

From: "Gerald Shuck" <gshuck@gmx.com >
To: <vanhagenk@mendocinocounty.org>, <davisv@mendocinocounty.org>
Date: 7/9/2018 9:30 AM
Subject: Re: APN: 119-060-20
Attachments: CDP_2017_0048 Story Poles.pptx; East EL.JPG; GD FRONT.jpg; South (Black's) EL.JPG

Dear Karla & Victoria,

Would you be able to help us with our situation? I received this email this morning (mailed last night) from our neighbors regarding our CDP which will be reviewed before the Board tomorrow July 10th.

It is a lengthy exchange of emails and cumbersome to read but I believe that it is all quite clear really. Obviously I won't be able to fly out to Mendocino (from Michigan) by tomorrow morning and I really need some one on hand at the meeting to show our view of the picture.

Would you be kind enough to put this exchange of emails as well as the attached power point and pictures into the hands of the Board Members? I hope that if they could mull it over today or at the meeting that we will not have to postpone another review for a month from now.

In reviewing the attached I believe that everyone will realize that we have made every possible effort to design the house in a way that most benefits Ken & Patricia Black.

Thanks you so much for your assistance.

Jerry & Kimiko Shuck
2983 Woodbrook St
Farmington Hills, MI 48334

248-539-8808 (land line)

Dear Kenneth & Patricia,

I am so disappointed in your expression of hard feelings and I don't understand why you have waited seven months to react negatively. I have kept you abreast of our plans since last September by sending you copies of the plans, CDP and all related documents. You know how much effort we have put into making you both comfortable with the plans. Kimiko and I are truly hurt.

I would like to address your concerns one by one and hopefully you will see clearly that we have made every effort to retain your views from the second floor as we agreed to do last September.

Sent: Sunday, July 08, 2018 at 9:52 PM
From: "Patricia Black" <pkblack@mcn.org>
To: "Gerald Shuck" <gshuck@gmx.com>
Subject: APN: 119-060-20

July 8, 2018

Kenneth E. Black
Patricia A. Black
10890 Palette Drive
Mendocino, CA 95460
(707) 937-3688

Dear Jerry and Kimiko -

This is a copy of our letter sent to the Board of Supervisors for the meeting on July 10, 2018 at 9am.

Pat and I will attend.

Best wishes,
Ken and Pat

Re: requested changes to the plans of the proposed construction of a new single family residence and attached garage (APN: 119-060-20) at 10900 Palette Drive, Mendocino, CA 95460.

Good morning Supervisors,

My name is Kenneth Black, owner with my wife Patricia A. Black, of our home at 10890 Palette Drive, Mendocino CA 95460 which adjoins the south border of the Shuck property. Our northern coastal view from our lower floor (bathrooms and bedrooms) will be nearly blocked by the new home.

During our many conversations while visiting you last September prior to the close of escrow and in subsequent emails and telephone conversations you made it quite clear that you were not concerned about the views from the first floor. You expected that view to be lost someday when someone eventually built a home on our lot. With great forethought you built a two story home with the primary living area (living, dining, office, kitchen) on the second floor. While I was in your home I saw for myself that the view from your first floor looking towards our lot is blocked by your unusually tall fence.

It appears that our new North view will be of the Shuck house entrance and enclosed garage (not detached as in the plans), propane tank storage, waste disposal area and guest parking. We request that the south facing Shuck plans be changed so that a quiet side of another area of their house will face south towards us. This will help to keep our bedrooms from noise and light pollution. We often retire early in the evening.

The detached garage that you refer to was on the original design plan which I sent to you in August '17 but as you raised concerns we eliminated it from the plans. There will not be a detached garage. The only garage door that you will see will be a \$9,500.00 windowless door made of Clear Heart Redwood to blend into the Redwood board & baton siding.

The propane tank will be buried at a great expense (approximately \$2,500.00) to us so that you and our neighbors will not have to see it.

The waste disposal (trash can) coral will be made of Redwood and will blend in harmoniously with the home and could be covered if you like.

I would like to point out that all of the windows on the South elevation which face your home will be of a fluted/ribbed architectural glass. You will not be able to see into our home and we will not be able to see out to yours.

I am attaching a rendering of the front of the house which you will see from your home. You will in fact be viewing the most attractive and most costly facade. Incidentally, the roof design that you and I agreed upon forced us into a South to North orientation which puts the front door on the south elevation.

Kimiko and I do not entertain often and we have no children. The garage will actually be used as an exercise room and "man cave" not a functional garage. It will be a rare occasion when a car will be in the driveway, perhaps only for the rare visit from an out of town guest. The daily use car will be parked in the downstairs garage on the north elevation which you will never see.

We request replacement of the proposed metal roof with another roofing material which will not reflect light. The roof should be of a neutral color as it will be a large part of our northern coastal view.

The metal roof with an estimated material cost of \$19,000.00 will be dark bronze in color and should not reflect light. You will be looking at the peaked end of the roof so again, you will have the most attractive vantage point with the least visual mass.

Mr. Shuck has agreed to build his roof so that much of our north coast view will be maintained from our upper dining and living quarters. This is of great importance to us as we wish to be reassured that our view will be maintained. The understanding for the roof height was to ensure our enjoyment of our coastal view over the new house roofline when Kenneth Black is sitting in his chair looking North. The plans shown today appear to conflict with our roof height understanding. An 18 foot roof height will block out the lower half of the two small islands to our North.

Ken & Pat please study the CDP plans more closely. You will realize that the maximum height of the roof at its southern peak will be 15'-8" (fifteen feet, eight inches). Last September when I flew out to Mendocino and installed the storey poles with my Builder Mike Meuschke (at an expense of \$5,00.00 with air fair) we all agreed to a maximum roof height of 16' (sixteen feet). I will attach a power point with the pictures that I took from your living room sitting in Ken's favorite chair. Please be assured that I am not violating our agreement and in fact the roof will be 4" (four inches) LOWER than what we agreed upon.

You are welcome to a copy of the Point of View Estates CC&R. Note that automobiles will be licensed and mechanical work other than minor adjustments shall not be permitted.

Respectfully submitted,

Kenneth E. Black
Patricia A. Black
10890 Palette Drive
Mendocino, CA 95460
(707) 937-3688

Ken & Pat, I urge you to please study the plans very closely and if you have any questions please call me. 248-539-8808 I believe that your concerns have all be addressed to the best possible resolution. Believe me please, you will be enjoying the best view of a very expensive and perfectly detailed home using the best of materials. Your views will be maintained as we agreed upon face to face last September and in subsequent communications.

This long and arduous CDP process has drained us. We have had to perform a Botanical Survey (\$2,040.00) as well as an Archaeological Survey (\$1,890.00) and seven months of nail biting. I honestly can't afford another trip out there to defend myself before the Board and I certainly don't want to hire a lawyer to fight with you.

I hope that you will understand our sincere desire to preserve your upstairs view to the north and someday live in harmony as neighbors.

Sincerely,

Jerry Shuck