

From: [Birgitta Bower](#)
To: [Planning Commission](#); [Planning CDRC](#); [Luis Topete](#); [Camille Leung](#); [SMC SupMueller](#); [Steve Monowitz](#); [MCC](#)
Cc: [Lisa Ketcham](#)
Subject: Comments reaching the CDRC members and the Planning Commissioners and the MCC members???
Date: Wednesday, August 21, 2024 1:16:43 PM

RESENDING BECAUSE I LEFT OUT THE MCC IN EARLIER EMAIL.

Dear members of CDRC, the MCC Planning Commission Commissioners and Planning Department representative Camille Leung and Luis Topete, Community Development Director Steve Monowitz and Supervisor Mueller

8/16/2020, 4 years ago, I wrote and got some answers through Camille Leung concerning the demise of the story poles. The answer was that to be reinstated as a standard, the proposal had to through a process and a vote at the Board of Supervisors.

Judging from the “Revised Demonstration of scale” from 7/11/2024 that didn’t happen. Instead, even though “the County and community prefer the use of story poles”, “An applicant may choose the preferred method”.

On the CDRC website it is stated:

“The CDRC Chairperson prepares regular reports describing current matters of CDRC business.” But when you click on “regular reports” the last report was in 8/11/2022. At that meeting there is a proposal: “Attention to Applicant from Planner. It is highly commended that story poles be installed especially when the mass exceeds the typical mass of the average neighboring homes”. That’s where the CDRC involvement in story poles seems to end. Could the Chair of CDRC and the Planning Department explain why there still are no story pole requirements?

I am writing to ensure that the members of the Coastal Design Review Committee and the commissioners of the Planning Commission have been able to take part of my communications to them. It doesn’t concern just one project, it concerns the County policies for ADUs and how we are losing community input as originally intended when local design reviews and a local representative on the Planning Committee was instituted. If policies are changing, I think our Communities are deserving of a plain language information, reading standards for ADUs is extremely complicated for the average neighbor. At what point does a neighbor get a notice that the next door neighbor is about to construct a second story ADU?

8/5/24: Concerning a development of 3 houses, where 580 The Alameda had 3 design review meetings before the building of a one-story house was recommended. The new members should be aware of this history and context when reviewing the development of 3 neighboring houses constructing second stories, two which are ADUs on top of houses built last year.

8/9/2024: How the lack of story poles is a disservice to the Coastal communities.

8/16/25: How you game the system and build a one-story with setback exemptions, then use the footprint and put up an ADU, no local design review required.

Sincerely,

Birgitta Bower, 545 The Alameda, El Granada