

From: [James Shannon Bailey](#)
To: [Yandell, Rodney](#)
Subject: Larry Hand ADU Proposal Fieldbrook
Date: Monday, October 16, 2023 9:21:34 PM

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This is James Bailey and we would like a hearing for Larry Hand's ADU proposal. We would like an email confirmation that you received this request of a hearing date.

Thank you

Sent from my iPad

Subject: Challenge to Building Permit for ADU
Construction

James and Shannon Bailey
693 Evans Road
McKinleyville, Ca. 955119
j.sbailey@yahoo.com

James: 707-498-8335

Shannon 707-601-2335

11.16.2023

Re: Challenge to Building Permit Application – Parcel
Number: 512-072-002 Record Number: PLN-2023-18288

We are James and Shannon Bailey, and we are writing to express our concerns on the possible issuance of a building permit for the construction of an Accessory Dwelling Unit (ADU) of 2032 square feet at 697 Evans Road McKinleyville, Ca. 95519.

As a direct neighbor residing at 693 Evans Road, McKinleyville, Ca. 95519, we are deeply invested in maintaining the integrity of our neighborhood and ensuring that any construction aligns with the

existing community standards. We do not live in a subdivision. We live in, and paid a high price for zoned 1 acre and ½ acre parcels specifically. We understand the importance of responsible development but have identified several issues that warrant a closer review of the approved building permit.

1. Sewer Capacity Concerns:

We are apprehensive about the sewer capacity to accommodate a 2032 square foot ADU. Given the potential strain on our local infrastructure, we request a thorough assessment of the sewer system's ability to support this additional construction.

2. Potential Land Use Changes:

There is a genuine concern that the current residence of Mr. and Mrs. Hand may be converted into rental property. This could have implications for the neighborhood dynamic and property values. We would like to clarify the intended use of both the existing property and the newly permitted ADU. Whom do we follow up with when we are promised the main house will not be turned into a rental and then it turns into a rental?

3. Impact on Nearby Properties:

The construction of a sizable ADU will adversely affect the property owners to the West, especially with regards to obstructing their views.

Thank you for allowing us open communication, as this is crucial to ensuring that the interests and well-being of all residents are taken into account in the decision-making process.

To Humboldt County Planning Division
Director of Planning & Building Department
Senior Planner Rodney Yandell
Date 10-19-23
RE Opposition to Notice of Intent to Approve a Special Permit PLN-2023-002



Greetings,

We Stringently Object to & Oppose this Special Permit to Exceed ADU size of 1200 sq ft.

It may lay out on paper with regulations, but on the ground between my 2800 sq ft house and their 2032 sq ft house, **it will be DEVASTATING** to us.

I understand a Public Hearing has been requested and will occur on Nov 16th, 2023.
We will be there.

Based on the setbacks and the existing location of my house to the parcel line and the setback for the new construction, it looks like **these 2 large houses will be 60 feet apart.**
That would put this new house closer to my house, than my garage-Toolshop is, on my property.
This new house will look like it belongs on my lot, not on the lot next door.

I have seen no plans that document how many feet from the existing landmark wire fence, the new construction will be, so must go by the plans with 10 ft setback from 40ft Right Of Way..

Nothing official has identified where on the ground the building will start, that i have seen.
I'm thinking now that my house is 10ft from the 40 ft Right Of Way, so that comes to buildings 60 ft apart.

Even if the house location is 30 feet beyond the fence line, it will have a similar impact for us.

A 2032 sq ft house lurking on the edge of my property, will ruin the experience of our 3 1/2 acre home, and the purpose for which we bought, and labored for.

It is right outside the main room where my elderly disabled wife spends her time - the Master Bedroom. It will dominate the windows in the Master Bedroom. We will have to close the windows off
We will hear each other in bedrooms, bathrooms, the yard, and hear television, music, conversations, across the fenceline.
It will dominate our life in our home, and when we walk out into our front/south yard.
These are not the conditions in which we bought this home.

