

**From:** [K.Silva](#)  
**To:** [Locke Kevin](#); [Smith, John](#); [Gonzalez, Joanna](#)  
**Subject:** Public Comment April 12 Public Hearing MUP 3-21  
**Date:** Monday, April 12, 2021 11:53:04 AM

---

Please acknowledge receipt of this email and add it to the Agenda Packet. Thank you.

I believe that this project should be one story or moved 5 - 10 feet to the East, where it will still be much closer to our home than theirs, with clerestory windows in the areas that overlook neighboring properties. Knowing what and how far we can see from our windows, I believe that clerestory windows are the right thing to use.

The second story deck over the driveway is at a height of 10 feet. An ADU that provides parking “shall comply with the location and design requirements of Chapter 18.36.100.” That Chapter says “A driveway shall have an overhead clearance of 14 feet in height, except within a parking structure, which may be reduced to 7 ft. 6 in.” The deck/balcony over the driveway, allows for only 10 feet of clearance and does not comply with the requirements.

The copper gutters leading to a french drain, as mentioned by the applicant, will not catch the runoff from the driveway. How will the water be kept from running down the alley?

Most important to me, I do hope you have read my request for the Public Hearing. The second story alone of our home to the west will be subjected to a significant loss of sunlight, 2 - 3 hours this time of year as can be seen by my photos, and more or less depending upon the season. Many governmental agencies have sunlight, daylight and overshadowing requirements. Some areas have “right to light” laws that would certainly not allow this overshadowing. Allowing opposing two-story buildings in an alley, especially with little setback, will set a precedent that may be unfortunate in Fort Bragg with our high humidity creating prevalent mold and mildew issues throughout the city in areas that do not receive ample sunlight. I understand that this is a discretionary decision and I hope that you will take into account the unnecessary negative impacts that this project places on neighboring properties and that you will attach conditions that will help mitigate those impacts and allow the applicants to build their ADU.

Sincerely~  
Kathy Silva

**From:** [K.Silva](#)  
**To:** [Locke Kevin](#); [Smith, John](#); [Gonzalez, Joanna](#)  
**Subject:** Public Comment April 12 Public Hearing MUP 3-21  
**Date:** Monday, April 12, 2021 11:53:04 AM

---

Please acknowledge receipt of this email and add it to the Agenda Packet. Thank you.

I believe that this project should be one story or moved 5 - 10 feet to the East, where it will still be much closer to our home than theirs, with clerestory windows in the areas that overlook neighboring properties. Knowing what and how far we can see from our windows, I believe that clerestory windows are the right thing to use.

The second story deck over the driveway is at a height of 10 feet. An ADU that provides parking “shall comply with the location and design requirements of Chapter 18.36.100.” That Chapter says “A driveway shall have an overhead clearance of 14 feet in height, except within a parking structure, which may be reduced to 7 ft. 6 in.” The deck/balcony over the driveway, allows for only 10 feet of clearance and does not comply with the requirements.

The copper gutters leading to a french drain, as mentioned by the applicant, will not catch the runoff from the driveway. How will the water be kept from running down the alley?

Most important to me, I do hope you have read my request for the Public Hearing. The second story alone of our home to the west will be subjected to a significant loss of sunlight, 2 - 3 hours this time of year as can be seen by my photos, and more or less depending upon the season. Many governmental agencies have sunlight, daylight and overshadowing requirements. Some areas have “right to light” laws that would certainly not allow this overshadowing. Allowing opposing two-story buildings in an alley, especially with little setback, will set a precedent that may be unfortunate in Fort Bragg with our high humidity creating prevalent mold and mildew issues throughout the city in areas that do not receive ample sunlight. I understand that this is a discretionary decision and I hope that you will take into account the unnecessary negative impacts that this project places on neighboring properties and that you will attach conditions that will help mitigate those impacts and allow the applicants to build their ADU.

Sincerely~  
Kathy Silva