

David and Sarah Avedesian  
Casanova 4 SE 4th  
Carmel, CA 93921

February 12, 2024

Via Hand Delivery, Email and UPS Red Letter

Planning Commission of the City of Carmel-by-the-Sea  
City Hall Monte Verde Street between Ocean and Seventh  
Carmel-by-the-Sea, CA 93921

Attention: Evan Kort

**RE: Casanova Street 3 SE 4th (Liniger)**

**Construction Proposal DS 23-354**

Dear Planning Commission of the City of Carmel by-the-Sea:

On February 8, 2024 I received a notice from the planning commission regarding a hearing on the proposed construction project above. I had received text messages from the new owner/investor regarding their ideas in early November, however my time was consumed by the death of my brother and business partner in late October and funeral services in early November and subsequent business issues.

As the owner of Casanova St. 4 SE 4th for the last 25 years, I am concerned about a negative impact for privacy, neighborhood airspace, sunlight and parking. All of those are a communal concern and commodity in Carmel by-the-Sea.

The project appears to be an attempt to manufacture a secondary Pacific view. The house already has one from the kitchen and terrace. This project would be hurtful to our property and our neighbors.

Many homes have changed ownership at least 2 or 3 times in 25 years, Casanova 3 SE 4th now has its 4th owner in 10 years. The house was renovated in 2001 & 2002 which was quite disruptive but resulted in an award-winning home and made it a great resale property, 3 times since 2014. The 2 owners since Ron and Jane Barr have always complained to me about water runoff. They have seemed to think that it was a function of my property while disregarding the fact that Casanova 3 SE 4th sits below 5 homes on Monte Verde Street. There is little ground at their property to absorb water.

The subject home has a storage garage and parking for 1.5 cars, as does its neighbor to the north resulting in little street parking. More square footage will result in more parked cars.

## Subject Property Driveway



Our main concern of the proposal, the new owner/investor and architects have placed orange netting around their proposed structure. I have included pictures from the exterior and interior of our home and the potential impact on the northern exposure of our home.

Sunlight is a key component to mental health. My neighbor directly to the south, Stuart Miller, was impacted by depression from sunlight deprivation and committed suicide 10 years ago, in his house.

Also, here are a few thoughts shared with me this morning from Ron Barr, the prior owner and renovator of the home in question:

“When We remodeled We thought about adding some sq footage to the house but Carmel (at the time, not sure about today?) had a restriction on how much hard scape was allowed based on the lot size. The house as we purchased it exceeded the maximum but if we left the sq footage the same our excess driveway, patio in the back, sidewalks, etc would be “grandfathered “ in.

Originally, I wanted to do the remodel in “phases” but after looking into it with Mike we realized we would have to do the entire project at once. I had received my permit without any design review originally but when I got a rough estimate from Mike Simmons on costs I decided to vault the ceiling in the living and kitchen area.

When we went back to the City then they had us go through the architectural review and put up the story boards because they said when we remove the roof to vault the ceilings even though we were not increasing the overall elevation, all the neighbors would be concerned so the City wanted to cover their asses just to be safe.

You might want to look into current limitations on the hard scape limitations as I’m sure that they might have to comply if they enlarge the house.

I believe the limitations are based on trying to mitigate water runoff vs absorption into the ground.

The retaining wall made from old railroad ties between the properties is probably failing in some spots as we had to put in a concrete section in the back and wrap a few feet around between our common property line. It is the water / drainage issue causing that.

I would look into the Carmel rules about lot coverage in walk ways, patios, etc. and see if they exceed the rules. Other than that I'm not sure.

I know the two home above mine put in gutters and then buried a tank that supposedly would catch the water from their gutters and drain it into the ground but it all drained down into the back of my property.

I put in a 4 inch line and a catch basin on your property line to attempt to drain the water out to Casanova. If it's not filled with sand it works pretty well but in heavy rain it can't keep up. Water from the houses above Your runs down to the back of your house and then goes towards my property. The catch basin is right the edge of the railroad ties adjacent to the back of your home.

Home this helps,

Regards,

Ron"

Deck (Facing North)



Living Room (Facing North)



Living Room (north, right side)



Bedroom (north)



Except for a personal health scare in 2020, I had put the home on the market. I got good news from my doctors and pulled the house off the market.

I have always considered Carmel to be my Touchstone and a place of serenity where I could relax and gather my thoughts. Hence, my forever home.

I will be in attendance at City Hall on Wednesday, February 14, at 4pm to voice my concerns.

Sincerely,

David and Sarah Avedesian

A handwritten signature in black ink, appearing to read "David and Sarah Avedesian". The signature is written in a cursive, flowing style.

Mailing Address:

<REDACTED>