We needed and bought this 3.5 acre home as a country home with privacy, because we could not see or hear any neighbors here. Some people are like that, need that.

The closest neighbor house currently is 490 ft away, the other 675 ft away.
We have lived here 4 1/2 years, have put years of hard work and effort improving this home to make it work for us and be happy here.

This will destroy what we wanted when we came here, and the years of hard effort and money we put into it. It will change the conditions under which we bought the property.

It will force us to put this house on the market to sell, and look for another home to buy and move to.

This is really a problem because at this stage we are older and more fragile: physically, mentally, and emotionally, than we used to be. My wife is disabled, and I'm about to retire, will be on Fixed Income. We swore we would never move again, that this would be our last house, that we wanted to die here. We are really in a fix, because i don't think we can cope with selling and moving, physically, mentally....

And the year of construction noises of an oversized 2032 sq ft house next to our fence, will be intolerable for my wife.

She is 73 years old, disabled, with 5 artificial joints, arthritis, chronic pain, Seasonal Affective Disorder, and more. She is very sensitive to sound, to the point I have to watch TV with captions on and sound off, and not speak loudly. *MSL*

She literally may not survive the experience.

She already had 1 meltdown last weekend, with shooting high blood pressure, pounding headache, very angry, wanting to pound the walls at the idea of this, digestive upset with bleeding, and depression. She is actually quite fragile physically, mentally, and emotionally. This house keeps her at her best. We had hoped and prayed the building would not proceed.

We have no other place to go.

My wife has special needs that we have worked years to accommodate. It would be very difficult to find a house that works for her, as this one does. It was hard to find this one. Trying to move again and start over, would have too much impact on her, because it would take time she cannot afford in the remaining years of her life, to make changes she needs now every day. It would cripple her further, and **she may not survive the stress and impact of the move and starting over again at a new house.**

These 2 lots total 6.3 acres. This proposes to put a 2800 sq ft house and a 2032 sq ft house, 60 feet apart, in approximately the same .68 of an acre.

Putting these 2 big houses in the same 2/3 acre area, 60 feet apart, or possibly 80 feet apart. Essentially putting these 2 houses on 1/3 acre each, butted up next to each other. How can that be good planning and zoning, for 3.5 acre lot and a 2.8 acre lot.

We are not the only ones that will be adversely impacted if this plan goes through.

Whoever buys our house in the future, will not have a 3 1/2 acre country experience with privacy. **They will have a 1/3 acre suburb experience, with neighbors very close by.**

This will negatively impact our property value, and for anyone in the future. And will negatively impact our ability to sell our house.

NOTE: I do not know why this project is exempt from the CEQA guidelines, but will ask about it.

We need help.

We need the protection of the governing agency of this county, the Director of Planning & Building Dept, and any other parties involved in the review in the upcoming public hearing, to look out for the impact to our lives, to our property.

We barely cope now with life. Struggle to cope with life as we are. Some people are like that, particularly older people, and those with serious health issues. I don't know how we would cope with either trying to stay here while they build & after, or trying to move. I'm at the end of my rope, trying to keep her comfortable and functional, as it is, without any building so close to our fence line boundary.

This will have a devastating impact on us.

Please do NOT approve the Special Permit to Exceed the 1200 sq ft regulations for an ADU, right on the other side of our wire fence, so close to our Master Bedroom and front yard.

ALTERNATIVE:

They could build on the east side of the 2.8 acre property, with the 2032 sq ft house they want. Then all 3 current houses (to west, east, and south) and the new house, would have good spacing for privacy, like good planning would do.

Look at an aerial photo of the 2 lots with current house.

They could use the currently planned Septic System on the west side, and run a pipe over to the house on the east side, as the DEH Inspector described.

They would probably have to haul in some fill or topsoil, but many of the homes in this area have to do that.

