

SEP 08 2021

Planning & Building Services

September 7, 2021

RE: MHRB 2021-0012

Dear Review Board Members,

I'll be brief. The proposed project before you is out of compliance with the Mendocino Town Plan (MTP) and the Mendocino Town Zoning Code (MTZC). It needs to be modified to conform to both.

MTZC Section 20.760.050 Standards (C) (4) Roof Shape: "The design of the roof of any new development ... shall be compatible with the architectural style and character of the structure **and surrounding structures in the same Historic Zone.**"

This proposed new project's roof shape is anything but this. The weird pop-up increased elevation mid-structure is unlike any other roofline in the Town. Unlike any other in Point of View Estates. Unlike any other in Surfwood. Completely out of character with its surroundings. And must be modified to be compatible and subordinate to its surroundings.

This style architecture may well fit in to a McMansioned cul de sac in a gated community in Healdsburg, but is outstandingly not appropriate in the heart of our Historic District here. It must be modified to conform, or denied.

Secondly, the bubble skylights are a modern feature foreign to the architectural character of the setting, and so must be dispensed with. Flat skylights, OK.

Finally, aluminum clad windows are prohibited and this element of the application should have been 86'd at the front desk of Planning and building.

Y'all have the enormous task of protecting the architectural integrity of the our Town. I thank you for your efforts.

Respectfully,

Lee Edmundson