance limits most ADUs to 800 sq ft and the state law mandates a minimum of 1000 sq ft for TWO bedroom units. The state encourages two bedroom units that serve small families and therefore broadly increases the usability and social function of ADUs, and this need would broadly serve the coastside. The SMC housing element itself has stressed that the particular needs of families could be addressed by these units, a need that is particularly prevalent on the Midcoast. Please increase the minimum size of ADU's with two bedrooms, attached and detached, to 1000 feet.
2. The proposed County update excludes significant residential areas that the state update would include-areas that are not specifically residentially zoned yet contain single family homes. PAD or RMCZ zoned areas, for instance, are excluded from ADU development in the update. Many of these properties are large, oversized, single family homes that at a minimum could support, with virtually no impact, an ADU developed within an existing or converted structure that would serve extended family or economically disadvantaged peoples. Please align the county ordinance with state law and allow ADUs on properties with single family uses, including those that are not specifically zoned "residential".

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I would be more than Happy to attend any meeting where these concerns could be addressed and I would like my comments and recommendations forwarded to the members of the Coastal Commission.

Sincerely, Tim Pond

Tim Pond Design
651 Potter Avenue
Half Moon Bay 94019

c 650.576.7177
timepond@gmail.com

From: [Rexing, Stephanie@Coastal](mailto:Rexing_Stephanie@Coastal)
To: [Martinez, Erik@Coastal](mailto:Martinez_Erik@Coastal)
Subject: FW: Reminder - Public Notice of Coastal Commission's Draft Section 309 Assessment and Strategy
Date: Wednesday, January 20, 2021 12:57:27 PM
Attachments: [image001.png](#)

This is a commentary on the ADU LCPA for unincorporated HMB, or San Mateo County. Can you write back to the person who sent it in and acknowledge receipt, and keep it as correspondence for when we take this matter to hearing? Thanks!

From: Gray, Shana@Coastal <Shana.Gray@coastal.ca.gov>
Sent: Wednesday, January 20, 2021 12:32 PM
To: Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Cc: Matella, Mary@Coastal <Mary.Matella@coastal.ca.gov>; Jespersen, Michelle@Coastal <Michelle.Jespersen@coastal.ca.gov>; Cavalieri, Madeline@Coastal <Madeline.Cavalieri@coastal.ca.gov>
Subject: FW: Reminder - Public Notice of Coastal Commission's Draft Section 309 Assessment and Strategy

Hi Jeannine and Stephanie,

The email below was received for a recent hearing item (the 309 Assessment & Strategy), but it seems to be a question directly for the District. You may have already heard from Eric Ryder in relation a pending Sonoma County LCP ADU amendment, but can you forward this on to the assigned planner?

Thanks, Shana

From: 309Comments2021@Coastal
Sent: Wednesday, January 20, 2021 11:51 AM
To: [Gray, Shana@Coastal](mailto:Gray_Shana@Coastal); [Cavalieri, Madeline@Coastal](mailto:Cavalieri_Madeline@Coastal)
Cc: [Jespersen, Michelle@Coastal](mailto:Jespersen_Michelle@Coastal)
Subject: Fw: Reminder - Public Notice of Coastal Commission's Draft Section 309 Assessment and Strategy

FYI,

This email came in to our 309 Assessment web address. We don't think this is directly relevant to the Assessment and Strategy. I hope you can figure out how to respond to Eric about this or connect him to others who can help!

Thanks,
Mary

From: eryder <eric@ryderez.com>
Sent: Friday, January 15, 2021 10:38 PM
To: 309Comments2021@Coastal <309Comments2021@coastal.ca.gov>
Subject: Re: Reminder - Public Notice of Coastal Commission's Draft Section 309 Assessment and Strategy

Hello -

Residents of Half Moon Bay living in the San Mateo County Unincorporated area / LCP Zone have been waiting for over a year for the changes to the ADU regulations that the Governor handed down in 2019 to trickle down to us. The San Mateo County Supervisors / Planning Department finally passed along their Recommendations for the Coastal Commission / LCP to certify these changes two months ago. Attached are the meeting minutes, along with supporting material.

We have been waiting to build out an Attached ADU for my in-laws to move into, to help care for them. My Mother In-Law, in particular, has one lung and is now on oxygen and in a nursing home. The fear of COVID is extremely high and causing us all a lot of stress. She is 85. We need to bring her home, but we have no space for both of them, or even just her. To say getting these recommendations certified ASAP is a matter of life and death is probably not too far from reality here.

