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ATTORNEY AT LAW

July 17, 2019

Planning Commission
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

Re: Planning Commission Staff Report – Ordinance/General Plan Amendment
to Regulate Development of Accessory Dwelling Units in the Coastal Zone
OA 2018-0009/GP 2018-0003

Dear Decisionmakers:

You have an opportunity to add 500 full-time homes for families in Mendocino County. California Government Code §§65852.2 *et seq.* gave this County the directive to allow ADU and the purpose stated in the legislation is to increase housing. The ADU ordinance before you today will allow ADU's to be used as overnight accommodation and should be rejected.

We do not need more overnight accommodations, but we desperately need to increase long-term housing options for the residents of the County. People are homeless for many reasons, but one reason is due to the gap between income and the cost of housing, particularly on the coast.

As you are aware, passage of the ordinance amendment will have a much greater impact on the coast than inland, as second dwellings have been allowed in Mendocino County outside the coastal zone for years. As a result of this mandate from the state lawmakers you have an opportunity to create 500 new dwelling units to be used for long-term housing.

Please do not be swayed by realtors or people looking to leverage an opportunity for overnight accommodations and make the responsible decision for this community by allowing ADU's to be used only for long-term housing. It's not enough that the owner must live in one dwelling if an ADU is permitted – we need to provide affordable housing for our local families.

Traffic on Highway 1 in the summer is already nearly bumper-to-bumper. The staff report doesn't address this issue, it merely states it will be dealt with later and assumes that workers will not have to travel very far to their workplaces and therefore traffic will be reduced. The only way that argument works is to make sure every ADU will provide long-term housing for our workforce.

The very first sentence of California Government Code §§65852.2 makes the intention clear:

(a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to *allow single-family or multifamily dwelling residential use.*" [emphasis added.]

Further, as stated in the 2016 Healthy Mendocino report that addressed the issue of homelessness in Mendocino County,

"...stable housing is considered the foundation upon which People build their lives – without a safe, decent, affordable place to live it is next to impossible to achieve good health, positive educational outcomes or economic potential."

Take a stand and reject the staff report that allows overnight tourist-centered accommodation to trump long-term residential housing for members of our community.

Finally, if a decision is not reached today please schedule the next meeting on the coast, because in this County the major impact of the ADU legislation will be felt in the coastal zone.

Thank you for your consideration.

Sincerely,



Margaret Mary O'Rourke

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