

February 6, 2019

Planning Commission
City of Carmel-by-the-Sea

RE: Concept Design Study DS 18-392 (Donovan-Huang)

We have reviewed the materials available related to the Concept Design Study (DS 18-392) associated with the proposed new one-story residence located on Monte Verde, 3 southwest of 10th Avenue and have the following concern around the:

Proposed detached single car garage located in the front setback at 12" from the property line.

We are concerned that the proposed placement creates a parking hazard in front of the property. Two significant Monterey pines are located in the adjacent right-of-way immediately in front of the property. If the garage moved forward to the property line there will not be enough space on the driveway to park a car off-street (without sticking into the road). In addition, because of the 2 pines in the right-of-way, cars are not able to park off of the paved road anywhere in front of the house. See two pictures below of a car parked in front of MV 3SW of 10th showing the car parked in the street and demonstrating that the size and distance between the pines prevent people from parking between the trees. It should also be noted that MonteVerde is a relatively busy street – with both the MST bus line as well as school traffic.

We would like the commission to consider requiring that the garage be set back from the property line far enough to accommodate a standard car parked off the street in the driveway (including right-of-way).



Sincerely,
Karen and Chris Wagner
SWC Monte Verde & 10th