

Randall Adams

From: Mark Chandler <markchandlerwdc@gmail.com>
Sent: Tuesday, December 2, 2025 1:41 PM
To: Randall Adams; Riley Rhodes
Cc: Tom O'Connell; Laurie Wingate; Doug Brent; John Cullen
Subject: Item 251326, 115 Cormorant Way, Watsonville, 12/5. 9 am

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Cc: Riley.Rhodes@santacruzcountyca.gov

Hi Randall, hi Riley,

Thanks for providing us the staff report for Item 251326, 115 Cormorant Way, Watsonville. Please let us know if the Zoom link is different from that on the webpage (<https://santacruzcounty-us.zoomgov.com/j/1606061205>)

We provided comments earlier of a more general nature. We are the owners of 6 properties located within 100 yards of the subject property, and four of those properties are directly adjacent.

There are two statements in the staff report, forming the basis for the recommended approval, which we believe are not accurate:

“...the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. “

“The proposed project will retain the style, character, and general form of the existing residence that will blend with the surrounding development in Pajaro Dunes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.”

In fact the 331 square feet of proposed decking, including at a 4th level, are out of scale with the surrounding properties. The project will deleteriously affect all those who use the boardwalk over which the decks will loom and affect the sightlines of the development as a whole as well as neighboring properties. The only issue in our mind is the massive decks, and we believe the top deck should be scaled back.

The decks were originally rejected by the Pajaro Dunes Association board (the changes to the house itself were approved). The homeowners litigated and lost (and were ordered by the court to pay attorneys fees). The homeowners threatened new litigation, and the Board then approved the decks virtually identical to what they had been previously rejected as incompatible with the surrounding development. (We concur that the changes to the house itself in the new design are fine).

We count on you to protect the values of our coastal community. Please reject the proposal and require resubmission in a manner that reduces the impact of the decks.

Sincerely yours,

Doug Brent
Mark Chandler
John and Gayle Cullen
Tom O'Connell
The Quattrin Family
Laurie Wingate