

Rebecca Teutschel
Stephen Ratcliffe
Thomas Whitehead
Bruce Ratcliffe
Patricia Phillips
David Whitehead
David Ratcliffe
Collectively, the owners of:
<REDACTED>
Carmel, CA 93921

July 10, 2024

RE: DS 24096 (Comeau-Meyrose)

I write this letter as one of the owners of <REDACTED>, Carmel CA located directly behind (east of) the Comeau-Meyrose project (DS 24096). Specifically, I am writing to represent our collective concerns about the significant view impact said project will have on our existing ocean view. The property is currently on the market. The property views are one of the highlights of the property. We are concerned about the effect a negative impact on the view may have on the sale price of the property.

Our existing ocean view is provided by a site line that runs from our 2nd story primary bedroom and deck to the ocean. I have reviewed the project plans and viewed the story poles currently in place which demonstrate the proposed height and breadth of the proposed new 2nd floor addition. As you can see in the attached photo (taken from our 2nd story deck), our view of the ocean would be obstructed by both the height of the project and the lateral aspect of the new roof and chimney. The proposed project would effectively replace a direct view of the ocean with a view of the back of the Comeau-Meyrose home making the Comeau-Meyrose structure the foreground of our view while shrinking the existing ocean view and placing it in the background.

My understanding of City Code section 17.10.010(K) regarding Private Views is that designs should respect the views of neighbors and not eliminate an existing view. The same City code section states one property owner should not enjoy a greater right than other parcels and that buildings which substantially eliminate an existing significant view enjoyed by another parcel should be avoided. In this case, the second level addition, while not completely eliminating our view, does significantly alter the focus of our view from the ocean to the back of the Comeau-Meyrose home, while eliminating a broad section of the ocean view that is currently enjoyed by our property.

In recognition of the impact to the already limited ocean view of our property, I respectfully request that members of the planning commission take into consideration our concerns and ask that appropriate changes be made to the design so as to eliminate and/or mitigate the impacts that the current design will have on our property views and potential sale price. Further, I would like to invite the members of the planning commission to tour our property to get a complete picture of the project impacts.

I would like to thank the members of the Planning Commission for your time and interest in reviewing this letter and look forward to an amicable solution that satisfies the interests of all parties.

Best Regards,



Rebecca Teutschel, Stephen Ratcliffe, Thomas Whitehead, Bruce Ratcliffe, Patricia Phillips, David Whitehead, David Ratcliffe

