

Exhibit D

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April 8, 2022

Monterey County Housing and Community Development
1441 Schilling Place South, 2nd Floor
Salinas, CA 93901-4527

RE: 10995 Saddle Road

Planning Staff and Planning Commissioners:

This last April my wife and I purchased a property at 10995 Saddle Road and plan to build our retirement home there. It is on the spur road that runs along the crest of the mountain and comes to a cul-de-sac at the end. It is outside of the gates of the Bay Ridge community and is the lot right before the first house as you approach it. It is a 2.88 acre parcel and the parcel number is 416-191-013. It is quite a steep parcel as it straddles both sides of Saddle Road except for a relatively flat area just on the north side of the road which is our available building area. It is one of the last two buildable lots on Saddle Road that are still undeveloped. The original property owner had a house designed for the site which was a white, Spanish styled, two story structure and offered the plans to us, which we declined to use.

Since our purchase, we have had a boundary and topographic survey done of the potential buildable area, checked with the County about the requirements, obtained geotechnical, and on-site waste water treatment system engineering reports, and we also have an archaeology report completed. As an architect myself, I have designed our retirement home. The topo map with the setbacks are attached here for your reference.

The property zoning is RDR/5.1-D-S. There is a house directly next door to the west and the property to the east has a zoning designation of Scenic Easement and is owned by Hidden Hills North HOA. Our required setbacks are 30 feet from the road easement and 20 feet to the side property lines, and there is some loose fill dirt that the previous owner put near the down-hill slope which cannot support a foundation. Even if we remove this fill and re-compact it to 95% relative compaction, all of these limitations, along with our septic requirements makes our buildable footprint area extremely small. We would prefer to build a contemporary, ranch style one-story split level house instead of a two story house along the ridge line, and are writing this letter to request a variance for the setbacks. The road easement is 84 feet wide, and we have had a new stake placed by the surveyors to help determine the line of the road easement.

Along the frontage of our buildable area, the distance from the near side road edge to the line of the road easement varies from about 19 feet back from the road edge to about 16 feet from the road edge. If the current setback requirements are applied as measured from the road easement, we would be required to be almost 46 feet back from the edge of the road surface, and the remaining buildable area would only be about 2914 sf. of land on which to build a house. We would dearly like to put a long, low house here and are requesting a variance to two of the setbacks, the front setback and the side setback bordering the open area which is designated as scenic easement. We are requesting that the front setback be measured from the edge of the road surface and not the edge of the easement. This new front setback would still be 30 feet from the road edge which would be well clear of the easement line and which would be in general conformance with what the other neighbors on our street have, and would still be a greater front setback than many of our neighbors. In fact, because of the unique conditions of the terrain and building challenges presented in this area, several of the houses on Saddle Road have much smaller setbacks as illustrated in the attachment to this letter. And we are requesting that the setback on that one easterly side next to the open space be allowed to be reduced to 10 feet. Please see our house plans that will accompany this letter.

The house has a 1200 sf attached, two-bedroom ADU which is on the left side of the house as you look at the plans. According to California's ADU law, both attached and detached ADU's are allowed to have a 4 foot side setback, therefore the ADU could be moved west closer to our neighbor to maintain the strict 20 foot side setback on the east side of our property. However, both our neighbor and ourselves would prefer to keep the plans as drawn with the wider side setback between us. We also believe it would be safer to have our houses further apart. Judging from Google Earth view, it appears that a few of the houses along Saddle Road have reduced side setbacks; however, I have not been able to measure them as I have the setbacks from the edge of the road. But also, given the fact that there is a zoned open space to the right or east side of our property, because of that as well as the reasons below, we are requesting that the right-side setback be allowed to be reduced to 10 feet.

Even though the houses on this road do not fit any consistent pattern of front and side setbacks because of the slopes in the area, the majority of houses on our road have a long, and low ranch style layout and are mostly single story. Some of the properties that these houses were built on had buildable areas that were wide enough to build a ranch style house parallel to the road. If they didn't have enough width to build parallel to the road you can see that a few others had a topography that allowed them to build at an angle to the road. However, the size and shape of our property, along with the steep terrain slopes create a very limited buildable area. Our neighbors enjoy this possibility, and we would also like to have the same privilege. As proposed, our house will be a ranch style similar to other houses on our road as well as our immediate neighbors and will have a spacing between houses that is more similar to theirs

and would be in general conformance with what the majority of our neighbors on our street have.

