

August 19, 2017

Chair Manuel Ramirez and Members
San Mateo County Planning Commission
-- via email --

**Subject: New Mobilehome Park Zoning District (MH)
Agenda Item 6, Aug 23, 2017**

Dear Chair Ramirez and Commissioners:

Pillar Ridge homeowners were the driving force behind the three-year effort 2001-2003 to obtain mobilehome rent control in unincorporated San Mateo County. We appreciate the County's continued efforts to protect the unique and affordable housing option that mobilehome parks provide.

We support the adoption of the proposed MH Zoning District and appreciate the inclusion of Pillar Ridge, with a few modifications:

- Maps should be adjusted to include all three Pillar Ridge land parcels in the MH District.
- Maps for Pillar Ridge should be corrected to retain the existing DR (Design Review) and CD (Coastal Development) zoning designations, to be consistent with all other Midcoast zoning districts.
- MH District maximum mobilehome or building height should be 28 feet in the Coastal Zone to be consistent with residential or mixed use in every other Midcoast zoning district (R-1/S-17, S-94, S-105, R-3/S-3, C-1/S-3, CCR, W, RM-CZ, and PAD). For consistency this wording should be included: "Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above."

The proposed maximum mobilehome height of 36 feet and multi-family affordable housing of 60 feet is inappropriate in the Coastal Zone. A catch-all LCP disclaimer, such as included in the Second Unit Ordinance, will not suffice, because the height limit is in the individual zoning ordinances, rather than in LCP policies.

Thank you for your consideration.

Sincerely,

Lisa Ketcham, President
Pillar Ridge Homeowners Association



COMMITTEE FOR
GREEN FOOTHILLS

August 19, 2017

Chair Manuel Ramirez and
Members San Mateo County Planning Commission
455 County Center
Redwood City, CA 94063

Re: Item 6 on the August 23, 2017 Agenda: New Mobile Home Park (MH) Zoning District Regulations

Dear Chair Ramirez and Commissioners,

I am unable to attend your meeting on August 23. Please accept these comments regarding the proposed new Zoning Regulations for the six existing mobile home parks in the unincorporated area of the County on behalf of Committee for Green Foothills.

I have focused my comments on the Pillar Ridge Manufactured Home Community ("Pillar Ridge") which is located adjacent to Airport Street in Moss Beach. The site is entirely within the Coastal Zone. Therefore, any changes to the zoning designation will require an Amendment to the Implementation Plan ("IP") of the certified County Local Coastal Program ("LCP") as noted in the proposed Ordinance (Attachment E).

Attachment C of the Staff Report is a map depiction of the rezoning of the Pillar Ridge parcel from **H-1/DR/CD** to **MH**. Was the elimination of the Design Review ("DR") and Coastal Development District ("CD") zoning designations on this map an error or oversight? These designations are essential to ensuring compliance with the LCP and Coastal Act, and CGF strongly recommends that they be retained.

CGF also objects to the proposed maximum mobile home height of 36 ft. and multi-family affordable housing height of 60 ft. as inappropriate in the Coastal Zone. These excessive heights would allow new, tall homes to loom over the existing one-story structures, and would not be in line with height limits in all the other Midcoast zoning districts that allow residential use or mixed use.

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COMMITTEE FOR
GREEN FOOTHILLS

The Coastal Zone is distinctly different from the urban Bayside, and one size does not fit all in this particular case.

CGF recommends amending Section 6541.4 to specify that the maximum height of mobile homes, RVs, trailers and other residential structures in the Coastal Zone shall be 28 feet. These limits are especially pertinent to this particular site, due to its location adjacent to the HMB Airport. CGF supports the additional language regarding measurement of building height recommended by Lisa Ketcham, President of the Pillar Ridge Homeowners Association: "Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above."

Thank you for consideration of our views.

Sincerely,



Lennie Roberts

Cc: Will Gibson, Project Planner
Steve Monowitz, Community Development Director
Lisa Ketcham, President, Pillar Ridge Homeowners Association
Nancy Cave, California Coastal Commission
Renee Ananda, California Coastal Commission
Jeannine Manna, California Coastal Commission