

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar  
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org*

**Lisa Ketcham**   **Dave Olson**   **Claire Toutant**   **Dan Haggerty**   **Chris Johnson**   **Brandon Kwan**  
Chair   Vice-Chair   Secretary

September 5, 2017

President Don Horsley and Members of the  
San Mateo County Board of Supervisors  
-- via email --

Subject: **Mobilehome Park (MH) Zoning District, PLN2017-00077**

Dear President Horsley and Members of the Board:

The Midcoast Community Council (MCC) actively supported the Pillar Ridge homeowners 2002-2003 in their effort to obtain mobilehome rent control in unincorporated San Mateo County. The MCC appreciates and supports the County's continued efforts to protect the unique and affordable housing option that mobilehome parks provide. We request one change in the proposed Mobilehome Park District (MH) regulations:

**MH District maximum mobilehome and building height should be 28 feet in the Coastal Zone**, with the following essential clarifying wording: "Building height shall be measured as the vertical distance from any point on the lower of (a) finished grade, or (b) natural grade, to the topmost point of the building immediately above."

- The 28-foot height limit is 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.
- Next door to Pillar Ridge, Big Wave affordable housing in the M-1 District was approved with 28-foot building height.
- The non-profit owner of Pillar Ridge provides affordable housing through acquisition and rehabilitation of mobilehome communities. They have no desire to change this business model and have not asked for a 36-foot height limit.
- LCP Policy 3.11 -- *Designate the existing Pillar Ridge Manufactured Home Community as an affordable housing site. Prohibit the demolition or displacement of this manufactured home community.*
- LCP Policy 3.13 -- *Maintenance of Community Character -- Require that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design. Limit the height to two stories to mitigate the impact of this development on the surrounding neighborhoods.*

Thank you for your consideration.

Sincerely,

MIDCOAST COMMUNITY COUNCIL  
s/ Lisa Ketcham, Chair

cc: Will Gibson, Project Planner  
Steve Monowitz, SMC Community Development Director  
Renée Ananda, CCC Coastal Program Analyst