



June 5, 2024

City of Carmel-by-the-Sea  
Community Planning and Building

Project Address: N. Casanova 2 SE Palou  
APN: 010-225-003-000  
Owner: Ms. Liyoong Lim

Re: DS 22-057

Attn: Evan Kort, Associate Planner

Dear Mr. Kort,

On July 12, 2023, this project was brought before the Planning Commission and a motion of continuance was issued with direction to redesign the home in effort to preserve the northern neighbor's views and avoid tree branch encroachment, by moving the second story towards the southeast corner of the property. There was also concern for usage of metal roofing and fence screening.

We received comments from the public with the majority concern being how this project impacts the northern neighbor but no specific concerns pertaining to any other properties was identified.

The primary concerns itemized:

1. The impact of the second story to the northern neighbor's views, specifically to their breakfast nook, dining and light impact to a lower-level bedroom.
2. Second story "tunneling" effect due to proximity of second story to northern neighbor.
3. Tree branch encroachment of the second story, specifically over the garage and along the northern property line.
4. Metal roofing choice.
5. Fence screening.

In response:

Items 1-3:

We have redesigned the home, moved the second story towards the southeastern corner of the property, and reduced the second story by 31 SF. This moves the second story away from the primary viewing areas of the northern neighbor and light obstruction to their lower bedroom by the second story is alleviated.

This shift and size reduction lessens the tunneling effect. The second story is narrower and more centrally located between the two adjacent homes.

The tree branch over the garage will no longer be affected and no pruning along the northern property line is proposed.



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Items 4-5:

We have changed the roofing material to an asphalt shingle and reduced the fence screen at the front to 4 feet high from 6 feet.

Please let me know if you have any questions or need anything further.

Kind Regards,

Angie Phares  
Designer | Hastings Construction, Inc.