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By James Feenan at 9:35 am, Aug 12, 2024

From: [Janet Luhmann](#)
To: [pbscommissions](#)
Cc: [Janet Luhmann](#)
Subject: comments regarding proposed development case CDP_2020-0037
Date: Saturday, August 10, 2024 5:47:15 PM

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To: Dept. of Planning and Building Services
Re: Coastal Zone Development Case CDP_2020-0037
Date: August 10, 2024

Dear Planning and Building Services Commission,

I received your notice re. the proposed extensive development on a coastal zone lot at 12200 S. Highway 1, Elk, CA (APN131-070-06) and am requesting further information as the adjacent property owner at 12100 S. Highway 1.

These properties share a long border, and I would like to know the locations of the proposed structures (Large house, Garage, Barn, Road, Propane tanks and utilities including pumphouse, septic, etc) My concern is the amount of clearance from our common property border as it affects the potential for future development of my own property, as well as its value.

I am also interested in any regulations regarding development near coastal property borders, if any exist.

Thank you in advance for considering this request.

Sincerely
Janet Luhmann

co-owner of 12100 S. Highway 1, Elk, CA.