

April 24, 2026

Chair Chris Lopez
Monterey County Board of Supervisors
PO Box 1728
Salinas, CA 93902

RE: Item 23: Referral Matrix and New Referrals: Referral 2026.07 (Church) Multifamily Housing

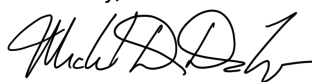
Dear Chair and Board of Supervisors Members:

LandWatch supports Monterey County's efforts to facilitate and expedite the construction of housing that is affordable to local working families. For this reason, we ask the Board of Supervisors to vote in favor of Board Referral No. 2026.07, to "develop an ordinance to accelerate housing development by establishing objective criteria for approval of ADUs, lot-splits under Senate Bill 9, and allow for duplexes, triplexes, and fourplexes in appropriate areas of the County." In addition to the establishment of objective design criteria, the referral calls out the need for "by-right" approval of duplexes, triplexes and fourplexes—a policy LandWatch strongly supports for appropriate areas, presumably the "appropriate areas" referenced in the Referral. Appropriate areas would include infill areas that do not present environmental problems, e.g., the areas identified as eligible for streamlined approval in SB 423. (See Government Code Section 65913.4. (a)(6).)

We agree with Supervisor Church that the County would benefit greatly from multi-family housing at various scales. Encouraging small-scale multi-family housing through by-right development would create an important opportunity for projects that may not otherwise pencil out because of the time and cost of a lengthy approval process. Allowing an increase of up to four residential units per parcel on parcels currently zoned for single family homes will also go a long way in encouraging multi-family housing within existing neighborhoods.

Our County is grappling with a serious housing crisis. By responding resourcefully and proactively, we can begin to alleviate the problem. Supervisor Church's referral is an important step in that direction, and we ask the Board to vote in favor.

Thank you for the opportunity to comment.
Sincerely,



Michael DeLapa
Executive Director