

40 Shearwater

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November 7, 2024

Santa Cruz County Planning Department
Attn: Nathan Macbeth
701 Ocean St., 4th Floor,
Santa Cruz, CA 95060

RE: Proposed Renovation of 39 Shearwater Lane, Watsonville, CA 95076
Applicants: Nicholas and Kristi Haas
Application # 231523
APN: 052-291-02

Dear Nathan Macbeth:

Our family owns the property located at 40 Shearwater Lane in the Pajaro Dunes Planned Unit Development Project outside of Watsonville. Our property is located immediately adjacent to 39 Shearwater Lane, owned by the Applicants, Nicholas and Kristi Haas. As the most immediate neighbor to the Applicants, the owners of 40 Shearwater Lane would like to express its unconditional support of the project. The design is well articulated, and will result in a beautiful presence on the street. The owners of 40 Shearwater Lane feel that the lower garage roof stacks up well with the sloping terrain.

A tremendous amount of time, effort and funds have been expended to meet the design guidelines and suggestions of the Pajaro Dunes Design Review Committee, the Board of Directors of Pajaro Dunes Homeowners Association and community residents. Ultimately, the project was approved by the Homeowners Association.

We were therefore surprised to learn that the President of the Association, Bob Scranton, wrote a letter to the County in opposition of the Project. Bob's email raises serious concerns about the existence of a conflict of interest. It is disturbing that he sent the email to the County which in effect, undermines the Association's design review process. Bob owns the property at 51 Shearwater Lane. If a dissenting board member has a personal interest that conflicts with an applicant's project, the dissenting board member is ethically bound to disclose it. While going around the formal HOA approval process, Bob seems focused on concerns surrounding the proposed length of the 10 foot driveway. Kristi is disabled, and needs a driveway to access the garage. The terrain limits the ability to build a longer driveway. It's important to remember that the Pajaro Dunes Planned Unit Development Guidelines do not contain any rules relating to the length of the driveway. The Planned Development Guidelines have a setback requirement of 7 feet, and the driveway conforms to the setback requirement.

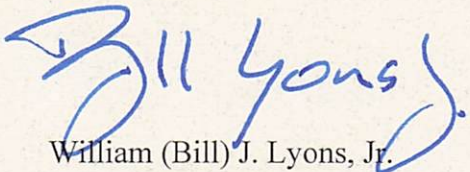
Additionally, our family was shocked and dismayed to learn the HOA objected to an elevator

accessing all floors of the Haas' home. Currently, under the proposed design of the project, the elevator does not access all floors of the home. Kristi is disabled and lives at Pajaro Dunes on a full-time basis. While we are not experts on the matter, it is our understanding that under state and federal laws, an owner is and should be allowed to make alterations to their separate interest and the common areas at their own expense to accommodate his/her disability. We would also fully support the Haas' if they requested an amendment to their application to extend their elevator to the higher floors and would encourage County Staff and the Planning Commission to consider that.

Overall, the owners of 40 Shearwater Lane are strong supporters of our neighbor's home remodel and expansion. The project will be an asset to the community and will help enhance property values within Pajaro Dunes. We hope the Haas' application will be approved without additional conditions or additional delay.

Please do not hesitate to contact the undersigned if you have any questions or concerns. Thank you for your consideration.

Best regards,

A handwritten signature in blue ink that reads "Bill Lyons". The signature is stylized with a large, looping "B" and a trailing flourish.

William (Bill) J. Lyons, Jr.