

Public Works Director, John Smith
416 N. Franklin St. Fort Bragg Ca, 95437

Greetings Director Smith,

As the applicant of MUP 3-21, I have reviewed the public comments and would like to address the concerns of my neighbors.

First, I would like to mention that the neighboring properties and my future tenants' well-being and comfort were taken in to consideration during the design and planning phases of my project.

1. I am proposing a generous 10 ft setback on all 3 sides to allow ample onsite parking on the alley side and still provide my tenants an open space.
2. I am proposing 2 windows on both the north and south side to allow ample ventilation and light. Having these side windows allows me to not have to place windows on the alley side as to not create privacy issues for the existing residents or my tenant. I am proposing 2 French doors with frosted glass to allow accessibility of furniture to the second story. The proposed north and south windows will not look on to adjacent yards and have been strategically placed to adhere to the City's codes.
3. I am well aware of the City's stormwater and runoff controls and plan to keep all my buildings stormwater on site by installing copper rain gutters on both sides with downspouts that divert the water in to the french drain and flowerbeds in my yard.
4. I am sympathetic to the neighbors concern of light deprivation, mold and mildew issues, however in reality my proposed project will be more light deprived as the sun rises in the east and sets the west giving any building with southerly exposure a greater advantage. In this case the preexisting alley house across the alley from mine creates the most impact to the neighborhood. To resolve the light deprivation and mold or mildew issues in my building I am proposing adequate ventilation, windows, heat and a dehumidifying system if needed.
5. I see there is a concern with traffic in the alley. I have lived on my property for 16 years and there has never been a traffic issue. The alley is well maintained and almost every residence in the alley has off street parking. My tenants will be allowed 2 off street parking spaces.

I would like to reassure my concerned neighbors that my proposed project would not only add to the local housing stock but will also add to neighboring property values and enhance the aesthetic of our neighborhood. Being a local contractor and having been in the trade for over 23 years I know quality materials and construction and would never build or rent out a building that I myself would not live in.

I appreciate your time and consideration.

Respectfully,

Benjamin Gonzalez

Some components of my project which are beneficial to my neighbors and exceed the code requirements are:

- Setback required 4 ft, proposed 10
- No off-street parking required, proposed 2
- North and south windows do not have an unobstructed view to neighboring yards, they will look on to garage roofs not yards
- Storm water will be diverted into bioswales on site
- Neighbor's "view" is looking towards the east, and is my backyard
- Alley windows are not regulated, yet for my tenant's and existing neighbor's privacy I have not proposed any

I am not only taken by surprise by the negative responses of my neighbors, but also saddened by the fact that they are opposing that I develop my property in the same way that they have developed theirs. As proposed, my project will have conforming setbacks, regulated stormwater mitigation, off-street parking and regulated window placement. I have owned my lot for 16 years, paid over \$51,000 in property taxes, and have learned to accept the challenges of living in the city with neighbors close by. As a longtime owner of a parcel in the city limits, I am familiar with constricted on-street parking caused by neighbors or their guests in front of my house and on the alley. So even though, the recent state laws passed to streamline and improve housing stock, don't require the addition of parking spaces for ADU's, I've included them in my project to ensure my tenants have adequate off street parking and that my project doesn't unduly impact nearby properties. My neighbors are free to develop their property and live their lives without consulting me and I am perfectly content with that. The notice of pending action is sent out to inform the neighbors of development and to show that the applicant (myself) is being compliant and transparent.

I appreciate and value the concerns of my neighbors which is why I put so much thought into many components of my project. My project is compliant with the City's Land Use Codes and creates much needed housing in our community. I just want to continue to be a good neighbor.