

From: Rheyna Laney <REDACTED>

Date: July 9, 2024 at 7:23:52 AM PDT

To: mlepage@ci.carmel.ca.us, eallen@ci.carmel.ca.us, skarapetkov@ci.carmel.ca.us, rdelves@ci.carmel.ca.us, slocke@ci.carmel.ca.us

Subject: DS 24096 (Comeau & Meyrose): Concept Design

Dear Members of the Planning Commission,

I am the owner of the empty lot that lies just to the north of this residence, and I would like to express my concerns about this plan.

To begin, I want to acknowledge that there are reasons to like this design. Aesthetically, it is good looking. The inclusion of an ADU certainly helps the city address its housing needs. And, I appreciate the fact that the backside of the house is set a bit underground.

Nevertheless, its height and bulk will have cascading impacts on the neighborhood overall.

There are three empty lots to the north of the property, which my brother and I own. We plan to build on two of those lots in the near future. Within this portion of the block, the primary view that we all attempt to enjoy lies principally to the southwest -- towards Point Lobos.

The design of this remodel captures nearly all of that view, blocking it for our lots to the north. To salvage any of that view, we would have to try to go higher and build out further towards the front of our lots (the west). That would, in turn, block views for the houses to the north, east and northeast of us. Or, you might not approve those strategies, and the value of our properties would be significantly diminished.

I am asking that the planning commission think about the Comeau & Meyrose design from this broader perspective.

Ultimately, my brother and I would like to build homes that are as low as possible (to protect our neighbors' viewsheds), but still enjoy some view.

I hope that you will consider design modifications that could reduce the overall height of the Comeau & Meyrose home, and reduce the western reach of the second floor. That would help allow all of the homes that lie along that side of the block to share the view.

Thank you for your consideration,

Rheyna Laney