

From: [Patrice Olds](#)
To: [Phillip Brennan](#)
Subject: FW: In favor of 24ft ht limit for ADUs
Date: Friday, May 14, 2021 3:32:33 PM
Attachments: [image001.png](#)
[image003.png](#)

Patrice M. Olds, MMC

City Clerk | City of San Mateo

330 W. 20th Ave., San Mateo, CA 94403

650-522-7042 | polds@cityofsanmateo.org

From: Nina Nazarov Hambly [REDACTED]
Sent: Friday, May 14, 2021 10:33 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: [REDACTED]
Subject: In favor of 24ft ht limit for ADUs

Hello San Mateo City Council,

Thank you for your time to review public input and considering amending local regulations to have a 24 ft height limit for Accessory Dwelling Units.

I am a licensed architect in California, and grew up in San Mateo. I attended Aragon High School and then Cal Poly San Luis Obispo. San Mateo has always been a big part of my life.

I've become aware that the City Council is considering adopting a 24 ft height restriction for ADU's. This would be a height increase from the current regulations at 16 ft maximum height. I think that a 24 ft height limit is essential to providing an increase in the possibilities for ADU placement, decrease the sacrifices a homeowner needs to make for siting and ADU, maintain a greater amount of outdoor space, to create family ties, and aging in place.

The City of San Mateo has established residential neighborhoods, and limited lot sizes. Let's face it, most properties don't have empty backyards in San Mateo where an 850 SF, or even 300 SF, unit can easily be placed. Most homes in San Mateo have mature landscaping, where homeowners take pride and enjoy having. As an architect, I am sensitive to the way my clients use their homes, including their gardens. A 24 ft vs 16 ft height limit can greatly increase the possibilities for siting an ADU. Increasing the height limit to 24 ft would limit how many sacrifices a homeowner needs to make to have a compact yet comfortable ADU. Additionally, it would create the possibility to maintain more outdoor space. There are many proven psychological benefits to outdoor spaces.

As an architect, I've seen numerous homeowners find that ADUs are the pathway to having 3 generations live comfortably on one property. It allows families to come together. Grandparents are there for grandkids as they grow up. Families can strengthen their bonds by living closely together. It's also a huge benefit to have independent units between the generations. More than half of the

ADUs that I have worked on are for families that will have 3 generations living on the property. The 3 generation model also allows aging in place to happen to a greater degree. People will feel comfortable staying in their homes longer with family nearby, and just a few feet away.

I think that a 24 ft height limit is essential to providing an increase in the possibilities for ADU placement, decrease the sacrifices a homeowner needs to make for siting and ADU, maintain a greater amount of outdoor space, to create family ties, and aging in place. In my opinion, these are just a few notable reasons why I support the height increase for ADUs. There are many others such as stimulating the economy - something we are in much need of right now. Increasing the height limit comes down to being able to create 2 stories which decreases the barrier and opens many possibilities for siting ADUs.

Sincerely,

Nina Nazarov Hambly, AIA, NCARB

Architect, Hambly Homes Architecture

[Redacted Signature]

Office Hours: Tues - Sat

From: [James Wang](#)
To: [Phillip Brennan](#)
Subject: San Mateo ADU community input
Date: Friday, May 28, 2021 11:32:31 AM

Hello Phillip,

I am a resident of San Mateo [REDACTED] and I would like to submit the following comment as part of the city's reconsideration of ADU guidelines.

I believe we need to clear away as many barriers to building ADUs as possible to make progress against the housing crisis and also to allow intergenerational housing to develop. Personally, I have in-laws who would love to live on an ADU on our property and help out with our young children, but current city regulations on ADUs make it difficult for us to proceed. I would like to encourage the city's consideration of the following two changes:

1. Remove all height restrictions specific to ADUs, thereby putting ADUs under the same zoning guidelines as the underlying zoning district. I don't believe there is any justification for differential restrictions within a lot for particular structure types. If the main housing structure is allowed to be three stories tall by zoning district rules, then an ADU should also be allowed to be three stories tall.

