

## CALIFORNIA COASTAL COMMISSION

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# W17a

**Prepared March 6, 2023 for March 8, 2023 Hearing**

**To:** Commissioners and Interested Persons  
**From:** Kevin Kahn, Central Coast District Manager  
Sarah MacGregor, Coastal Planner  
**Subject: Additional hearing materials for W17a**  
**LCP Number LCP-3-PSB-22-0012-1 (SB 9)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [MacGregor, Sarah@Coastal](mailto:MacGregor_Sarah@Coastal)  
**Subject:** Fw: Public Comment on March 2023 Agenda Item Wednesday 17a - City of Pismo Beach LCP Amendment No. LCP-3-PSB-22-0012-1 (SB 9)  
**Date:** Thursday, March 2, 2023 2:39:16 PM

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**From:** Gwen Chavarria <gwenchavarria089@gmail.com>  
**Sent:** Thursday, March 2, 2023 1:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on March 2023 Agenda Item Wednesday 17a - City of Pismo Beach LCP Amendment No. LCP-3-PSB-22-0012-1 (SB 9)

I now live in Nipomo however, I lived in Pismo Beach for several years. Pismo Beach is an old beach town with many 1960's type bungalows. Unfortunately there are also many new, **very very** large homes, built on small lots between the bungalows. These large homes overshadow the small houses. They block out the sun and hide views. Also, the large homes usually equal more crowding and visiting tourists in residential neighborhoods.

I certainly know the need for housing in Pismo; however, what is needed is reasonably priced rent and sales prices. People with money have no problem retiring in our County from the San Joaquin Valley or LA. It is the people who live and work here who need housing they can afford. Our County is losing our young professionals to more affordable areas. Even MDs are leaving, due to housing costs. Also, it is difficult to attract new teachers who stick around.

In summary, I urge you to not allow lot splits for more palatial houses (over 2500 sq). . I ask you to allow lot splits for development of reasonably sized and priced homes.

Thank you for allowing me to voice my opinion.

Gwen Chavarria  
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