

Regarding CDP_2017-0038 STAFF REPORT – STANDARD CDP MAY 13, 2021

Thank you,
Melissa Hays

RECEIVED
MAY 13 2021

Planning & Building Services

From: Melissa Hays, PO Box 415 Albion CA 95410

To: Mendocino Coastal Permit Administrator

Re: CDP_2017-0038, Kirkman & Kawase

Date: May 12, 2021

I am writing with legitimate concern regarding the design element of CDP_2017-0038 Kirkman and Kawase. The County Staff Report touches on visual impacts on page 3 and 4 under Visual Resource and Special Treatment Areas stating "The proposed development, which includes the construction of a single family residence, appurtenant structures, and utilities, would be visible from Highway 1, Navarro Point Preserve, and Scenic Trail recreation area. However, appropriate and natural color palettes have been chosen to be less impactful, the residence is similar in size and scale to those on adjacent properties, the 3 wind turbines have a 12, 16, and 20 foot max height, which is less than the height limitations for the rural residential zoning in a nonhighly scenic area, and will be painted to match the natural surrounding environment (see site plan for location), and the above ground water storage tanks will be located below the deck and hidden behind the proposed landscape berm."

Nowhere in the report is there an **impact simulation** of what the development will look like when it is completed. The Staff Report is asking that you, the decision maker, make an important decision on an extremely scenic and sensitive site seen from Highway One and the Navarro Point Preserve based on a written paragraph about water storage tank location, color palette, size and heights of the wind turbines.

How do we know that this is the best design for this very visual site? How do we know what the impact of this design will be on the surrounding area? Are we convinced that the 26' high second story is necessary?

I propose that this request for a Coastal Development Permit be **continued** until we have a better analysis of what the final design will look like through a **visual simulation** created by the applicant. After we have an impact simulation showing what the project will look like when completed, we can more thoughtfully consider how it might be better mitigated to minimize the visual impact.

In addition, this project is being considered due to the fact that it is not in a designated Highly Scenic Area. Anyone who has visited the coast knows the sensitivity of this location and that it should be in a Highly Scenic Area designation. I would like to suggest that the County review sites on the coast that should have the more protected designation and consider LCP amendments to place these sites in the Highly Scenic Area designation.

Thank you,
Melissa Hays