



Westport Municipal Advisory Council

P. O. Box 307, Westport, CA 95488
www.westportmac.org

2 November 2019

Board of Supervisors
Attn: Supervisor Dan Gjerde
501 Low Gap Road, Room 1010
Ukiah, CA 95437

Re: Proposed Accessory Dwelling Unit Ordinance (Resolution No. PC 2019-0020)

Dear Board of Supervisors:

The Westport MAC supports the State's new Accessory Dwelling Unit law (Government Code § 65852.2). On December 31, 2017 we wrote to urge Mendocino County to prepare an ordinance allowing ADUs in the Coastal Zone.

We requested involvement in the development of an ADU ordinance and are disappointed the Planning and Building Services Department made no effort to seek our views. We only learned about this pending matter recently through the courtesy of Supervisor Gjerde.

We continue to support allowing ADUs and JADUs in the Coastal Zone. The WMAC generally supports approval of Resolution No. PC 2019-0020 with minor caveats. The first is that we question whether some clauses are inappropriately more restrictive than the State's ADU law. We draw your attention to Section 20.458.45(A) which requires a ESHA setback. While this is reasonable if based on extant studies and mapping like the other Coastal Resource Protection measures, it should not impose a requirement for any new studies. Secondly, we urge that a reasonable portion of the 500 anticipated ADUS are reserved for our region of the coast. The rural village of Westport has several homes and empty lots with municipal sewer and water that are prime candidates for ADU/JADU development.

We appreciate your consideration of the perspectives of our community. You can reach our Council at WMAC95488@wildblue.net or (707) 964-7272.

Sincerely,

A handwritten signature in blue ink that reads "Thad M. Van Bueren".

Thad M. Van Bueren, Chair

Cc: WMAC Directors
Clerk of BOS
Brent Schultz, PBS Director