

**From:** Dean.Prior <Dean.Prior@trusd.net>  
**Sent:** Wednesday, February 21, 2024 4:32 PM  
**To:** pbscommissions  
**Subject:** CDP\_2021-0011 Public Comment (Prior) 2/21/24

FEB 22 2024

Planning & Building Services

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In regard to the approval of CDP\_2021-0011, the primary complaint by residents of adjacent parcels has to do with how the proposed changes cause “DEVELOPMENT” as defined in Section 308.035(D):

"Development" means on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility;

The sole use by transient occupants of a proposed expanded Single Family Residence (SFR), and conversion of a workshop to a Guest Cottage will cause a “change in the intensity of the use of the land” and a “change in the intensity of use of water”. The proposed changes along with the current use of the Second Residential Unit (SRU) by transient occupants will compound the intensity of use of the land and water. Due to the proximity of the Prior’s, LaRocco’s, and Lee & Karahashi’s wells (approximately within 100 feet of each other) the amount of available water will be affected by the proposed development. The approval of CDP\_2021-0011 will result in changing the transient occupancy from 4 persons to up to 10 persons. The Second Residential Unit (SRU) can occupy 4 persons. The Single Family Residence (SFR) can occupy 4 persons due the creation of two 11’ x 13” rooms with closets and 2 persons in the Guest Cottage.

On PAGE CPA-2 of CDP\_2021-0011 under RELATED APPLICATIONS: CDU 32-2004 is listed and on PAGE - 3 of the FINAL FINDINGS AND CONDITIONS OF APPROVAL CDU 32-2004 – SAVITCHEVA DECEMBER 15, 2005 the following SPECIAL CONDITION was included:

*3. The guest cottage shall not be used for permanent habitation, shall not have a kitchen, food preparation or cooking facilities, shall be clearly subordinate and incidental to the primary dwelling and shall not be separately rented, let, or leased whether compensation be direct or indirect as defined by Section 20.308.050(l) of the Coastal Zoning Code.*

We are requesting that if Modification #2: “converting the existing workshop with full bath” on PAGE CPA-2 of CDP\_2021-0011 is approved, that SPECIAL CONDITION 3 be included as written in CDU 32-2004.

Thank you for your consideration in regard to the development of the parcel described in CDP\_2021-0011.