

Dear Board of Supervisors,

Thank you for the opportunity to review the pending LCP update adopting the Floodplain Ordinance.

On the whole, I see no issues with the Ordinance, save one item.

A new definition of Accessory Structure has been placed into the Floodplain Ordinance, which I think could be an impact to our coastal community of craftspeople and artisans.

Why is there a need to change the definition of Accessory Structure. What is the nexus to the Floodplain Ordinance?

I believe that this item is something that - if proposed - should be vetted through a larger scope LCP update (or one that is specific to Accessory Structures) so that the coastal craft and art community knows that there is something that they should weigh in on.

**22.17.105(B)**

Adds this sentence:

*"In no case shall such accessory structure dominate, in area, extent or purpose, the principal lawful structure or use."*

It also deletes this sentence from 20.308.020(F):

*"This definition, by itself, is not intended to prohibit an accessory structure which is greater in size than the main structure."*

Home workshops are often large. These home workshops are an essential part of our coastal economy and I'm cautious that the County further restrict them as a principally permitted use. Use Permits for artists, in particular, as largely out of their price range.

Thanks for your consideration.

All the best,  
Amy

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