We offered to help them with the costs of changing to the East side, if they agreed to NOT build on the west side, so close to our house.

Thank you for your consideration and sincere thought on this matter.
We are in great need of it.

Patrick Boland



Andrea Boland



4636 Old Railroad Grade Rd.
Fieldbrook, CA 95519

The neighbor most severely impacted by this proposed project (on the west side of fence line)
House 707-839-4765
Cell 707-845-4372

Opposition to Intent To Approve Special Permit: to
Build Oversized ADU on NW corner of 697 Evans Rd,
Fieldbrook

PLN-2023-18288

Parcel 512-072-002

Hearing Date 11-16-23

For Janice Hand & Chris

Opposed by adjacent west neighbor Patrick & Andrea Boland
4636 Old Railroad Grade Rd, Fieldbrook
November 14, 2023

ADU (Accessory Dwelling Units) are supposed to be up to 1200 feet. **This oversized ADU of 2032 feet or more, on their 2.8 acre lot, up against the NW border by my 2800 ft house, will have a horrible impact on my adjacent 3.5 acre property, and my family.**

- 1) My 2800 ft home is snug up against the setback of the boundary between the lots, built 15 years ago (narrow tip of my lot). If their oversized ADU goes in as planned, snug up against their NW boundary, it will **Dominate & Lurk** on the eastern viewscape from the Master Bedroom on east wall of house, from the main front/south yard, and as soon as you enter the gate on the west side from Old RXR Grade Rd.

We bought this 3.5 acre property for privacy 4 ½ years ago. The nearest neighbor homes are 489 feet and 675 feet away **(See aerial photo A)**. This is the community character for Fieldbrook with multiple acre lots. Good Zoning, Planning, Spacing for Privacy, Better Use.

If this oversized ADU goes in, right up against the boundary between lots, so close to my house, the community character for both of these lots will be drastically negatively impacted. **Each house will be on an adjacent 1/3 acre across the fence line. (See aerial photo B)** My 3.5 acre private property will be converted into a 1/3 acre effective dense suburb scenario with little privacy, at the price of a 3.5 acre private property. I may not be able to sell it without a huge loss. Both property values will be reduced, and **so will property taxes for the county.**

We will not be able to get away from it.

It will Dominate and Lurk from the main front south yard.

It will Dominate and Lurk as soon as you enter the driveway gate on west side. **(See photo E)**

- 2) My wife is 74 years old, disabled, with 5 artificial joints and in need of 2 more. Severe Advanced Severe Arthritis, chronic pain, PTSD, depression, anxiety, and more. Every day is a battle for her. The Master Bedroom on our east side is the main room she lives in. It is where she is where she is most suited to cope with life. Putting this oversize ADU right on the other side of the fence, with 18-24 ft high vertical height, will dominate & lurk in all the windows of that Master Bedroom. **(See photo D)**. We would have to close off the windows of the bedroom. What kind of Master Bedroom and life would that be?

- 3) We consider being forced to sell & move. But we are at a weaker & more feeble state in our years, both physically & mentally. I don't think we are capable of coping with finding a house for her special needs, moving, and putting years more of changes into a house, like we did here.

4) An **ALTERNATIVE SOLUTION** here is to do what Bridgette Hand and Chris said they wanted to do originally – Build on the East side of the lot, not the NorthWest side by my house. (Aerial Photo C). This would maintain the good Zoning & Planning for Privacy between houses, that is part of the Community Character of Fieldbrook for multi-acre properties. It is self-evident from the photo.

I have offered to help pay for the changes needed at this point, to move the building to the East side of their Lot, and NOT build on the NW side. The DEH Septic Inspector said they could leave the Septic system on the west side as planned now, and run a pipe over to the east side where the house would be. Some Fill Soil may be needed but that is common in Fieldbrook. My house has it, and others in the community. One or more trees may need to be cut.

