

January 2, 2024

To: Marnie R. Waffle, AICP  
Principal Planner  
City of Carmel-by-the-Sea  
Community Planning & Building Department  
P.O. Box CC, Carmel-by-the-Sea, CA 93921  
(831) 620-2057

From: Randy Turley  
Property Owner  
Santa Fe 3SE of 2<sup>nd</sup> Ave.  
Carmel, CA 93921

Re: Objections to Rieken-Yoo Project  
DS 23-125 (Rieken-Yoo)  
Project Plans 10.18.23

Dear Ms. Waffle:

I am writhing this letter to document my concerns and objections to my next-door neighbor's construction plans. My objections can be summarized as follows:

1. If this house is allowed to be built as currently designed there will be a significant reduction of my sunset views and Monterey pine upper-canopy views from 2 rooms in my house.
2. The removal of 2 significant Monterey Pine trees should not be approved because this project does not meet any of the conditions necessary to remove a significant tree in Carmel.
3. If this house is allowed to be built as currently designed there could be a significant reduction of sunlight into one of my bedrooms.
4. If this house is allowed to be built as currently designed there could be a significant reduction of available sunlight to my roof that would be needed for any future solar panels installed on my southern roofline.

Significant Reduction Of Views – My property is immediately north of and adjacent to the Rieken-Yoo project. There are three rooms in my house that are

on the south side of the house and adjacent to the new construction. They are the back bedroom, the forward bedroom, and the living room. The 2 rooms that will have significantly reduced views are the forward bedroom and the living room. I would invite the Planners to visit my house to see for themselves the amount of view reduction due to the construction of the Rieken-Yoo project.

Additionally, the plans include a private "Front Porch" (see Plan Sheet A5) that will be built on the northwestern side of the new house and that new Front Porch sits immediately adjacent to, and at the same level of, my living room and bedroom window, which will allow anyone on the porch to peer into these two rooms (ref. Plan sheet AO, "Existing Site Photographs" lower left corner). This location of the private Front Porch provides the ongoing opportunity for a significant invasion of our privacy.

Removal of trees deemed "Significant" – The severe storms that hit the Carmel area earlier in the year resulted in 4 Monterey pines that had to be removed from Santa Fe Street between 2<sup>nd</sup> and 3<sup>rd</sup> Ave. The removal of these trees resulted in a significant reduction in the upper-canopy views available to the local residents, and to me personally. Allowing the removal of 2 more Monterey pines, as required by the new Rieken-Yoo construction, will not only violate Carmel's Ordinance 17.48.070, but will also significantly reduce the views and local cultural significance afforded by the Monterey Pines' upper canopy to local residents.

According to the Rieken-Yoo plans, they are planning on removing 2 "significant" Monterey Pine trees (identified as tree #2 and tree #3 on the plans and identified as significant on the plans) and according to Carmel's Ordinance 17.48.070 (B)(2)a through d - FINDINGS REQUIRED FOR SIGNIFICANT TREES, there are 4 requirements that have to be met before these 2 significant trees can be removed and none of the 4 required conditions are met by the Rieken-Yoo project. Therefore, I request that the Beach Commission disallow the removal of these 2 trees. Below is a copy of that Ordinance.

**CARMEL ORDINANCE:**

(The Carmel-by-the-Sea Municipal Code is current through Ordinance 2023-05, passed July 11, 2023.)

**17.48.070 Findings Required for Significant Trees.**

**A. Not Related to Construction. When not related to construction or development, removal of significant trees is prohibited unless authorized by the Forest and Beach Commission consistent with the following finding:**

**1. That the tree is causing substantial damage to a building that cannot readily be repaired or alleviated on a long-term basis, through minor reasonable building modifications.**

**B. Related to Construction. Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:**

**1. That removal of the tree is required to protect public health or safety; or**

**2. That the following four conditions exist:**

**a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site , and**

**b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and**

**c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and**

**d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).**

Reduction of Sunlight – As can be seen by the story poles installed for the project, the new building will reduce the amount of sunlight available to the forward bedroom and to the roof which may significantly reduce the solar production capability of any solar panels installed on the roof in the future.

In summary I am requesting that:

1. The Planning Commission visit my property to see firsthand the proposed construction outline and how its size and location negatively affect my property
2. The Planning Commission disallow the construction of the Rieken-Yoo project as currently proposed due to it causing a significant decrease in available views from my forward bedroom and living room.
3. The Beach Commission disallow the removal of the two significant trees #2 and #3 as currently proposed.
4. The Planning Commission require the applicant to quantify the reduction of light to the rooms and to the roof.

Regards,



Randy Turley  
Carmel Resident