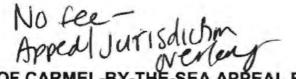
City of Carmel-By-The-Sea

FEB 0 4 2025 BY THE SE

Clerk





CITY OF CARMEL-BY-THE-SEA APPEAL FORM

Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed within 10 calendar days following the date of action and paying the required filing fee as established by City Council resolution.

Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed within 10 working days following the date of action and paying the required filing fee as astablished by City Council resolution.

Hastings Co	nstruction	
Name of Appellant		
		201 Monterey, CA 93940
Mailing Address of A	ppellant	
831-620-0920		design@hastingsconstruction.com
Phone Number		Email address
Send correspondence	e to the following party (if differ	rent than Appellant):
Liyoong Lim		
Name		
Mailing Address		142 ± 1
Phone Number		Email address
Planning Co	mmission	
Commission, Board,	Official or Department whose a	action is being appealed
Physical location of n	roperty involved (street location	on or address): Casanova St 2 SE Palou Ave
3	II (eye-eye)	010-225-003-000
Lot	Block	APN
		VA. IA
Date of decision bein	g appealed: 01-15-25	
Specific action or dec	cision being appealed: Deni	ial of DS 22-057
		essary): (see letter attached)
Grounds for appeal (attach additional pages if nece	issary): (Coo fortor attached)

Signature of Appellant



January 29, 2025

City of Carmel-by-the-Sea

Re: DS 22-057! Project Address: N. Casanova 2 SE Palou APN: 010-225-003-000! Owner: Ms. Liyoong Lim

Dear City Council Members,

On January 15, 2025, this project was brought before the Planning Commission for a 4th time and was denied even though the proposed home complies with all City ordinances, zoning, codes and guidelines relating to height, materials, location, size, coverage, shared views, etc. The Commission's reasoning for repeated continuances and ultimate denial is they felt we had not made enough of an effort to address the view complaints of the northern neighbors. We disagree and feel their decision has not considered what is principally permitted.

We have redesigned the home and made numerous changes in attempt to resolve the northern neighbor's complaints. We met with them in 2022, walked their home, and made changes before coming to hearing. This project has been brought before the Commission three times prior to the January 15th hearing. At each hearing we were directed by the commission to redesign the project to reduce impacts to the northern neighbor and each time made significant reductions in impact, which is corroborated by Planning Staff in their Staff Reports. We redesigned the home so that main living spaces face south for privacy. We have lowered the home substantially so views over the home are maintained. The upper level has been moved as far south as possible from the northern neighbor to preserve reasonable light access and privacy. We have removed all windows and skylights facing their home to maintain privacy. The oak tree canopies between the two properties screen the proposed structure well and will be maintained. All this has been done with respect to the northern neighbor, while also maintaining views through the property shared by other neighboring homes, as per Design Guidelines, Section 5.3.

The view in question is of the forest and tree canopy. It is not a significant coastal view and is not an "Important view" as described per the Design Guidelines sections 5.1-5.3 as it is not of oceans, canyons, or streets. Their view is not protected by legal means via an easement or deed restriction. We understand the importance of views in this community and that there needs to be a balance, but that is lacking in this case. There has been no consideration for Ms. Lim's right to the same shared view opportunities as the northern neighbor. No single property has a greater right to views than others, however the northern neighbor's rights to this view have taken precedence over the construction of Ms. Lim's home and her wish to have access to these canopy views.

After 4 attempts, there is no compromise that can be reached with the northern neighbor's as they consider any impact to their view to be significant, which is not reasonable. Ms. Lim has every right, per municipal code, to construct a home of this size, height, etc. and to deny a property owner their right to build on their own land within regulation is not reasonable or fair. Our hope is that by bringing this to City Council this project can be reviewed objectively and reasonably.



Designer | Hastings Construction, Inc.