

pbscommissions - Public Comment -- 5/7/20 PC Meeting, Item No. 6a, UR_2019-0001

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 5/5/2020 11:08 AM
Subject: Public Comment -- 5/7/20 PC Meeting, Item No. 6a, UR_2019-0001

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Planning & Building Services

Planning Commissioners,

I reviewed the agenda packet and other public comments and want to support the request by the applicant in Public Comment No. 7 dated May 4, 2020. As you may be aware, HCD determined that the housing element the County adopted in December 2019 (per your recommendation) did not comply with state housing law. As such, the County does not currently have a compliant housing element and your options concerning actions that relate to the provision of housing for lower income County residents and other specific under-served segments of the community are likely limited. Despite some valid concerns expressed by neighboring property owners, the Planning Commission should not take any action that imperils the existing long-term housing provided at Wildwood Campground.

In my opinion, the only real option is for the County to pursue a General Plan Amendment and permanent use permit for long-term housing at this location because Wildwood Campground provides the sole source of housing that is affordable for many people who would otherwise be homeless, including many residents who were homeless prior to moving into housing at Wildwood. In the meantime, it is incumbent on the County, including the Planning Commission, to maintain the current critically important long-term housing at Wildwood and removing the two special conditions mentioned in the May 4th letter or suspending their enforcement pending a General Plan Amendment. In my opinion, the County should not consider terminating the existing use permit and should extend it at this time because we have a responsibility to the community to address our housing crisis and to develop programs and efforts that maintain existing housing serving lower-income and disabled residents like many of those who reside at Wildwood. In order to comply with state housing law, including legal constraints due to the non-compliant status of the housing element, the Planning Commission should only take action that continues this critical housing resource.

I object to the Planning Commission taking any action to cancel the use permit or not extend its term pending a necessary General Plan amendment and appropriate permit legalizing long-term housing at Wildwood Campground.

Regards,

--Jacob Patterson