

**Public Comment**  
**Email from member of public**

**From:** Greg Pryor <[gregwpryor@gmail.com](mailto:gregwpryor@gmail.com)>  
**Sent:** Sunday, July 16, 2023 3:39 PM  
**To:** Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
**Cc:** Anastasia Pryor <[anastasia.pryor@gmail.com](mailto:anastasia.pryor@gmail.com)>  
**Subject:** Public Comment for case PLN-2022-18050 (Einat Rosenblum Coastal Development Permit) for 7/20/2022 hearing

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning Clerk, Administrator, and To Whom It May Concern:

This email is a Public Comment for case PLN-2022-18050 (Einat Rosenblum Coastal Development Permit) for the upcoming 7/20/2022 hearing.

My name is Greg Pryor. I am writing today to voice an objection to a portion of the proposed plans for development at 109-161-063.

My wife and I are the owners of APN 109-161-013, the immediately adjacent parcel just to the south of the subject parcel on Redcrest Ct. We bought the parcel in 2020. Our intent is to build a small unit on the property.

Our parcel is steep and enjoys very limited frontage on Redcrest Ct. As such, our potential for development of this parcel are limited. Our likely building envelope will be to the rear of the property next to where our neighbor proposes to construct their ADU.

Ocean views from our location on Redcrest are largely screened by the hill to the west. However, there is a view to the northwest across the top of the Rosenblum parcel where it is possible to see the coastline.

The size and placement of the proposed structures eliminates nearly any possibility for a view from our lot. The locations of the main house and the ADU will entirely block this view, and the placement of the ADU also means we will have an immediate close neighbor crowding our building envelope.

Furthermore, parking is prohibited on the east side of Redcrest Ct. from Beach Rd. to the beginning of the cul de sac. The image from the design we were furnished by Humboldt County Planning suggests that there will only be off-street parking for two cars. Presuming that the garage spaces are intended for the main house, the addition of the ADU in these designs does not seem to address the parking issue for that occupancy, and instead puts it on the rest of the street to absorb that burden.

We do not object to the entirety of the proposed plan, but the ADU does significantly affect our options, eliminates the view which led us to purchase the property in the first place, and creates a parking issue for the rest of the owners on Redcrest. We request that any design for developing our neighbor's parcel take these concerns under consideration, and we object to the proposal as-is.

Respectfully,

Greg Pryor