

Dear Alexandra,

My name is Rory Walsh and I live at 2435 Felt Street, Space 27 directly across Rodeo Gulch Creek from the proposed remodel and ADU addition. I would like to offer the following comments for consideration and to be included in the record of this proceeding.

1. Overall I have no objection to the proposed remodel to the single family house and to the addition of the ADU as I am supportive of the building of new units to add to the County housing stock. The exterior design and proposed materials are nice and appropriate to the area. The variance is appropriate to keep the proposal out of the riparian corridor.
2. I do request a condition of approval be added that ensures that no part of this proposal will be used as a short term rental such as an Airbnb or VRBO.
3. I do request clarification of what the area adjacent to the "living area" on the second floor of the proposed remodel directly above the first floor kitchen will be used for. It appears that it could also become a kitchen at some point creating a third unit. I would suggest that a condition of approval be added that only two kitchens are allowed; one for the single family home and one for the ADU.
4. It appears that minimal landscape will be installed with this proposal. I would request a full landscape plan for this project be prepared and submitted prior to the issuance of the building permit including all plant material, hardscape and fencing proposed.
5. I would request that a condition of approval be applied that stated that no further tree removal is allowed without a full public hearing which includes full public notification.
6. Since this applicant had 35 eucalyptus trees removed last October, a number of the remaining trees have died or are dying creating a critical fire and safety hazard. Additionally, the tree removal removed screening of headlights coming down Lewis Circle, removed bird, butterfly and animal habitat, and degraded the soil leading to erosion into the creek. I would request a condition of approval be added requiring as part of this approval that these dying trees be taken care of and that landscaping and/or soil enhancement be done in the area of tree removal prior to issuance of the building permit for the remodel and the ADU.
7. Request that the County fire Department come and inspect the dying trees and suggest appropriate action.

Finally, I would like to thank Alexandra Corvello for answering my call and getting back to me with answers to my questions.

Sincerely,

Rory Anne Walsh

2435 Felt Street, Space 27

Santa Cruz, CA 95062