

From: [Melinda Cotton](#)
To: [PlanningCommissioners](#)
Subject: Item 4 #2003-11 Oppose "legalization of existing, unpermitted units" (Citywide)
Date: Monday, August 31, 2020 12:08:18 PM

-EXTERNAL-

Dear Planning Commissioners,

I have many questions about this proposal to legalize existing, unpermitted units Citywide, and ask that you oppose and/or delay action.

Are we not just rewarding unscrupulous landlords who have flaunted City Zoning Codes for years by turning garages, laundry rooms, storage units, etc. into housing? And doesn't it encourage property owners to create more illegal units, and then look for a way to find and ask for forgiveness?

How many of these units exist? How does the City find these unpermitted units so as to be sure they are safe and brought up to building codes? Without a plan, we seem to be encouraging unsafe dwelling units. Does the City have staff to locate and be sure these landlords are providing safe electricity, plumbing, water, etc.? How are these units tracked to be sure they comply with rent restrictions, etc.?

This Ordinance says it applies Citywide - however this should be appealable to Coastal Commission in Coastal Areas.

This proposal allows continuing violation of density regulations, yards, setbacks and other zoning requirements. Parking requirements are not being enforced, so existing Parking Impacted areas will be further impacted, and existing legal dwelling unit occupants will be further negatively impacted by parking shortages.

COVID19 has highlighted the need for vehicles and parking spaces - a car of one's own seems vital in this months long (or perhaps years long) pandemic crisis - for Essential Workers to get to their jobs, for those without income to get to Food Banks and wait inline for Covid 19 tests, for those frightened of taking public transit because of Covid19, for those whose normal public transit routes are eliminated or cut back.

All of these issues should be carefully studied and considered before moving forward on this type of ordinance.

Sincerely, Melinda Cotton
37-year Belmont Shore resident

