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McColl letter re: Lim project

1 message

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Gwyn McColl [REDACTED]  
To: Evan Kort <ekort@ci.carmel.ca.us>

Thu, Aug 8, 2024 at 3:28 PM

To: Evan Kort  
From: Gwyn McColl  
Re: Lim Project

August 8, 2024

Hi Evan,

As we discussed, I am writing to let you know what our concerns are with the newly proposed plans and story poles next door. Please confirm that this letter will be included in their Friday packet.

When we left the meeting last year we felt hopeful that we could find a way to keep both parties happy. As some of the only full time residents directly near the Lims we were relieved to know that the city was looking out for us as well as the neighborhood and the trees we share. The commission seemed to agree about the significant impact the proposed project was going to have on us. They offered a number of good suggestions for redesigning the project and voted unanimously for a continuance.

We appreciate the Lims and their team for their efforts with the redesign. We understand that adding a story is complicated when taking the surrounding homes into consideration. We do see that there were changes made in an effort to lessen the impact.

However, after reviewing the latest plans and studying the story-poles, we feel that the changes made were not significant enough. We are still staring at the side of a house from where we eat, and it's hard to tell that the height of the second story changed when looking out our windows. There doesn't seem to be the "step down" that is recommended when building a house on a (severely) sloped street. There is still "excess visual mass or bulk" that is within the view of our "adjoining property" in our opinion. (See below) Wondering if the encroaching stairwell could be relocated or if the entire house could be moved further east?

**MC.17.10.010.D.** Mass and Bulk. Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. ...building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade...reduce mass and bulk. ...

With regards to scale:

**DG.7.0** Building Mass and Scale "A building should contribute to the character of the neighborhood and **should not dominate** the street or **neighboring properties**. Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, **a large, expansive building mass should be avoided**. Keeping the actual building mass in scale with those seen traditionally is the best approach. **This can be achieved by building less than the allowed floor area, constructing some floor area below grade, ...and keeping above-ground floor levels close to grade."** **DG.7.2.** Minimize the mass of a building as seen from...adjacent properties **DG.7.3.** Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

We still feel there is significant mass. And there was no attempt to go "below grade" in order to lower the profile of the house. It appears that there is a tall building wall directly across from our kitchen nook.

Regarding light and view from downstairs...When I look from the downstairs bedroom it appears that we will be looking at a lot of house, and that there could still be an impact on light in our daughter's room. (See below)

**DG.5.1** preserve reasonable solar access to neighboring parcels...protect and preserve the light, air and open space of surrounding properties...tall or bulky building elements near the property line of an adjoining site should be avoided.

Despite our best efforts, we have had no luck communicating with Ms. Lim or her builders. We haven't heard from either party since the original hearing at City Hall over a year ago. We want the Lims to have a home they can truly enjoy. We simply want to continue to enjoy our home as much as we currently do. We have put a lot into our home — financially and otherwise — and we feel there is a lot at stake for us.

We are simply asking that the commission take a look and determine whether the changes made are significant enough to move forward as planned, or if there are any modifications that could be made to make it feel more equitable from where we sit.

We really appreciate the time and hard work of both the the commissioners and the staff. I thank you for your consideration.

Thanks so much,  
Gwyn and Mike McColl

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**APN: 010-225-003-000**

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**Tom Berquist** [REDACTED]  
To: ekort@ci.carmel.ca.us

Fri, Aug 9, 2024 at 1:04 PM

Date: August 9<sup>th</sup>, 2024  
To: Carmel-By-The-Sea Planning Commission  
From: Tom and Polly Berquist  
Re: North Casanova Street 2 southeast of Palou Avenue, Block ii, Lot 3, APN: 010-225-003-000

Hi Evan,

We live next door to the above proposed project (corner [REDACTED]), and we are not able to attend the meeting on Wednesday, August 14<sup>th</sup>, 2024 at 4:00 PM to discuss this planned project.

Our concern is the height of the proposed home based on what we can see from the story poles next door. The homes in our area all step down toward 4<sup>th</sup> avenue. Our house, which was rebuilt in 2007/2008 is a two-story house but it's a walkout so that from the Palou street side (where our front door is located) it looks like a one story house. This required the builder to dig down into the hill to put in the foundation and first story. Our neighbor on the other side of Palou can see over our house as they are further up the hill and they step down from their neighbor behind them.

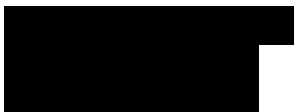
When we look at the story poles on this proposed project, it's a full two stories above ground and impacts sight lines for a number of neighbors including ourselves. Therefore, we feel that this project should also go below ground if they want to put in a two story home to keep the step downs in place for all the homes in our area.

Thanks and please feel free to contact me if you would like to discuss this further,

Tom

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**Tom Berquist**  
**EVP, Chief Financial Officer**



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**Concept Design Study DS 22-057 - Letter of Concern**

1 message

**Gregg Meissner** [REDACTED]

Thu, Aug 8, 2024 at 1:16 PM

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, ekort@ci.carmel.ca.us  
[REDACTED]Carmel Planning Commission  
c/o Evan Kort, Associate Planner

We were informed of this project via the required 300 foot notification requirement. This is a very friendly, caring, and close knit neighborhood especially with the full-time residents. Prior to this notice, the McColls, who are full-time residents, informed us of the impact this redesigned project would still have by literally overshadowing their home. We can certainly understand the McColl's concerns. As the proposed project calls for the complete demolition and replacement of all the structures (historic?) on the site, with this clean slate, the project proponent could and should have done a significantly better job addressing the neighbor concerns through the use of the on-site grade differences as well as moving the 2 story portion to the very rear of the site thereby minimizing the direct light and air impacts to the McColl's home. Though this project does not have a direct impact on our home at Casanova 2NE

Palou, it does disrupt the cohesiveness of our friendly neighborhood when there has been a continuing, nonexistent project proponent/owner effort at outreach to the nearby neighbors most impacted by the proposed project.

To keep this as a friendly close knit neighborhood, it is our hope that the Planning Commission directs the proposer to reach out to and meet with the McColls and any other neighbors most impacted by this project—to work out a plan that would be agreeable to all those impacted as well as the property owner.

Gregg Meissner

Sent from my iPad



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## North Casanova 2 SE of Palou

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Bryan Draper <[REDACTED]>  
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>

Tue, Aug 6, 2024 at 11:17 AM

Dear Mr. Kort:

I am sending you this email as I will not be able to attend the meeting either in person or virtually. My wife and I own a home at the [REDACTED] and I received a Public Notice regarding this proposed development.

I reached out to the Planning Commission when the owner of this property previously tried to get development approval for a prior plan which was rejected. I have looked at the current positioning of the story poles from both Casanova and Palou. It appears to me that this plan continues to be obtrusive to the McColl's that live on the [REDACTED] in addition to severely limiting their views and privacy. Is it possible to move the second floor structure further to the southeast of the property allowing to McColl's to enjoy more privacy and light?

Thank you.

Bryan H. Draper, C.P.A.

[REDACTED]