2. Remove the setback requirement when building up on an existing structure. Current ADU guidelines state that an ADU must be setback at least 4 feet from the property line, but that this requirement is waived if converting an existing structure like a garage. HOWEVER, if one were to build a second story on top of the existing structure, the setback requirements do apply to the second story. This results in very awkward building design and increases building and engineering cost significantly. We should encourage the preservation of garage spaces and maximize the allowable second story ADU square footage. Therefore, I strongly encourage the city to extend the waiver of the setback requirement to all vertical additions on top of an existing structure.

Thank you for your consideration of these points.

James

From: [LAURENCE KINSELLA](#)
To: [Phillip Brennan](#)
Subject: ADU ordinance comment
Date: Tuesday, June 22, 2021 3:07:59 PM

Dear Mr. Brennan,

If one were to look at possible examples of poor, added units planning, you might look at B Street in Hayward Park. I've lived there since 1980.

Over time the serendipity of putting additional units on the east side of B Street (R-4) in the Hayward Park has become an example of poor planning. I don't think much of the residential zoning district regulations are or were ever applicable to the east side of B...many are small lots that are zoned R-4, haphazard rear yard setbacks of less than 15 feet, less than required lot area per dwelling unit, no on-site parking in many of the dwellings etc....

Traffic and parking are serious issues along the length of narrow, carriage curbed, B Street from 9th to 16th and which will be made worse with all of the new and planned high density development on both the north and south ends/areas of Hayward park. Added residential/commercial zoning mixes make matters worse, especially during the daytime with residents now having to apply for parking permits in their own residential areas.

What I'm suggesting is to have a look at that particular situation, and maybe you would glean some ideas about what to do or not do in planning the City's new ADU ordinance.

Regards,

Laurence Kinsella



From: [Ben Toy](#)
To: [Phillip Brennan](#)
Subject: Re: Community Survey: Changing ADU Housing Regulations in San Mateo
Date: Thursday, July 15, 2021 1:41:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Phillip,

Glad to hear from you.

While on planning...some comments other than ADU/JADU's

Our ordinances are outdated as most were drafted/approved in the 20th Century and we are now 21 years into the 21st century

Human society is based on two main attributes....Change and growth for every measure of our society has a growth/change attribute: GDP, inflation, stagnation, cost of living, population growth or decline, etc.

Commute and parking are the main complaints, and not just in San Mateo. Ask them why they think there is a commute & parking problem and most will not really know the root cause and just complain...all the while refusing to allow designated, high density/TOD development of new bedrooms. Bedrooms because most hearing housing, think R1, which is only a small slice. As we are returning to become (already there) a renters' society, again.

Bedroom from bedroom community way out there because of our restrictions here where their jobs are.

Please keep an open mind on automated parking, which is the automotive equivalent of high density bedrooms. Plus their cost has been coming down and the foot print no different than a traditional 20th Century parking structure...just that robots store autos inches apart both horizontally and vertically.

This is a link to one of my files working on jobs & bedroom development for clients.

https://drive.google.com/drive/folders/1ssA_pdu25ggOb1F2j45RqTelRkPkWWil?usp=sharing

San Mateo is small in reference to where these building are being built worldwide, but think we can in a similar scale and hope to provide added stories if the developer employs tree metrics.

We need both PW & Planning to move away from an LOS based metric and over to a VMT/Form Based Code model

Thanks for this chance to speak...

Ben....please excuse my fat finger typos

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On Thu, Jul 15, 2021 at 1:06 PM Phillip Brennan <pbrennan@cityofsanmateo.org> wrote:

Hello:

The City of San Mateo is considering how to update local regulations to align with new state laws, as well as develop accessory dwelling unit (ADU) standards that best address the needs and concerns of our residents. Please take this survey to learn about the statewide changes and share your feedback on issues such as maximum building size and height, parking requirements and design standards. The survey results, along with feedback gathered during two online workshops held this past June, will be shared with the Planning Commission at its August 24, 2021, regular meeting, and with the City Council at its September 7, 2021, regular meeting. The feedback will be used to help inform the development of our new local regulations.

You can take the survey at <https://www.opentownhall.com/10551>

*Please note, the survey will be closed on August 22, at 11:59 p.m.

Please feel free to contact me with any questions or comments-

Phillip B.



