

Jessie Waldman - Re: Fwd: Adjacent landowner comment on Project #CDP_2019-0049 46880 Iversen Ln, Gualala (APN 1420105205)

From: Eric Mundt <nocalejm@gmail.com>
To: Jessie Waldman <waldmanj@mendocinocounty.org>
Date: 6/21/2021 11:48 PM
Subject: Re: Fwd: Adjacent landowner comment on Project #CDP_2019-0049 46880 Iversen Ln, Gualala (APN 1420105205)

Mendocino County

JUN 22 2021

Hello Jessie:

Planning & Building Services

Thank you for getting back to me.

I understand the philosophy behind your conditions 9 & 10, but the house right next door to Project #CDP_2019-0049 has a white roof. So one has to question the consistency of Mendocino County Code of Regulations regarding Visual Resources and Special Treatments Area, per Mendocino County Coastal Element Policies 3.5-1, 3.5-3, 3.5-4 and Mendocino County Code Section 20.504.020(C). To me the house with the white roof does not present any issues for property owners in the area since it is in a tree grove and there is no ocean view through the property, but it does beg the question of are the standards being interpreted uniformly.

Until someone in Planning and Building services or the homeowner indicates that a white roof or reflective roof **will not** be on this house this issue/concern is not resolved in my mind. Please keep in mind that I am commenting but there are several other neighbors that are within 200 ft of the proposed project that will also be able to see the roof once installed.

Have you notified the applicant that adjacent lot/property owners have a concern with roof material color? Maybe they can just put this issue to bed by providing an answer as to what the color of the roof will be?

Eric Mundt

On Mon, Jun 21, 2021 at 4:50 PM Jessie Waldman <waldmanj@mendocinocounty.org> wrote:

Hello Mr. Mundt,

Yes, it has been some time since our last correspondence. Thank you for sending your emails.

This will be discussed at the June 24th CPA Hearing. I am responding now to address your concerns regarding CDP_2019-0049 and am available.

Planning Staff does anticipate the exterior finish schedule to be consistent with the natural environment (existing natural habitat, such as meadows and trees as well as the surrounding neighborhood). As stated within the Staff Report prepared for CDP_2019-0049, Planning Staff has recommended the following:

"Conditions 9 and 10 are recommended to require an exterior lighting plan and an exterior finish schedule plan consistent with Mendocino County Coastal Element Policies 3.5-1, 3.5-3, 3.5-4, and Mendocino County Code Sections 20.504.020(C) and 20.504.035, be provided to the Planning Division of Planning and Building

Services for approval from the Coastal Permit Administrator, or to the satisfaction of the Director of Planning and Building Services. "

Condition 10 will prohibit any reflective or shiny materials, as well as ensure the exterior finishes are consistent with Mendocino County Code of Regulations regarding Visual Resources and Special Treatments Area, per Mendocino County Coastal Element Policies 3.5-1, 3.5-3, 3.5-4 and Mendocino County Code Section 20.504.020(C). This is due to the parcel being located within the Coastal Zone and adjacent to South Highway 1 (within in 200 feet of S Hwy 1). While taking note that the parcel is not mapped within a Highly Scenic Area or west of Hwy 1.

Staff conducted a site visit in February 2021, and found that majority of the existing development within the neighborhood consist of darker comp shingle roofs and exterior siding color is light grays, whites and sea foam colors in nature, with a few exceptions.

Please be aware that Mendocino County Planning and Building Services does not always require exterior finish schedules to be submitted at time of a Coastal Development Permit (CDP) Application, especially for parcels not mapped within Highly Scenic Areas, such as the subject parcel. However, it is standard practice that an exterior finish schedule be reviewed and approved at time of issuance of any building permit associated with the CDP. Planning Staff does not anticipate this finish schedule to be submitted prior to any building permit.

Feel Free to email and/or call, should you have further questions.
Thank you and looking forward,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

"Due to the Health Officers Order, we have closed both the Fort Bragg and Ukiah public counters in Planning and Building Services. Our staff remain behind closed doors working on existing applications for permits and discretionary actions. We are still open for business. If you have new permit applications, we encourage you to mail, e-mail or send them into us through our new E-permit site at <https://www.mendocinocounty.org/government/planning-building-services>. If you have any questions, please e-mail us at pbs@co.mendocino.ca.us, or call our Fort Bragg offices at [\(707\) 964-5379](tel:(707)964-5379) and Ukiah offices at [\(707\) 234-6650](tel:(707)234-6650). We will respond to your calls and e-mails just as quick as we can."

>>> PBS PBS 6/21/2021 11:56 AM >>>

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>>> Eric Mundt <nocalejm@gmail.com> 6/21/2021 11:48 AM >>>
Coastal Permit Administrator

I wanted to comment on Project #CDP_2019-0049 46880 Iversen Ln, Gualala (APN 1420105205) that is coming up for review on June 24th.

I had a conversation with Planner Jesse Waldman in May 2020 concerning the color of the "pre-painted metal" roof that is proposed for Project # CDP_2019-0049 46880 Iversen Ln, Gualala. From the plans submitted for the CDP it did not identify metal roofing material/color. I am concerned about reflection if a light color or shiny roof surface is chosen for the proposed large angled roof. I have not received any feedback on my request since May 2020.

My wife and I live at 467650 Iversen Rd, Gualala (APN 142010160), and also own the lot (has well, perc test, approved for 2+2 house) on 46851 Iversen Ln, Gualala (APN 1420101905). Both of these properties "look through" the 46880 Iversen Ln, Gualala (APN 1420105205) property/lot towards the ocean so a white or reflective roof would not be in keeping with the area and detract from our view of the ocean/coast. (see picture pasted below)

When I talked with Jesse last year she did not know what color the roof would be, and had not completed a survey of the property. She mentioned that someone from the Planning Department would review the roof color to make sure it is consistent with houses and roof finishes in the Iversen sub-division. The problem I see with this approach is that the house on the adjacent lot to the project house was built 2-3 years ago and has a white metal roof while other houses in the Iversen subdivision have brown-gray-black roofs. (see attached picture). I have not received any feedback from Jesse concerning requests for information since May 2020.

The upcoming CDP administrator meeting calendar shows this project (CDP_2019-0049) is coming up for review on June 24th. **Can the Coastal Permit Administrator respond in the meeting (publicly) or get the answer to my concern on what the roof color will be and confirm that it will not be white or a reflective surface?**

It should also be noted that as an adjacent landowner I have never received any communication/notification about this project's coastal permit review/hearings. The way I found out was that a notice was zip-tied to a small shrub on the property last week.

Thanks

Eric Mundt
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