Planning Commissioners: Please consider the Impact that Approving this Special Permit for an Oversized ADU, will have on my adjacent property & senior family, and the Community Character of Multi-Acre properties in Fieldbrook. It will permanently damage the value and experience that my 3.5 acre property has now.

If they want to build an oversized ADU, build it on the East side of their property where it will not have such a drastic impact on my property and family, and on the Community Character of Fieldbrook Multi-Acre properties.

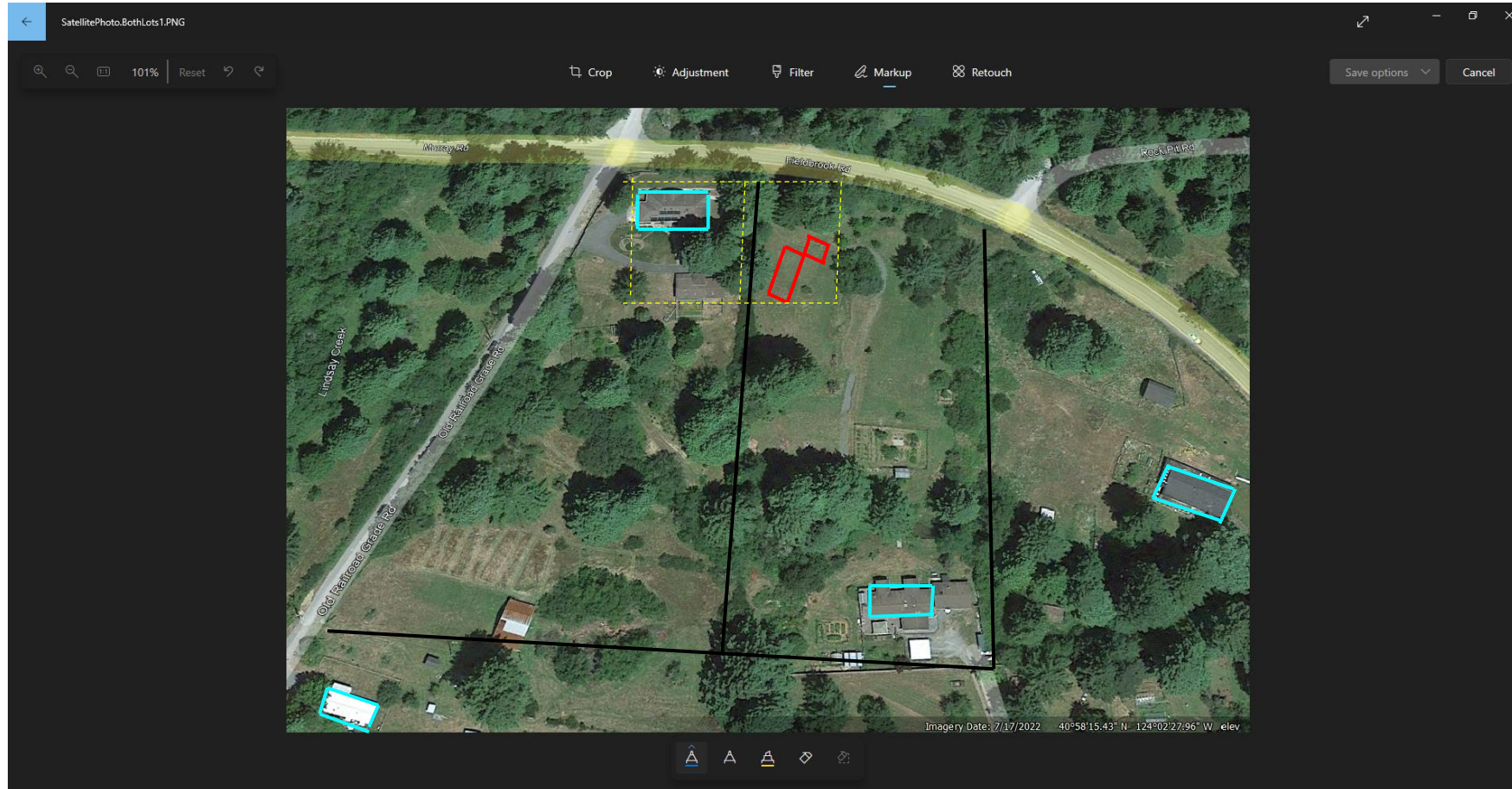
Thank you for your much needed time and consideration.

