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From: **Paul Bruno** <REDACTED>

Date: Sat, Feb 10, 2024 at 1:19 PM

Subject: Re: Updated Plans Follow Up; 14 February Planning Commission Hearing; DS 23-354 (Liniger)

To: Liniger Family <REDACTED >, <[ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us)>

Cc: Julie Bruno <REDACTED >, <[patrick@lxdesignstudio.com](mailto:patrick@lxdesignstudio.com)>

Evan, as you know, we are the next door neighbors directly to the North to the Liniger project. Both Julie and I have enjoyed an excellent relationship with Carmel-by-the-Sea Community Planning & Building Department since we embarked on completing our home in 2014. I understand the planning issues as a former Chair of the Los Gatos Planning Commission and a current member of the Douglas County, Nevada, Planning Commission. We are also members of the Carmel Residents Association.

We have had several conversations and emails with Lionel Liniger, and we have talked with the Architect of the project, Patrick LeMaster. Each of our concerns including privacy and lighting has been accommodated through: 1) removal of a window on the north side second floor master bedroom, 2) building of a stucco wall with a wood screen to 6' on the patio off the same master bedroom, 3) indicated a solid stucco wall consistent with existing wall on the front patio (north side) full length (for our privacy) up to the front of the patio which will intersect with the glass patio wall for ocean view west side, and 4) moved exterior lights away from north side on both the ADU and patio off of the master bedroom west doors. The original plans already removed the door on the north side near the kitchen.

On a key issue, the use of ADUs may be the solution to solve the demands of the State for additional housing units in Carmel-by-the-Sea. Despite many that resent the beautiful town and the Carmel lifestyle, the use of ADUs integrated into the neighborhoods and designs that are consistent with existing neighborhoods, Carmel can achieve what we regard as extreme demands of the State bureaucrats. The Liniger project is a perfect example of how to integrate both an ADU and additional floor space without damaging the neighborhood.

We, the Bruno's, fully support and endorse the project and hope the Planning Commission also supports the current iteration of the plans. Very best regards to all,  
Paul and Julie Bruno <REDACTED>

Sent from my iPad