

**Theresa Rice**

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**From:** Lois Boubong [hloisb@msn.com]  
**Sent:** Tuesday, January 31, 2012 1:14 PM  
**To:** PCD  
**Subject:** ATTN: Planning Commission

**I'm a shoreline homeowner and am concerned about the draft SMP currently under consideration. I can't see any good reason why rebuilding a deck or other existing structures should become prohibited if the draft is adopted...especially if not specifically required by the DOE. Many waterfront homeowners have raised the following questions. I would be very interested in hearing your response:**

**Questions:**

1. Why is the PC considering buffers that are 200% larger than those recommended by the DOE?
2. Why does the draft SMP contain provisions and restrictions **not required** by DOE?
  - a) Why does the draft prohibit rebuilding of decks, gazebos, boathouses, stairs, and sheds, and limiting rebuilding of garages and carports to one car???
  - b) Why is there a 25% limit on expansion if the expansion is landward or upward and there is no net loss of ecological function?
  - c) Why does the draft require creating a buffer if you change your landscaping?
3. Why does the draft require the Administrator's approval at every turn? The regulations should be clear and not subject to the arbitrary decisions of the Administrator (read Staff).

**Currently any deck over 3 feet off the ground is consider part of the home's footprint and can be rebuilt and enclosed as part of the home if desired, but the new proposal to declare decks as nonessential and prohibit them from being rebuilt would decrease the footprint and the living area of the home. Decks are important living areas and part of the home. Why is the city considering prohibiting rebuilding decks?**

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