

Brooke Larsen

From: Robert Schmitt <rjwinecountry@gmail.com>
Sent: Monday, November 28, 2022 3:18 PM
To: pbscommissions
Subject: CASE#: MHRB_2022-0007

We are supportive of the applicants requested minor modifications to their property. We have observed the positive changes to 45080 Little Lake, the "Welty" building since the new owners took possession. The gate and Covelo St. access improvements are important for privacy and also provide the owners full use and safe access to their property. The overall conditions of the streets here in Mendocino are poor to substandard at best as recently confirmed by our conversation with Mendocino County Department of Transportation. The trimming of existing shrubs and new plantings on the property have enhanced the property's appearance. We particularly appreciate the flowering plants along the frontage. Importantly, the requested change of use from office to residential is appropriate due to the low demand for office space and the high demand for residential. This change of use is consistent with other uses on the street and in line with approved uses in the MMU zone.

Thank you,

Robert Schmitt
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Mendocino County

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Planning & Building Services