

**From:** [T T](#)  
**To:** [Phillip Brennan](#)  
**Subject:** ADU Ordinance - community input  
**Date:** Monday, August 03, 2020 3:40:21 PM  
**Attachments:** [image009.png](#)

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Hi Philip -

Thank you for your work spearheading the ADU ordinance update. You mentioned that you were seeking community input on the direction of the ordinance so I wanted to provide you with our input.

The addition of ADU units should benefit San Mateo City and its' residents in multiple ways:

- 1) Increase in housing stock = greater supply, lower overall rental pricing = more affordable units across the City / Bay Area
- 2) Increase in property values for homeowners
- 3) Increase in property tax revenue for the City

The state of California has clearly identified ADUs as a positive opportunity, if San Mateo deems it so as well, then the goal should be to remove unnecessary challenges to the completion of ADUs.

In our conversations thus far, there have been 2 issues that have come to my attention as potential stumbling blocks and that I would like to see modified in the new ordinance.

1) Architectural style requirements - the current code requires the ADU to be of the same architectural style of the main house. I have no issue with a desire to have the ADU complement the design of the main house, but I do think it would allow for better design to at least loosen this requirement so that the design is complementary and not necessarily exactly the same. Having buildings that speak to each other and play off design concepts is architecturally intriguing and can lead to better design.

However, my main issue with the architectural style requirement is one of timing. We were looking to build an ADU and live in it while we remodel the main house. Per the current code, we need to design the ADU to look like our existing 60's house. This doesn't make sense since we would then remodel the main house and then it would not match with the ADU? Or we then have to spend tens of thousands extra on renting out a house during construction even though building the ADU first would solve that? We have been told that we can not apply for both the ADU and main house remodel concurrently to solve this requirement. This seems like an unnecessary barrier when the end result would be a remodeled main house and ADU that are of the same architectural style.

I would propose that this requirement be removed completely or, at least, modified to allow for construction of an ADU and a subsequent house remodel.

2) Location of the ADU: the current code requirement says that the entrance to the ADU cannot be located closer to the street than the primary residence. For houses that wish to convert a garage to a J-ADU (where some garages may be in front of the front door) and for atypical lots, this may prohibit ADUs / J-ADUs that would otherwise fit the parcel and neighborhood well. I believe that the location of the main house front door and ADU front door is not a factor in whether the design is aesthetically appealing or appropriate for a parcel or neighborhood. An ADU door could be designed to be unobtrusive even if it were in front of the main door. On a deep lot with a house set far back, an ADU could be located in front of a house but be placed to minimize visibility from the street and not impact a neighborhood at all. As such, I would like to see this requirement removed.

Thanks again for your time and stay safe!

Cheers,  
Tracy

On Wed, Jul 8, 2020 at 5:13 PM Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)> wrote: