

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
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LCP-1-HUM-21-0067-3

(HUMBOLDT COUNTY ACCESSORY DWELLING UNITS)

February 10, 2023

CORRESPONDENCE

February 03, 2023



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Submitted via email to NorthCoast@coastal.ca.gov

Dear Chair Brownsey and Commissioners:

We are writing in support of the County of Humboldt LCP Amendment LCP-1-HUM-21-0067-3 (Accessory Dwelling Units).

The Northcoast Environmental Center (NEC) is a 51-year-old organization that works to promote the understanding of the relations between people and the biosphere and to conserve, protect, and celebrate terrestrial, aquatic and marine ecosystems of northern California and southern Oregon. We recognize that people are a part of the environment and applaud the efforts being made to build more housing for people with a minimal impact on the environment.

In general, the NEC is very supportive of the amendment and appreciates the steps that are being taken to increase the availability of affordable housing while trying to minimize the footprint of additional developments. Although ADUs alone will not solve the affordable housing crisis here in Humboldt County, we recognize that they are a piece of the puzzle and applaud the Commission's, and the County's, efforts to streamline the process while striving towards equity and environmental protection. To that end, we are especially supportive of provisions in the proposed amendment that would prohibit ADUs in the Coastal Zone from being rented for periods of 30 days or less. Ensuring that these newly constructed dwellings will be used as housing, rather than as vacation rentals, will increase equitable access to the Coast by making it possible for people of middle and low income levels to enjoy the luxury of living near the beach.

We support the Suggested Modifications, particularly 1 and 2, to ensure that new ADUs are clustered together to avoid impacts to ESHA and other coastal resources, including riparian zones; and to ensure that owners of ADUs built in areas that are predicted to be affected by sea level rise within the design-life of the structure are aware of the risks and aware that they will not be permitted to armor the shoreline to protect said structure.

We applaud the Coastal Commission for using its mandate to ensure equitable access to the coast by working towards affordable housing in the Coastal Zone that has a low impact on the environment.. We look forward to seeing more of this.

Sincerely,

A handwritten signature in black ink, appearing to be "C. Griffith", written in a cursive style.

Caroline Griffith
Executive Director