

From: Yahoo Mail <swartleycohen@yahoo.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/23/2022 2:35 PM
Subject: Comments on CDP 2017-0033 // 25600 Ward Avenue

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Planning & Building Services

To Mendocino County Coastal Permit administrator:

We were just recently made aware of a Feb. 24, 2022 public hearing regarding a proposed residence at 25600 Ward Avenue north of Fort Bragg, just southwest of our home at 25454 Ward Avenue. We have never been contacted by the owners of the property regarding their plans, and have not had much time to review their proposal in depth. Our primary concern is the project's variance from the allowed height of 18 feet in Highly Scenic Areas to 28 feet, a significant difference which will certainly affect the view from the dune ridge. Likewise, it will hinder views of the upper dune area from the frontage section of Ward Avenue. While other homes in the frontage section of Ward Avenue likely exceed the 18-foot limit, only one presents such a long unbroken roofline at that height. Also, we were confused by a description of the existing parcel on Page 2 of the CEQA report, which said the parcel has a driveway, gate, and 864-square-foot shed. We don't believe any of those is on the property. We do commend the planners and designers for mitigation requirements on sensitive habitat elsewhere on the parcel. Thanks for your consideration. — John Swartley and Debra Cohen, 25454 Ward Ave., Fort Bragg, CA 95437

Sent from my iPad