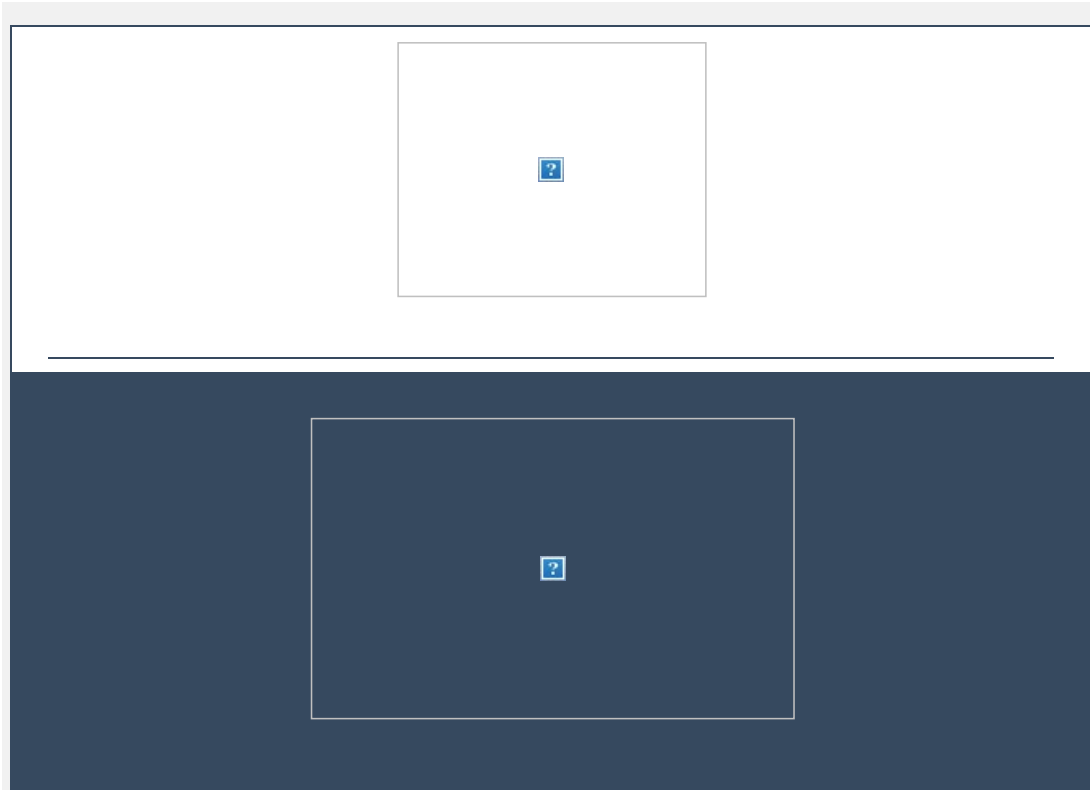
Please put this on the next meetings calendar and/or let us know if this has already been signed off, as I believe there may not need to be a meeting for this. From the looks of it, the next CC meeting for our area isn't until April. It will be extremely stressful to wait yet another 3 months before we can even START the permitting process.

Thank you for your time and consideration!!

Eric Ryder / Theresa Foland

HMB

On Jan 15, 2021, at 1:50 PM, California Coastal Commission <309comments2021@coastal.ca.gov> wrote:



Reminder

Draft Section 309 Assessment and Strategy Document for 2021 – 2025

Comment period closes Jan. 20, 2021

The public is invited to review and comment on the Coastal Commission's [Draft Section 309 Assessment and Strategy for 2021 – 2025](#), as required by the Office for Coastal Management, a division of the National Oceanic and Atmospheric Administration (NOAA), and Section 309 of the federal Coastal Zone Management Act (CZMA). Section 309 of the CZMA establishes a grant program to encourage states to improve their coastal management programs in nine enhancement areas, including: 1) wetlands, 2) public access, 3) coastal hazards, 4) cumulative and secondary impacts, 5) energy and government facility siting, 6) marine debris, 7) ocean resources, 8) special area management planning; and 9) aquaculture. States are required to conduct an assessment of their 2016-2020 coastal program enhancement work in the nine enhancement areas and develop a strategy for

2021-2025 grant applications to address priority program needs identified in the assessment. The Commission's Draft 309 Strategy builds off the recently adopted 2021 – 2025 Strategic Plan so that federal funds can be used to carry-out actions in the Strategic Plan.

The public comment period is closing soon and written comments must be received by **January 20, 2021** to be considered and addressed. Comments can be sent via email or mailed to:

California Coastal Commission
Executive Division
455 Market Street, Suite 300
San Francisco, CA 94105

Or send via email (preferred)
to: 309Comments2021@coastal.ca.gov

For more information, please view the staff presentation on the Draft Assessment and Strategy from the Commission's **January 13, 2021** meeting ([Item W6d](#)).

