

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

From: **Adam Jeselnick** <[aejarch@gmail.com](mailto:aejarch@gmail.com)>  
Date: Mon, Feb 12, 2024 at 4:26 PM  
Subject: Rieken - Yoo staff report  
To: Marnie R. Waffle <[mwaffle@ci.carmel.ca.us](mailto:mwaffle@ci.carmel.ca.us)>

Hi Marnie,

Please see my written comments below in response to your staff report.

Thank you and I look forward to seeing you at the tour tomorrow.

Best,  
Adam

*Forest Character:*

Trees no. 3 and 4 are incorrectly designated in the tree report as moderately significant. Both trees were given a score of zero in category F, age and vigor. **Therefore, the trees are not significant and can be removed.** A tree removal permit will be submitted for the Monterey pine trees.

The proposed house does not encroach on to the structural root zone of tree no. 5.

*Privacy, Views, Light, & Air*

The privacy concerns of the north neighbor have been noted. However, because of the difference in the floor elevation between the homes, it should be clear that any possible privacy impacts would be far more significant for my clients (whose house would be nearly five feet lower than the neighbor's house). For example, the sill of the powder room window is nearly in line with the floor of the neighbor's house. The stair window is visible from the landing, which is lower still. The dining room window is not aligned with any windows, and bath 2 / bedroom 2 are opposite the rear yard of the neighbor. We do not concur with the recommendation to use opaque glass for any of these windows. For similar reasons, we do not agree with the recommendation to shift the front entry to be west-facing. The front door is proposed to be solid, not glass.

The proposed house will have no impact on the neighbor's sunset view, which is principally to the west. We disagree that views of a tree canopy, in particular of aging, unhealthy trees, and located on my clients' property, should be shared. We are happy to plant additional trees to meet the standard tree density.

The solar study will illustrate that any impacts to the daylight in the neighbor's bedroom is negligible, and there is absolutely no impact to the sunlight on their roof. In fact, the removal of the large Monterey pines should provide additional daylight and solar access for the neighbor.

*Parking and Access*

A detached garage is not feasible at this location because of the natural slope of the land and the traffic issues posed by the truck route. It's essential for a driver to have visibility in both directions on Santa Fe to safely back out of their driveway. For this reason, the front of the garage is set back more than 30' from the edge of the roadway. A garage located at the same elevation at the living area of the house would create a different (and much more visible) ramp effect, since this would create a very severe slope up to the garage (more than five feet in thirty feet, or a 24% slope). At the lower level, the proposed garage is located less than three feet below the street, creating a more management 14% slope for the driveway. The proposed retaining walls are tapered with the natural slope of the land and do not create a ramp effect.

It should also be noted, a garage located at the first floor would add significantly more mass and bulk to the house.

Sincerely,  
Adam Jeselnick AIA

Adam Jeselnick AIA  
**Adam Jeselnick Architect**  
adamjeselnick.com  
m. 831.620.5164