

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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Th15a

LCP-2-SMC-21-0001-1 (Accessory Dwelling Units)

July 8, 2021

CORRESPONDENCE

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Tuesday, July 6, 2021 10:38 AM
To: Martinez, Erik@Coastal
Subject: FW: Public Comment on July 2021 Agenda Item Thursday 15a - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units).

From: Eric Zachary Ryder <ezryder38@gmail.com>
Sent: Tuesday, July 06, 2021 10:26 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on July 2021 Agenda Item Thursday 15a - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units).

Thank you for getting this important action on the agenda today. I'd just like to add that among the obvious need for affordable housing in our community, there is also a vital component of both allowing people to "age in place", as well as allowing space for elderly parents who need care, to move out of assisted living and close to their families. This is a real concern in this time of COVID. My wife and I, in particular, have been waiting 18 months to bring my Mother-in-law out of assisted living, and into a large attached 750sf storage space we'd like to convert for her use. She has one lung and is on oxygen full time. Given the nature of COVID, she has been at serious risk for far too long.

Thank you again for the important work you do!!

Eric and Terri Ryder
Half Moon Bay

Martinez, Erik@Coastal

From: NorthCentralCoast@Coastal
Sent: Friday, July 2, 2021 1:58 PM
To: Rexing, Stephanie@Coastal; Martinez, Erik@Coastal
Subject: FW: Public Comment on July 2021 Agenda Item Thursday 15a - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units).

-----Original Message-----

From: Christopher Pederson <cpedersonlaw@gmail.com>
Sent: Friday, July 2, 2021 1:19 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Cc: Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Groom, Carole@Coastal <carole.groom@coastal.ca.gov>; Bochco, Dayna@Coastal <dayna.bochco@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Uranga, Roberto@Coastal <roberto.uranga@coastal.ca.gov>; Aminzadeh, Sara@Coastal <sara.aminzadeh@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Rice, Katie@Coastal <katie.rice@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>
Subject: Public Comment on July 2021 Agenda Item Thursday 15a - San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (Accessory Dwelling Units).

Dear Chair Padilla and Commissioners:

The staff recommendation for the San Mateo County LCP amendment regarding ADUs once again values storage space for cars more highly than housing for human beings. The proposed suggested modification to require off-street parking for ADUs in neighborhoods close to the shoreline creates a significant barrier to creating housing that is inherently much less expensive than the multi-million dollar McMansions that the Commission routinely approves. The recommendation defies the Coastal Act's requirement to encourage housing opportunities for low- and moderate-income households. (See Pub. Resources Code, sec. 30604(f).)

By mandating car-dependent land use requirements, the recommendation also disregards Coastal Act requirements to enhance public access by facilitating public transit and to minimize vehicle miles traveled and energy consumption. (See Pub. Resources Code, secs. 30252, 30253(d).) Because of the climate crisis, these requirements are even more important now than when the legislature first enacted them 45 years ago.

The staff report wraps its recommendation with the noble rhetoric of protecting public access. What the report ignores is how to enhance public access for those who cannot afford to own cars or who prefer less environmentally devastating modes of transportation. The Commission has devoted decades of effort to making driving a car to the coast as cheap and easy as possible. It has rarely devoted more than occasionally supportive rhetoric to support efforts to improve public transit to the coast, despite the recommendations of the Coastal Plan prepared pursuant to Prop 20 and the mandates of the Coastal Act.

What have the Commission's efforts accomplished? Extraordinarily expensive housing, congested weekend traffic, intense competition for parking, and miserable transit service.

It's time for the Commission to try a different tack. Rather than cementing in place expensive and environmentally destructive parking requirements that drive up the cost of housing, generate traffic, and undercut public transit, the Commission should allow at least the possibility of lower-cost car-free housing. The Commission should combine that with sustained efforts to get transportation agencies to dramatically improve public transit service to the coast and to make walking and bicycling much safer and more convenient options.

Please reject the recommended suggested modification to require off-street parking for ADUs located in neighborhoods close to the shoreline.

Thank you.

Sincerely,
Christopher Pederson