Phillip Brennan, AICP

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7218 | pbrennan@cityofsanmateo.org



From: [REDACTED]
To: [Phillip Brennan](#)
Subject: Here it is again and hopefully all the print is the same.
Date: Thursday, July 22, 2021 8:01:01 PM

I am totally against ADUs with the State mandates. The City Council should push back on the State about this and at least question some of the detailed requirements that do not make sense for our community. It is unreasonable and poor urban planning with a tops down approach with no real understanding of each city's needs/wants and intimate city details and issues. It's like force fitting a square peg into a round hole. There are other better ways to deal with new housing.

Parking

There should be some sort of onsite parking required for each ADU unit. For example, if two ADU's are added to a lot with one house on it, you could have two or more vehicles per housing unit and six or more vehicles requiring on site parking spaces. If a garage or driveway is used as an ADU that would eliminate parking spaces. In some neighborhoods street parking is already very crowded, especially when guests visit. In areas where there is permit street parking, how will that be handled?

Privacy

There should be restrictions to protect the neighbors privacy with two story units and require that windows do not face neighbors property. Also, walkway entrance to the ADUs needs to be considered (set back) so as not to impact neighbors.

Architecture Integrity.

Any additions should be architecturally similar to the existing structures. Also, these units should be restricted to backyards and not in the front of the house or driveway. Stricter standards should be given to setback from neighbors property. And ADU roof planes should not compromise daylight for a neighbors housing units.

Rentals

A lot of these ADU's will be going into single family neighborhoods zoned R1. If any units are going to be rented then there should be strict rules around this that are more strict than any state and city regulations regarding noise, trash, parking. Also, the main house should also be under these rules if that is rented as well.

Neighbors Review

Before ADUs are built there needs to be a notification and review of the plans by neighbors that could be impacted.

Taxes

There should be an added city tax placed on these units in addition to property taxes if they are rented out. This money could be put to good use by the city.

From: [Bobbi Maniscalco](#)
To: [Phillip Brennan](#)
Subject: ADU
Date: Sunday, July 25, 2021 9:07:05 AM

Phillip Brennan,

I am concerned about the impact of allowing ADU without restrictions would cause to my house, neighborhood and the city of San Mateo.

If homeowners decide to build an ADU, the neighbors should be given more details and have some input on how these will be constructed like height, size, setbacks, front and backyards, parking etc. San Mateo already has a parking problem and this would cause a worst one. An R1 single family neighborhood should remain the same. This is not the answer to affordable housing in a city that is already overcrowded.

Sincerely,
Barbara Maniscalco

From: [Jill McHale](#)
To: [Phillip Brennan](#)
Subject: ERROR IN YOUR FORM: Re: Community Survey: Community Survey: Changing ADU Housing Regulations in San Mateo
Date: Saturday, July 17, 2021 9:36:13 PM

Hi, your form includes a query that wasn't addressed in the editing. Check out the final response "should we offer this as an answer choice" —which you should, with a write-in option. Because I would write in that all ADUs should be one story.

◀ Mail 58% 9:27 PM opentownhall.com

Which of the following should be the maximum building height for a detached ADU (select one)?

- ☐ a. A low height that meets the state's minimum height requirement but allows for a second-floor/loft with certain designs (ex: 16 feet to top plate line/24 feet to roof peak)
- ☐ b. Less than than what is allowed for a single-family home, but more than the state's minimum requirement (ex: 20 feet to top plate line/28 feet to roof peak)
- ☐ c. Same maximum height allowed for a single-family home (24 feet to top plate line/32 feet to roof peak)
- ☒ Other (should we offer this as an answer choice?)

state laws, as well as develop accessory dwelling unit (ADU) standards that best address the needs and concerns of our residents. Please take this survey to learn about the statewide changes and share your feedback on issues such as maximum building size and height, parking requirements and design standards. The survey results, along with feedback gathered during two online workshops held this past June, will be shared with the Planning Commission at its August 24, 2021, regular meeting, and with the City Council at its September 7, 2021, regular meeting. The feedback will be used to help inform the development of our new local regulations.

You can take the survey at <https://www.opentownhall.com/10551>

*Please note, the survey will be closed on August 22, at 11:59 p.m.

Please feel free to contact me with any questions or comments-

Phillip B.

