

Evan Ditmars

From: Cal Virginia Wong <cvwong@comcast.net>
Sent: Thursday, June 19, 2025 11:26 AM
To: Evan Ditmars
Subject: Item#6.241300** 21231 East Cliff Dr. CA 96062 APN:027-211-13

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Hello Evan,

We live in the neighborhood on 12th Ave. We are writing to you in regards to the proposal of Item#6.241300** 21231 East Cliff Dr. CA 96062 APN:027-211-13.

This is a big ask for our small nice neighborhood. How will this building affect the Windmill Cafe. We cannot see enough parking for the customers to the Windmill Cafe, residents and their guests Our major concerns are the impact on our neighborhood, the noise and on our street.

1. Neighborhood: how will this proposed structure look. Will it affect the charm of the neighborhood. Too big for our area. The condos in our area are 2story. 3story would be an eye sore.
2. Noise level: will increase. We live in a sleepy neighborhood. More people means more noise. As it is we often have people who like to drive fast and yell late at night on East Cliff. Or drive down 12th Ave to divert themselves off of 12th Ave.
3. Our neighborhood: presently people like to use our street at a thorough fair to divert themselves from the traffic on E. Cliff. The impact of more cars and traffic on our street is not ideal. The beach traffic and daily commute traffic is already bad here. When people try to reroute, it causes speeding down our street. We have lots of people, children and pets who walk, use our street. It's all ready unsafe and more vehicles will make it truly unsafe Lastly, what will happen to all trees. Will those be saved?

We would be more inclined if it was a smaller structure. Like 2 building, preferably one-story, maybe up to two-story; for up to 2 buildings. We don't see how a 3 story for six residential building is really doable back there. At minimum, we would be looking at 12 people living there, potentially more. Which equates to 12 cars, at least, not counting if more adults are living together. Which now days is a reality. The area in the back of this lot, where this proposed structure, doesn't seem logical. Where will those residents park. Is parking considered with this proposed plan. We hope that you would reconsidered the plan. Reduce the impact to our neighborhood, the air and congestion. When will we the owners and full time residents know/hear what decision has been made.

Thank you concerned neighbors and full time residents,

Virginia & Calvin Wong
12th Ave

Sent from my iPhone