

CALIFORNIA COASTAL COMMISSION

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F8b

LCP-1-MEN-20-0021-1

(COUNTY OF MENDOCINO – ACCESSORY DWELLING UNITS)

FEBRUARY 12, 2021

CORRESPONDENCE

From: [Tigerlily Jones](#)
To: NorthCoast@Coastal
Subject: Accessory Dwelling Units approval
Date: Monday, February 1, 2021 4:50:37 PM

California Coastal Commission, North Coast District

I wish to express my support for the approval of Accessory Dwelling Units for LCP Amendment No. LCP-1-MEN-020-0021-1.

There is a crying need for affordable housing on the North Coast. This has been worsened by a concurrent trend of anyone with extra housing that is of better quality to rent it out as an AirB&B. As a result, many of the locals who live here and serve the community can no longer find a place to live, and even if they do, can no longer afford rents. We are losing teachers, health care professionals, firefighters, repair-persons, and anyone else who makes the community livable! Young people move away as soon as they are able in order to find a place where the living wage matches the rent.

The supply of housing must simply increase in order to meet demand. I would also add that ADU's should be specified to serve locals and not tourists.

As an anecdotal example, my grown daughter is a speech therapist. She lives in Chico with her 2 children, but we both would be glad for them to move back here, closer to me. She was offered a job at Fort Bragg School District, but when she checked on rentals, she found that the amount she would have to pay in rent would take most of her paycheck. So she opted not to move here. The Coast is hemorrhaging professionals who, even at decent salaries, cannot afford to compete with tourists who will pay higher prices for a weekend stay.

In addition, I see no reason to stipulate that second units cannot have 220 outlets for a full kitchen. Please consider this a holdover from Victorian times, when servants had lesser quarters. As long as electricity is properly permitted and installed, everyone should be entitled to a full kitchen in their living quarters.

Especially during this pandemic, people are choosing to move back into multi-generational housing or form "pods" of friends to live with, to fight the isolation of lockdowns. This makes ADU's even more necessary, as many people sharing one kitchen and tight quarters makes conditions even more difficult. Not everyone has the same diet, cooking, and cleaning habits, and second living spaces with full kitchens would help alleviate tensions.

Please approve ADU's here on the Coast. Fort Bragg has already started this as a city, and this should be expanded to the entire area.

Your sincerely,

Ms. Lily "Tigerlily" Jones

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Mendocino CA 95460



684 South Main Street, Fort Bragg, California 95437

February 3, 2021

California Coastal Commission
North Coast District Office
1385 Eighth Street, Suite 130
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RE: LCP Amendment No. LCP-1-MEN-20-0021-1

We urge the Commission to vote no on the proposed motion to extend the deadline for Commission action on the proposed LCP amendment for one year.

In 2016, the State legislature passed several bills intended to remove barriers to development of ADUs with the goal of increasing availability of affordable rental housing in California. It has been over four years since the mandate was imposed and the need for affordable housing stock has continued to increase along the Mendocino coast.

While the Coastal Mendocino Association of REALTORS® (CMAR) understands and appreciates that the process of establishing an ADU ordinance within the coastal zone must be balanced with both the mandates of the ADU legislation and the Coastal Act, other requirements, such as the requirement that the Commission act on a combined LUP and IP amendment within 90 working days should not be discarded.

The need for additional housing along the Mendocino coast, both within the coastal zone and inland has only increased since State legislature initially passed bills to remove the barriers to ADUs. Completing this amendment is not only a priority for Mendocino County staff, but also for property owners and potential property owners in the coastal zone in Mendocino County.

CMAR encourages the Commission to complete its action on this LCP amendment by the current deadline of April 1, 2021, with action on the LCP amendment at the Commission's March 10-12, 2021 meeting.

Respectfully,

Masha Grohman
2020 CMAR President

A handwritten signature in blue ink that reads "Masha Grohman". Below the signature, the date "2.3.2021" is written in the same ink.

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