

Sam Becker

From: Sam Becker
Sent: Tuesday, February 11, 2025 10:53 AM
To: Monica Thaw
Subject: RE: File Number PLN2023-00291
Attachments: PLN2023-00291 ZHO SR FinalwAttachments.pdf; 20240924_att_ATT A Title 8 - Zoning Development Regulations (3).pdf

Hi Monica,

First of all, appreciate your public comment.

I wanted to clarify the County is not seeking to permit these as Accessory Dwelling Units (ADUs) and to my understanding from applicant and the earlier site visit by our code enforcement is that the “Tuff Sheds” are being used by applicant for personal “meditation, healing, and art studio use”. I attached a copy of my staff report for the [Feb 20th Zoning Hearing Officer meeting](#). This staff report includes attachments at end of site plans, etc. I noted in the proposal section at the top of staff report that “The buildings are not utilized for habitation”.

They are prefabricated tuff sheds approximately 120 sf in each, the reason a permit is required is due to the number of “detached accessory buildings”. The County regulations only allow for 1 of those per property and the applicant is proposing to have 3.

The staff report attachments include the most relevant materials the applicant has provided to me, but all records can be viewed by accessing the Accela citizen access portal and searching under the planning case #. <https://aca-prod.accela.com/smcgov/Welcome.aspx>

Thanks,
Sam



Sam Becker (He/Him)*
Planner II

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*Here is why I include my pronouns: It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (for example, she/her, he/him, or they/them). We cannot assume we can tell the correct pronoun for a person. As an ally, an easy way to normalize the use of self-identified pronouns is to include them in your email signature. If cisgender individuals step up to normalize the inclusion of pronouns, it will be more affirming for transgender and gender diverse people to share pronouns. Will you join me, in solidarity, to include your

pronouns in your email signature? For more details on pronouns and how you can be in solidarity with gender diverse and transgender individuals visit: <http://mypronouns.org/>

From: Monica Thaw <olivam72@yahoo.com>

Sent: Tuesday, February 11, 2025 10:37 AM

To: Sam Becker <sbecker@smcgov.org>

Subject: File Number PLN2023-00291

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Hello Sam,

My name is Monica Thaw and I own 1599 Lexington Avenue in San Mateo. I received you notice of Yanli Mi's application to legalize 3 detached ADUs on her rear yard. I have a couple of questions. She has 2 units there now, so she wants to legalize those plus add one more? I did a quick lookup of CA law, what I read may be out of date but what I read seems to indicate there can be on a single family lot a main house, one ADU of 750 square feet and one "junior" ADU.

If you can confirm TOTAL, if her plan is approved, how many structures will be on the lot. I would appreciate it. Also if you could send me any and all public records regarding her application. Myself and one other household in the surrounding area plan to attend the meeting and comment.

With Kind Regards,

Monica Thaw

[Sent from Yahoo Mail for iPhone](#)