California Coastal Commission | 455 Market St, Suite 300, San Francisco, CA 94105

[Unsubscribe eric@ryderez.com](mailto:eric@ryderez.com)

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Sent by 309comments2021@coastal.ca.gov powered by



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From: [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal)
To: [Martinez, Erik@Coastal](mailto:Martinez,Erik@Coastal)
Cc: [Manna, Jeannine@Coastal](mailto:Manna,Jeannine@Coastal)
Subject: FW: Public Comment on January 2021 Agenda Item Wednesday 6d - Draft 309 Enhancement Grants Assessment
Date: Friday, January 15, 2021 11:59:10 AM
Attachments: [20201110_r_CZ ADU Update CCC Transmittal \(1\).pdf](#)
[20201110_o_CZ ADU PLN 2020-00144 \(1\).pdf](#)

Correspondence for the SMC ADU LCPA matter. Please retain for when we take this to hearing.

From: Staben, Jeff@Coastal <Jeff.Staben@coastal.ca.gov>
Sent: Friday, January 15, 2021 8:04 AM
To: Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>
Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Subject: Fw: Public Comment on January 2021 Agenda Item Wednesday 6d - Draft 309 Enhancement Grants Assessment

Hello - hope you are both doing well. Happy New Year. See below re: a resolution....be well...

From: Eric Zachary Ryder <ezryder38@gmail.com>
Sent: Thursday, January 14, 2021 6:17 PM
To: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Subject: Public Comment on January 2021 Agenda Item Wednesday 6d - Draft 309 Enhancement Grants Assessment

Hello - What is the status of certification for this resolution:

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION DIRECTING SUBMITTAL OF THE UPDATED ACCESSORY DWELLING UNIT REGULATIONS, CHAPTER 22.5.1 OF THE COUNTY ZONING REGULATIONS, AND AMENDMENTS TO THE COUNTY'S LOCAL COASTAL PROGRAM, TO THE CALIFORNIA COASTAL COMMISSION FOR REVIEW AND CERTIFICATION RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, in November, 1980, the San Mateo County Local Coastal Program (LCP) was certified by the California Coastal Commission; and

WHEREAS, since its certification, the LCP has been amended at various times, to improve its conformity with the California Coastal Act or respond to local circumstances; and

WHEREAS, the various zoning regulations and other regulations regarding development that apply in

the County's Coastal Zone constitute a part of the Implementation Plan for the LCP; and

WHEREAS, amendment of that Implementation Plan must be certified by the California Coastal Commission as conforming with the California Coastal Act, prior to taking effect in the County's Coastal Zone; and

WHEREAS, amendments to the County's Local Coastal Program must also be certified by the California Coastal Commission as conforming with the California Coastal Act, prior to taking effect; and

WHEREAS, the Board of Supervisors has adopted, by ordinance, amendments to Chapter 22.5.1 of the County Zoning Code, regulating the development of accessory dwelling units in the County's Coastal Zone; and

WHEREAS, the ordinance constitutes an amendment to the Implementation Plan of the Local Coastal Program; and

WHEREAS, the Board of Supervisors has also adopted, by ordinance, amendments to the County's Local Program, to ensure consistency between the Local Coastal Program and Chapter 22.5.1 of the County Zoning Code, and to ensure consistency with State law; and WHEREAS, these amendments will not be effective in the County's Coastal Zone until they have been reviewed and certified by the California Coastal Commission.

NOW THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, resolves as follows: Planning and Building Department staff are directed to submit the updated Chapter 22.5.1 of the County Zoning Regulations and the amendments to the County's Local Coastal Program regulating accessory dwelling units in the County's Coastal Zone to the California Coastal Commission for review and certification.

Associated docs are here: <https://sanmateocounty.legistar.com/LegislationDetail.aspx?ID=4689178&GUID=239DA66C-E67C-4CB2-81EA-A9268FCF4B28&Options=&Search=&FullText=1> and attached.

The problem is that my wife and I have been waiting over a year now to submit permits for our attached ADU, so my wife's 85 year old parents can move in. Her mother has one lung and is on oxygen and all that, and in these times of COVID, we'd REALLY like her to be able to live with us. It's frankly a matter of life and death, potentially. Every delay of weeks or months adds a lot of stress for us all here. Our ONLY bit of non-compliance is that our lot is 600sf less than the minimum requirement. This minimum was relieved by the State in 2019, I believe it was, and we've been waiting ever since for the County of San Mateo to push the recommendations out to the Coastal Commission / LCP. This happened in November. We were hoping the CC would certify this in December.

I don't know if anyone will actually read this email, but I'm pretty much begging whoever might be reading this, to please take this up sooner than later. From what I can see, it seems like the North

Coast meeting isn't until April (!!!).

Thank you for your time and consideration.

Eric Ryder
150 Coronado Ave
Half Moon Bay
831-383-8887