



DS 21-376 (Mardani)

Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Wed, Jan 31, 2024 at 5:02 PM

----- Forwarded message -----

From: **Md Boyd** <REDACTED>
Date: Wed, Jan 31, 2024 at 12:39 PM
Subject: DS 21-376 (Mardani)
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Dear Marnie Waffle,

My 92-year-old mother, Nina D. Boyd, is the Trustee for the property on Sixth Avenue, 2 SW of Carpenter Street, which shares a property line with the revised project proposal identified in the subject line. I've recently discussed this revised project proposal with her.

Our family's property is on Sixth Avenue; however the main rooms of the house are oriented toward the west and one of its primary features are the spectacular views to the west from the west facing windows in the master bedroom, the kitchen, and the west facing living room window. (please see attached pictures)

I'll start my comments by saying it appears that the drawings of the revised proposal shows the rear addition in the front of the property. This error makes the plans confusing to read and could lead to problems if they are approved as-is.

We've been following all the revised proposals (10 total) associated with this property for 16 months and we appreciate all the communications with you, the planning department staff, and the planning commissioners.

We also appreciate the Resolution that was approved by the Commission on April 12, 2023 (No. 2023-019-PC) on this rear addition proposal that included 18 Recommendations/Draft Conditions.

In addition, we thank the Planning Commission for rejecting unanimously the second story addition on November 8, 2023, which was submitted by the applicant as a replacement for the rear addition.

The spectacular views to the west and our enjoyment of the two magnificent oak trees (No. 4 and No. 5) that provide breathtaking views as the sun sets and the sunlight gently filters through these beautiful oak trees will still be significantly impacted by this rear addition proposal. (please see attached pictures)

To be more specific, our views, sunlight and air flow, although slightly diminished, will still be significantly impacted by this proposal.

In my opinion, the spectacular double trunk oak tree (tree No. 4) across from our master bedroom window, the kitchen window and the west facing living room window on the other side of this proposed project, is one of the most beautiful oak trees in all of Carmel by the Sea.

Also, starting in the early afternoon, this proposed revised project will cast a large shadow over the main portion of our house which stands less than 10 feet from the existing structure on the project site.

Lowering the roof of the rear addition about eight inches does not adequately address these concerns, nor does it adequately address the concerns of the Commission regarding item number 18 of the April

Resolution to "lower the rear addition and/or change/lower the roof form to mitigate impacts to the northeast neighbor."

We commend Chair Commissioner Michael Lepage who at the April 12, 2023, hearing made a brilliant recommendation for the applicant to "cut into the grade." The existing structure was cut into the grade but unfortunately (as proposed) the rear addition will not.

The drawings show an unusual transition in height from the front to the rear addition, due to the fact that the front has been excavated and the land below the rear addition is not proposed for excavation. If excavation was required, the rear structure would be the same height as the front structure. The applicant would still have the same height rear addition, but it would be set lower which would provide some added protection to our views, light and air flow.

In addition, the excavation would allow the applicant more freedom to add the same number and style of windows to the rear addition without the constraints the proposed addition presents due to its height.

In addition, item number 5 of the Resolution regarding Recommendations/Draft Conditions calls for the applicant to "achieve a more human scale." Cutting into the grade for the rear addition will allow the applicant to achieve a more human scale.

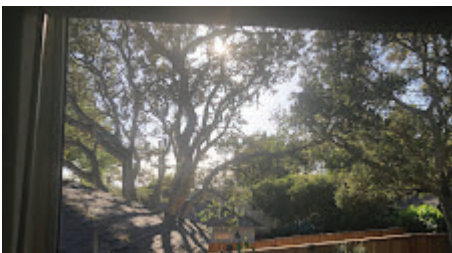
We remain concerned about the possible impact to the root structure of the trees mentioned previously which are in close proximity to the rear addition. However, I've been told by a staff member that if the applicant's contractor used an air-spade to excavate for the rear addition, the root structures will be adequately protected.

Finally, as mentioned previously, the number of revised project proposals for this project now stands at 10, starting on September 15, 2022, and the latest revised proposal was submitted on Jan 23, 2024. Reviewing each of these proposals thoroughly has been very time consuming and has created a great deal of stress and mental anguish for me and my family.

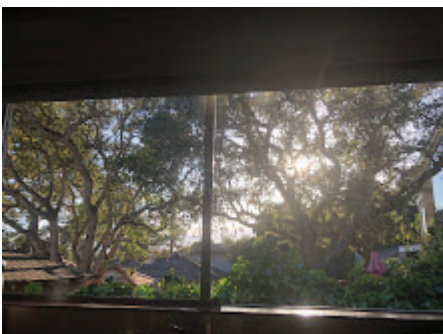
Sincerely,

Marc Boyd

3 attachments



Master Bedroom Window.jpg
706K



kitchen window.jpg
939K



Living Room Window.jpg
1092K