A. Current House Outlines in Turquoise

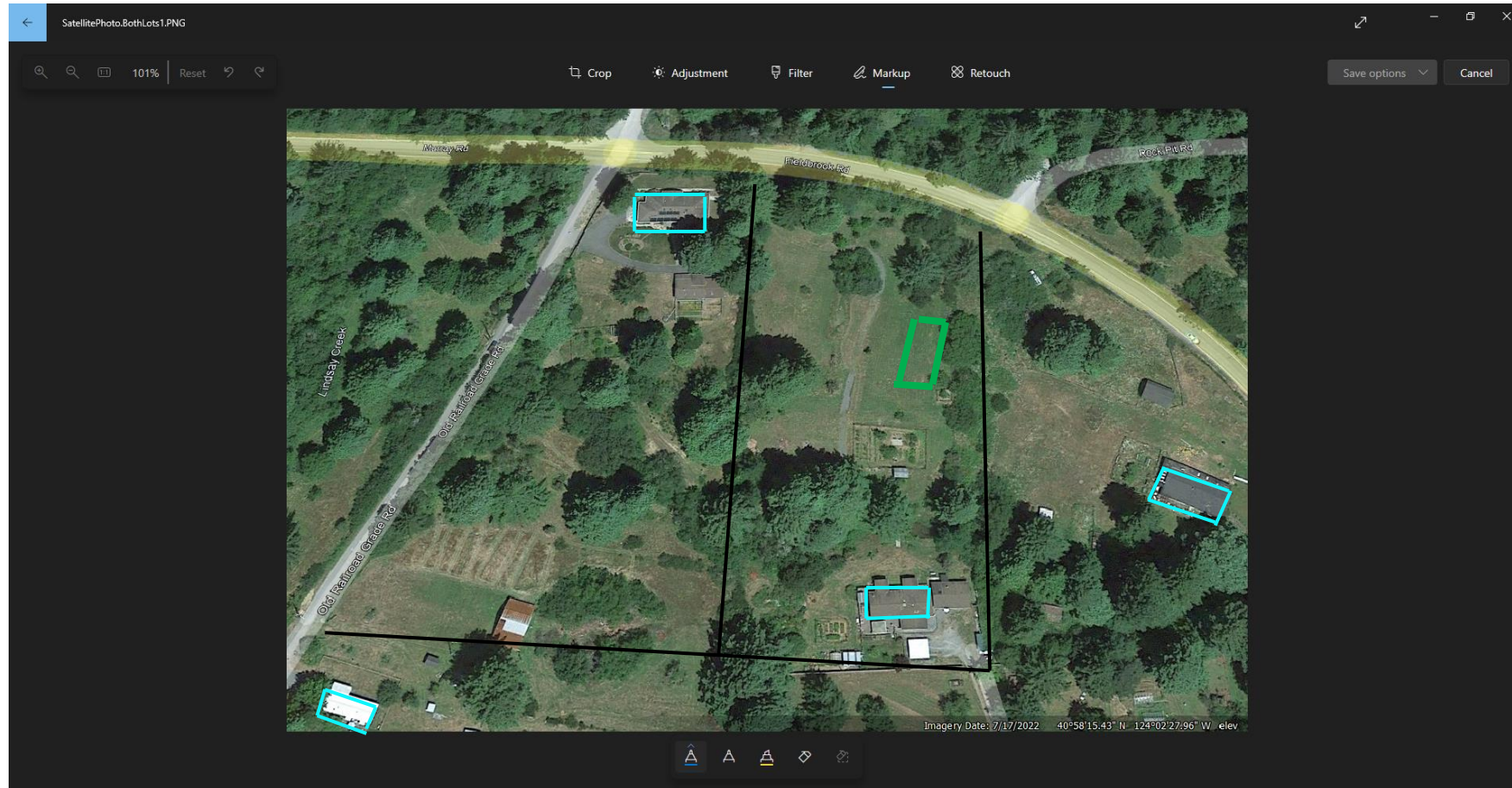
Good Spacing, Zoning & Planning



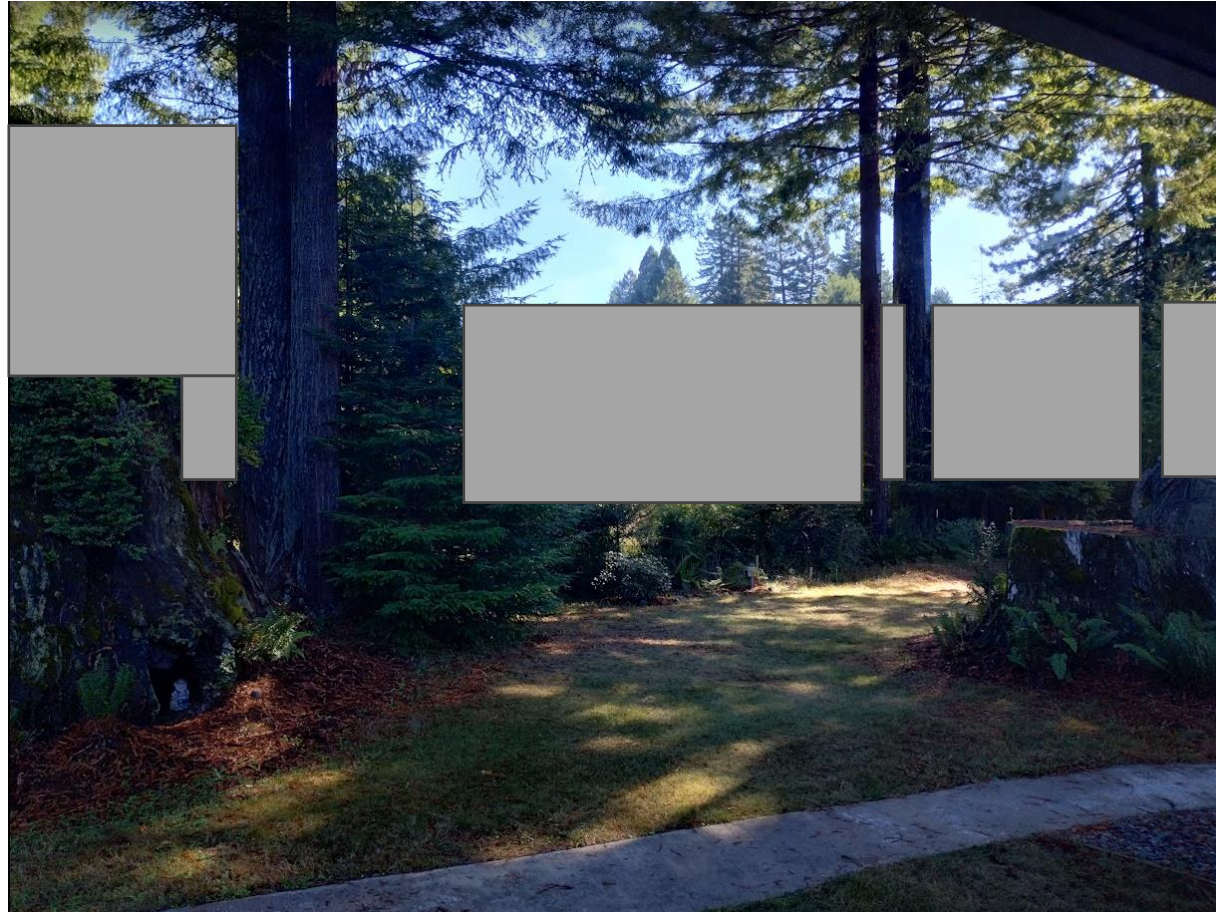
B. Proposed Oversized ADU NW Side in Red Bad Spacing, Zoning & Planning – Creates 2 big houses on adjacent 1/3 acre areas – on each side of fence



