

Jocelyn Gonzalez-Thies

From: pbscommissions
Sent: Thursday, December 15, 2022 9:00 AM
To: Juliana Cherry
Cc: Jocelyn Gonzalez-Thies
Subject: FW: comment: case CDP 2022-0008

Mendocino County

DEC 15 2022

Planning & Building Services

From: Junie Curtiss <froggyoinkoink@yahoo.com>
Sent: Sunday, December 11, 2022 3:12 PM
To: pbscommissions <pbscommissions@mendocinocounty.org>
Subject: comment: case CDP 2022-0008

Coastal Permit Administrator

I am writing to comment on the permit for the Pine Beach Inn in Fort Bragg. Case # CDP 2022-0008 (Pine Beach) before the board Dec 22nd.

I am, Junie Curtiss, the property owner at 16810 Ocean Drive, which borders the Pine Beach Inn, specifically the whole of Building #2 in the detailed permit application. I think most of the permit application looks good and reasonable. Here are 3 concerns:

1. **Hot tub #3:** The permit asks for 3 hot tubs, but only 2 hot tubs show in the pool house drawing. Where is the 3rd hot tub going? **The owner mentioned previously** he wanted to put one near my property line. I would like clarification about where the 3rd hot tub is going and make sure it doesn't eventually wind up near my house.
2. **Building #2 terraces:** I am concerned that approving the enlarged terraces along the back of Building 2 will create a significant increase in noise and light, as they butt right up against the property line, specifically against **a bedroom window**. I would prefer the terrace footprints remain the same and that Dark Sky lighting be used for the back terraces of Building #2.
3. **Water:** The permit application says the wells are deemed sufficient based on previous water use. There was NOT a pool and hot tubs during previous use. This would represent a large increase in water use. The other inhabitants of Ocean Drive are already having water trucked in. The previous owner of the property, Raul, didn't have enough water for his landscaping, and would tell us about his water issues. I can think of no argument in favor of permitting a pool house.

Thank you for your attention. I hope you can address these 3 concerns before any permit approval goes forward. I will attend the meeting on December 22 and give the same comments during the open comment time.

Junie Curtiss
Owner of adjoining property
16810 Ocean Drive
Fort Bragg, CA