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[<image002.png>](#)

<!--[endif]-->**Phillip Brennan, AICP**

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7218 | pbrennan@cityofsanmateo.org

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From: [Maggie Trinh](#)
To: [Phillip Brennan](#)
Subject: ADUs
Date: Thursday, July 22, 2021 2:53:15 PM

Hi Phillip, I wanted to write and express that I very much support building more housing in San Mateo, including ADUs. Thank you for your work on this issue!

Maggie

From: [James Isaacs](#)
To: [Phillip Brennan](#)
Subject: Height limits for Accessory Dwelling Units
Date: Sunday, August 22, 2021 6:34:23 PM

Hi Phillip!

We have not met. My name is James Isaacs and I live at [REDACTED], San Mateo. My wife and I have lived in San Mateo since 1989 and raised our family here.

I wanted to reach out and say "thank you for all you do for the city". We have a clean, well run city that we can all be proud of.

I had heard about the possible changes to the ADU rules being considered. I think it's great that we find ways to fit more people into our wonderful city given all of the housing cost issues we face here. But I do think it is a requirement that we make this expansion happen while respecting the aesthetics and design of each neighborhood. I think we have to:

- Limit height to the 16 feet required by state law, otherwise we could have ADUs looking into the backyards of others.
- Adopt design standards that are sensitive to the close proximity some units have to property lines. If someone is allowed to build right up to the property line it could affect the 'livability' of a neighbor's house.
- One size does not fit all....and make sure perhaps that we vary it by neighborhood wherever possible. It is possibly the case that what might work in one neighborhood would not work in another due to design .

Thanks for your time and thanks for all you do for San Mateo!

Best Regards

James Isaacs

From: [Jean McLaughlin](#)
To: [Phillip Brennan](#)
Subject: Accessory Dwelling Units
Date: Wednesday, August 25, 2021 12:01:08 PM

Dear Mr. Brennan,

ADUs, while offering opportunities for needed additional housing, need not intrude on neighbors' privacy and enjoyment of their properties. For R1A zoned areas, I strongly urge that you use the discretion allowed by the State to:

- Limit height to the 16 ft. required by State law
- Adopt design standards that are sensitive to the close proximity some units have to property lines, overlooking private, neighboring backyards
- Allow San Mateo's neighborhoods to give input on how new housing development will be built to wisely blend into each distinct neighborhood. One size does not fit all at the State or local level!

Don't be swayed by a non-random *statistically insignificant* survey. I feel strongly that San Mateo needs SMART growth, not unmanaged growth.

Sincerely,
Jean McLaughlin

From: [The Heller Gang](#)
To: [Phillip Brennan](#)
Subject: Opposition to Senate Bills 9 and 10
Date: Wednesday, August 25, 2021 3:14:26 PM

Dear Phillip,

I wanted to speak out in opposition to Senate Bills 9 and 10. I live in San Mateo Park and would like to protect the character of our neighborhood of single-family homes.

Thanks, Peter

From our neighborhood association:

ADUs, while offering opportunities for needed additional housing, need not intrude on neighbors' privacy and enjoyment of their properties. For R1A zoned areas, we strongly urge that you use the discretion allowed by the State to:

- *Limit height to the 16 ft. required by State law*
- *Adopt design standards that are sensitive to the close proximity some units have to property lines, overlooking private, neighboring backyards*
- *Understanding that one size does not fit all at the State OR local level, allow San Mateo's neighborhoods input about how new housing development will be built to wisely blend into each distinct neighborhood.*
- *Don't be swayed by a non-random statistically insignificant survey.*

I feel strongly that San Mateo needs SMART growth, not unmanaged growth.

From: [Susan Partlan](#)
To: [Phillip Brennan](#)
Subject: concerns about ADUs
Date: Wednesday, August 25, 2021 2:07:30 PM

Dear Phillip,

I realize that ADUs offer opportunities for needed additional housing but don't want ADUs to intrude on neighbors' privacy and enjoyment of their properties. For R1A zoned areas, I strongly urge that you use the discretion allowed by the State to:

- Limit height to the 16 ft. required by State law
- Adopt design standards that are sensitive to the close proximity some units have to property lines, overlooking private, neighboring backyards
- Understand that one size does not fit all at the State OR local level, allow San Mateo's neighborhoods input about how new housing development will be built to wisely blend into each distinct neighborhood
- Not be swayed by a non-random statistically insignificant survey

I feel strongly that San Mateo needs smart growth, not unmanaged growth.

