

Diane Gorman, Trustee for the Lois R. Grant
Trust for the Benefit of Timothy J. Riordan
1881 N. Nash Street, Unit 1703
Arlington, VA 22209

February 6, 2024

City of Carmel-by-the-Sea
Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93901

Re: Planning Commission Application Review DS 21-376 (revised 1-23-2024)
4 NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea

Dear Commissioners and Staff,

I am writing to you about the concerns that Tim Riordan and I have with respect to the application submitted to the City by the Seyedeh Mardani and Shahram Mostafazadeh to enlarge the structure at 4 NE Guadalupe on Ocean Avenue. For simplicity's sake, we will refer to this property as the Mardani property.

I do not understand why Mardani is insistent upon destroying access to a common driveway which has been amicably shared by all three cottages for over 50 years, since 1965. Mardani is purposely putting herself and her future tenants in danger. Without the common driveway, she or her tenants will have to back out onto Ocean Avenue just below the stop sign at Carpenter Street and Ocean Avenue, at a point where cars are accelerating downhill on Ocean Avenue. Backing out of this driveway at this point is both a safety hazard and an accident waiting to happen. Cars backing out of the driveway have delayed visibility uphill, which also poses a hazard to downhill traffic. The uphill traffic is also affected as the backing car swings into the uphill traffic lane as it positions itself to turn downhill. During its first visit to the property in April of 2023, the Planning Commission saw that removing this common driveway access would be hazardous and therefore, made it a condition for approval that Mardani remove a proposed stone wall that extended into the driveway as a condition for approval of the first application. Between the time of withdrawal and now, reinstatement of this application as their last application was denied, the hazardous conditions have not changed.

There is no reason why the proposed 4-foot front fence needs to extend into the driveway. It can easily be moved back to span the distance between the side of the garage and the front end of the existing 6-foot fence between the Mardani and the Rice properties. By moving the 4-foot fence back, the driveway can remain clear and open for the safety of all three cottages.

Secondly, I understand that the City might be considering creating a no-parking zone between the front property lines of the 3 cottages and the fence on Ocean Avenue. With the common driveway in place for the safety of the occupants of the cottages, this will leave the Rice (center) property with no place to park. All three properties currently use that area for parking in different spaces. Where would residents of the Rice property park just to unload groceries? It would be an unnecessary burden on the Rice property to make them have to find parking somewhere in the neighborhood when there is room in front of their cottage to park on city land that is not useful to the public. I beg the City not to pursue posting the adjacent right-of-way as "No Parking."

Thank you for your attention,
Diane Gorman and Tim Riordan

Diane Gorman, Trustee for the Lois R. Grant
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Arlington, VA 22209
February 6, 2024
(March 30, 2023 letter updated and resubmitted)

City of Carmel-by-the-Sea
Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93901

Re: Planning Commission Concept Review DS 21-376
4 NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea

Dear Commissioners and Staff,

I am writing to you about the concerns that Tim Riordan and I have with respect to the application submitted to the City by the Seyedeh Mardani and Shahram Mostafazadeh to enlarge the structure at 4 NE Guadalupe on Ocean Avenue. For simplicity's sake, we will refer to this property as the Mardani property. The plan, as submitted, appears to block the driveway which has historically been used in common by the three properties: 2, 3, and 4 NE Guadalupe on Ocean Avenue. This is a semi-circular driveway which is entered in a westbound direction, paralleling westbound traffic on Ocean Avenue. Its entry point is on the Mardani property, passing through the Rice property at 3 NE Guadalupe on Ocean Avenue, and exiting on the Riordan Property at 2 NE Guadalupe onto Ocean Avenue.

The Riordan Property was purchased in 1988 by newlyweds Lois Riordan and Fred Grant. At age 60, this was Lois' first marriage and the small cottage presented itself as the perfect way to enjoy their mutual love for each other and for Carmel-by-the-Sea. When purchased, the driveway common to all three properties provided ingress and egress to the property with parking spaces situated on each of the three properties so as not to obstruct the driveway. Left through their trust to Lois' nephew, Timothy J. Riordan, Tim is now the permanent resident of the property.

Tim daily uses the common driveway to safely access and leave his property. Tim's car enters the upper portion of the driveway on the Mardani property from the westbound flow of traffic on Ocean Avenue and drives through the Rice property to park on his own property. His car leaves via the lower portion of the driveway, which is on his property, safely entering the downhill westerly flow of traffic on Ocean Avenue. The re-entry onto Ocean Avenue can be challenging, especially as heavy weekend traffic heads into the beautiful downtown and beach that Carmel offers. By being able to head out of the driveway, he has greater visibility and maneuverability to meld into westbound traffic than he would were he backing out into Ocean Avenue. If he needs to travel east on Ocean Avenue, he turns right at Guadalupe, going around the block to Carpenter Street where he can use the stop sign at Ocean Avenue to safely turn left.

The problem is the position of the three properties on Ocean Avenue. They lie a few yards downhill from the stop sign at Carpenter Street and Ocean Avenue. Cars accelerate away from the stop sign and gain speed as they drive downhill past these three properties. The unnecessary addition of three driveways whose cars will be forced to back out into accelerating downhill traffic on Ocean Avenue poses a traffic

hazard to both the residents of the three properties and the on-coming traffic. The process of backing into Ocean Avenue traffic affords delayed visibility up the hill into on-coming traffic for the resident and last-minute visibility of the movement of the backing car for the downhill driver. Traffic coming uphill from Guadalupe will also be encumbered as the cars back out far enough to make the leftward forward turn to join the downhill traffic. Visibility for Ocean Avenue traffic in both directions as well as for the backing residents makes this a dangerous location to force the installation of three driveways where the safe alternative of the existing driveway is in place.

Please consider the danger that three new driveways backing out onto this part of Ocean Avenue would pose when evaluating the impact of any Mardani plan for expansion which would block the current and historically common driveway which allows all three properties to head out into westbound traffic more safely with greater visibility and maneuverability.

Thank you for your attention,
Diane Gorman and Tim Riordan