

**To:** Planning Commissioners  
**From:** Kelly Francis, <REDACTED>  
**Date:** July 9, 2024 (Hearing July 10)  
**Re:** Santa Fe 2SW Mountain View, Residential Development

First, thank you for all of your efforts on behalf of Carmel-by-the-Sea residents. We appreciate it. Please see the email exchange below. Please know that our sentiments remain the same and that we also support neighbor concerns regarding privacy.

Finally, we briefly read, but do not have sufficient expertise to evaluate the Staff Report. Nor have we seen the proposed development from any angle other than the street. However, we generally agree with its evaluation of the development, subject to the thoughts below.

**From:** Kelly Francis <REDACTED>  
**Date:** Mon, Jul 1, 2024 at 10:01 AM  
**Subject:** Re: Santa Fe 2SW Mountain View Request  
**To:** Evan Kort <ekort@ci.carmel.ca.us>

Hi Evan - As always, I cannot "read" the proposed plans with any accuracy. However, I thought that it might be helpful for you to know that my cousin (who used to live across the street) and neighbors have commented that the new story poles which are positioned beyond the boundaries of the current 3 bedroom, 2 bath, green house make the development seem "massive" and "huge." Charlie & I agree. (The green house previously was almost completely hidden from the street behind trees and foliage before the current developer removed these features.)

Given the above, at a minimum, we would like to confirm that the total square footage of the proposed residence is within/under the required limits (with the exception of the proposed ADU which I understand is subject only to state law at this point).

Also, FYI, I also am aware that the neighbors behind the proposed development have concerns about privacy since it is possible, even now, to look directly into their house from inside the current, green house given that the developer removed the two oak trees on that side.

Finally, the neighbors, including us, also would like to make sure that drainage from the site is adequately addressed.

As always, thanks for your help!

Kelly Francis  
<REDACTED>  
<REDACTED>

From: **Evan Kort** <ekort@ci.carmel.ca.us>  
Date: Mon, Jul 1, 2024 at 10:44 AM  
Subject: Re: Santa Fe 2SW Mountain View Request  
To: Kelly Francis <REDACTED>

Hi Kelly,

- The proposed square footage is 3,178 square feet -this includes a 462 square foot attached garage, The allowable square footage is 3,200.
- Noted. The commission can tour their property to assess any privacy impacts if requested by the neighbors.
- A standard condition of approval for all projects is that the project complies with the city's drainage requirements. A preliminary drainage plan has been submitted on sheet A1.3:
  - *Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, [SOG17-07](#). At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.*

**Evan Kort**  
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