Sincerely, Susan D. Partlan



San Mateo, CA 94402

31 Aug 2021

TO: San Mateo City Council Members (cc to SMUHA)
FROM: Sugarloaf HOA
RE: Accessory Dwelling Units in San Mateo – Feedback

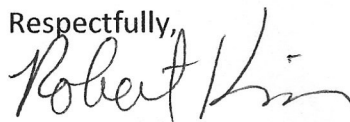
The Sugarloaf HOA Board is providing this feedback to the San Mateo City Council based on our recent understanding of actions taken by the City Council to enable and promote the use of Accessory Dwelling Units (ADUs).

The Sugarloaf HOA consists of 226 homes along three public streets (De Anza Blvd, Parkwood Drive, and Toyon Court) and nine private lanes. About 15% of the HOA's homes have historically been rental properties. As you are aware, rental properties typically house more adult residents than an owner-occupied home, and this leads to additional automobiles requiring parking spaces. Many areas of our HOA are already impacted by inadequate parking availability on the public streets. The private streets are regulated as fire lanes, and have no homeowner/tenant parking allowed on the streets. Thus, the private lanes are currently in a situation where automobiles, particularly those from higher occupant density rental units, are overflowing onto the public streets to locate parking. The enablement of ADUs by the City Council makes a bad situation worse, particularly on those nine private lanes and the surrounding public streets.

In addition to the clear and direct impact on parking issues, ADUs in a development such as Sugarloaf (attached single-family homes in "townhouse" style) will be additionally impactful aesthetically. The allowed height limits for ADUs combined with our small lot sizes will cause irreparable damage to the appearance and property values of the neighborhoods.

Unfortunately for our HOA, this is not the only example of state or local authorities taking actions which erode the quality of life in our development. The state's passage of CA Civil Code 4741 forces HOAs to allow a minimum of 25% rental occupancy of its homes. These are both examples of state and local authorities infringing on a HOA's ability to manage its affairs and sustain quality of life for its members. We are all in favor of finding solutions to the need for more housing in certain areas of California, including San Mateo. But, this HOA stands opposed to efforts by the San Mateo City Council to enable ADUs within Sugarloaf HOA given the negative impact created by such legislation. We urge the City Council to more appropriately consider negative impacts when addressing housing strategy, including advocating on behalf of its citizens and neighborhoods with the State Legislature.

Respectfully,

 31-AUG-2021

Robert Kiss, President of Sugarloaf HOA
Sugarloaf HOA Board of Directors
www.sugarloafhoa.org

To: Phillip Brennan
From: John D. Ward
RE: SB 9 & 10

August 29, 2021

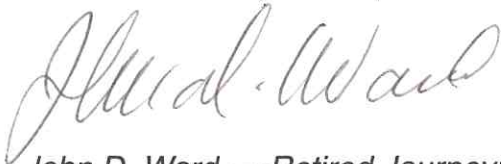
I completely support this letter that the San Mateo Park Neighborhood Association Has put forth.

I have been a home owner and tax payer in San Mateo since 1983.

SB 9 & 10 are nothing short of dictatorial legislation. It attacks our very liberties and freedoms to choose what is best for our neighborhoods.

I hope you will vote no on this legislation.

I look forward to your response:



*John D. Ward. —Retired Journeyman Machinist
333 San Juan Court
San Mateo, CA. 94402
johnmaryannew@yahoo.com*

ADUs, while offering opportunities for needed additional housing, need not intrude on neighbors' privacy and enjoyment of their properties. For R1A zoned areas, we strongly urge that you use the discretion allowed by the State to:

- Limit height to the 16 ft. required by State law*
- Adopt design standards that are sensitive to the close proximity some units have to property lines, overlooking private, neighboring backyards*
- Understanding that one size does not fit all at the State OR local level, allow San Mateo's neighborhoods input about how new housing development will be built to wisely blend into each distinct neighborhood.*
- Don't be swayed by a non-random statistically insignificant survey.*

I feel strongly that San Mateo needs SMART growth, not unmanaged growth.