

CALIFORNIA COASTAL COMMISSION

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F17f

LCP-6-SAN-21-0005-5 (2019 Housing Legislation)

December 2021

CORRESPONDENCE

From: alex@floit.com <alex@floit.com>

Sent: Monday, December 6, 2021 12:53 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Cc: 'David Pearson' <David@palo.us>

Subject: Public Comment on December 2021 Agenda Item Friday 17f - City of San Diego LCP Amendment No. LCP-6-SAN-21-0005-5 (2019 Housing Legislation)

Hello,

I believe the city should not require a CDP for an ADU conversion of existing space, within the Coastal Zone.

We need more housing in San Diego and this makes conversion projects in the Coastal Zone far too difficult.

Thank you,

Alex Pfeiffer
Vice President
Floit Properties, Inc.
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Alex@Floit.com

From: mike meyer <mikem488@gmail.com>

Sent: Wednesday, December 15, 2021 11:39 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Cc: BobSemenson <gerdsem@twc.com>

Subject: December 17 agenda--LCP-City of San Diego (2019 Housing Legislation)

Coastal Commissioners-

You and the city are ruining the Mission Beach community. I moved into Mission Beach going to college in 1972. It is becoming like a hotel community 52 weeks a year. You have no idea who is a resident and who is a tourist. Until five years ago the area had students for nine months and daily and weekly rental in the summer. A large percentage of the student rentals have turned into daily rentals. Which means the college students have moved inland and have taken a unit for the whole year. Where before they would just go back to another states during the summer. Thus taking up a living unit in San Diego.

We do not need more units jammed in our neighborhood. We have 3600 units in our area. There are around 1750 lots in Mission Beach. If you had a normal house lot of 5000 square feet. We would have around 700 houses. So we are already taking a fair share of units. Do we really need to cram more units on a lot?.

There is currently an oceanfront house that was a daily rental. It was used as a one unit or two unit daily rental. It was bought to be torn down. They were reducing the size to one unit and including ADU. Coastal sent them back to the drawing board requiring a full second unit. Really. We have more units per square foot than anywhere else in San Diego except downtown.

Plus a large quantity of people who rented in Mission Beach year round have been evicted from their unit for short term rental. A good friend used to walk her dog in the morning with six people and their dogs three years ago. All but one were evicted. Owners can get more money for more units on the property. So they cannot rent for less than thirty days in the ADU. But that just gives more money coming in and creates an idea to kick out year round people in older buildings to rebuild two units and ADU. Thus denying year round people access to living places at the beach.

I initially thought that having an ADU or junior unit would just take up a typical bedroom in the building. But I discovered in the past few years that I was wrong. The builders are still putting in three bedrooms in each unit. They are just making the bedrooms and living room smaller. Thus we now have six bedrooms on the property plus an ADU.

Mission Beach Planning Group in the past year has visited two of these plans. Our PDO required two parking spaces per unit. One structure had two units with three bedrooms and two parking spaces, The other unit had three bedrooms plus ADU and two parking spaces. The Planning Group voted unanimously to deny the project. Then a few months later. Another building with the same amount of bedrooms including ADU but this building had five parking spaces. The builder put an extra parking space for ADU. They voted unanimously to support that structure.

I don't care if ADU or junior ADU is on a transit corridor or no corridor. You need parking for each unit. People will just leave their cars parked in the public lot. Taking away parking for daily visitors. Which is important in our area. We are surrounded by water on three sides. This is not like Los Angeles where

you can park just four or five blocks from the beach. In Mission Beach you would be in the water or in a parking lot that closes at 10PM.

Just a side note on short term rentals. Using the 2010 and 2020 census numbers. This is for South Mission Beach. We have gone from a population of 2524 in 2010 to 1876 in 2020. That is a 26% drop in population because of short term rentals and people being kicked out. Vacancy of unit 28% in 2010 now it is 40% vacant. Short term rental should not be allowed during the winter. Should be a 90 day limit like Jersey City, New Jersey. 70% voted supported that limit. North Mission numbers are about the same as South Mission Beach.

Mike Meyer
South Mission Beach
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From: Mehdi Rashti <mehdi@smr-eng.com>

Sent: Wednesday, December 15, 2021 4:31 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Friday 17f - City of San Diego LCP Amendment No. LCP-6-SAN-21-0005-5 (2019 Housing Legislation)

Please approve this, as the housing shortage in San Diego is critical

Respectfully

Mehdi Rashti, S.E.

Principal



Structural Engineers

Forensic Experts

Plan Reviewers

In conjunction with State, Local, Federal, CDC, and WHO guidelines, to minimize Staff's exposure to COVID-19, SMR is doing the following:

- **SMR is open for business** and operational, but our physical offices are officially closed
- All staff are **working remotely**, all Non-Essential **meetings will be held online**
- Any Essential meetings will be reviewed on a case-by-case basis
- Let's all keep our **Social Distancing** and help **Flatten the Curve**
- Stay **Healthy** and **Safe**.

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