C. Alternative Location East Side in Green Good Spacing, Zoning & Planning



D. Current View from Master Bedroom:
Oversized ADU would Dominate/Lurk on Center of
this Window



E. View on entering my property will look like a badly matched Cul De Sac



From: [Shannon Bailey](#)
To: [Planning Clerk](#)
Subject: November 16, 2023 Planning Commission Meeting
Date: Sunday, November 19, 2023 6:23:22 PM

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

I was at the November 16, 2023 Planning Commission Meeting with for a scheduled public hearing.

Our public hearing was on matter:
JDS Construction Inc. Special Permit
Record Number: PLN-2023-18288
Assessor Parcel Number: 512-072-002

Our special permit hearing was put on the same docket as the Valadeo Project. Of course, the Valadeo Project took up most of the night and that is understandable. The McKinleyville Community has been up in arms about this for months. The Council had to have known that this one item would take up the night.

Here is why I feel the board was very disrespectful and actually very unconcerned about the people of the community they serve and their opinions and reasons for worry.

1: The Valadeo Project should have been on a docket of its own. The Planning Commission knew full well that the McKinleyville residents would be out in full force. They would be there in person, by phone and via zoom. They also had to have known that there would be barely enough time in the 3.5 hours allocated for the whole night to get everyone that wanted a chance to speak to the ability to speak. Much less deal with the other issues they placed on the docket.

2: There were two board member late to the meeting. The meeting started on time and I understand these are working folks coming from regular daytime jobs, but when you have a board member states at 9:15 that he has a "hard stop" at 9:30, that he "got up at 3:30 that morning and worked a full day and didn't want to drive the drunk bumps on his way home" Well you know what? I got up at 4am that same morning, taught two CrossFit classes, worked a 10 hour shift and went to this planning commission meeting where my concerns were supposed to be heard. I was tired too but I made the effort to get to that meeting on time and wait for my opportunity to state my reasons for or against this special permit.

When the commission decided to move everything to the next scheduled meeting with three things left on the docket, three things I might add that probably would have been resolved in less then 20 minutes, that sent my blood pressure through the roof. It is hard for me to fathom that whoever makes the schedule cannot see that this (Valadeo Project) will take most of the night. Let's put it on its own docket or do the simplest of items first and get them out of the way. I understand you don't know exactly which items are going to take up the most time but you did know on the Valadeo Project. The McKinleyville residents made that known loud and clear.

I know the Commission must have thought I was a looney toon when I stood up with my papers and addressed them very angrily asking if I could just leave my papers and told them the way they do this business is ridiculous and does this mean that the next meeting our issues will be first or again at the end of the night. Commissioner Levy said it will be at the beginning but Commissioner O'Neill leaned into her microphone and said, "maybe". Really Commissioner O'Neill? I felt that was a pretty snarky comment. You can't see the ridiculousness of the whole situation and why maybe someone might be upset?

I left my papers, they apologized several times and I walked out steaming mad. I won't be back to the next meeting. I do feel bad for the neighbors to the west of this 2032 square foot "ADU" that now, instead of seeing the beautiful views to the east that they paid close to a million dollars for, they will now be looking at a 28 foot wall that maybe will have some nice paint on it.

Shannon K. Bailey

Sent from my iPad