The County's requirements for variance are based on special circumstances applicable to a subject property. These include size, shape, topography, and location or surroundings. We believe all of these apply to this property. And because of these extremely restrictive special circumstances applicable to this subject property, we believe that it justifies variances from the strict application of the standard setback requirements. The variance would not grant a special privilege inconsistent with the limitations upon other properties in the vicinity, the development of a single-family residence is consistent with the existing zoning of the area, and a long low ranch style house along the ridge line with proper spacing between houses would universally be the preferred option, and both our neighbor and ourselves would prefer to maintain the larger setback between us.

We have intentionally kept the ceiling heights at 8 feet with both flat and low sloped roofs, and will maintain the house in earth tone colors as shown on the plans.

Your deliberative consideration is greatly appreciated.

Thank you,

A handwritten signature in blue ink, appearing to read 'Edwin Bruce', with a horizontal line extending to the right from the end of the signature.

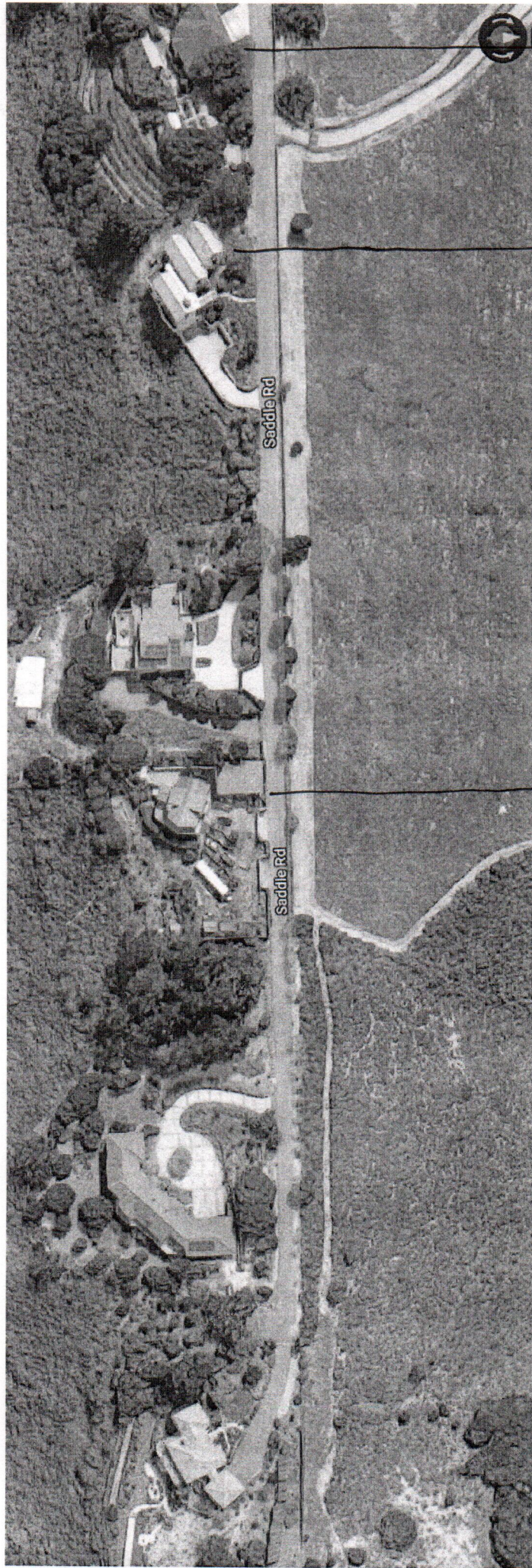
Edwin Bruce

Attachments:

Setback survey of houses on Saddle road measured from road edge

Topo map at 8.5 x 11

Partial Zoning Map

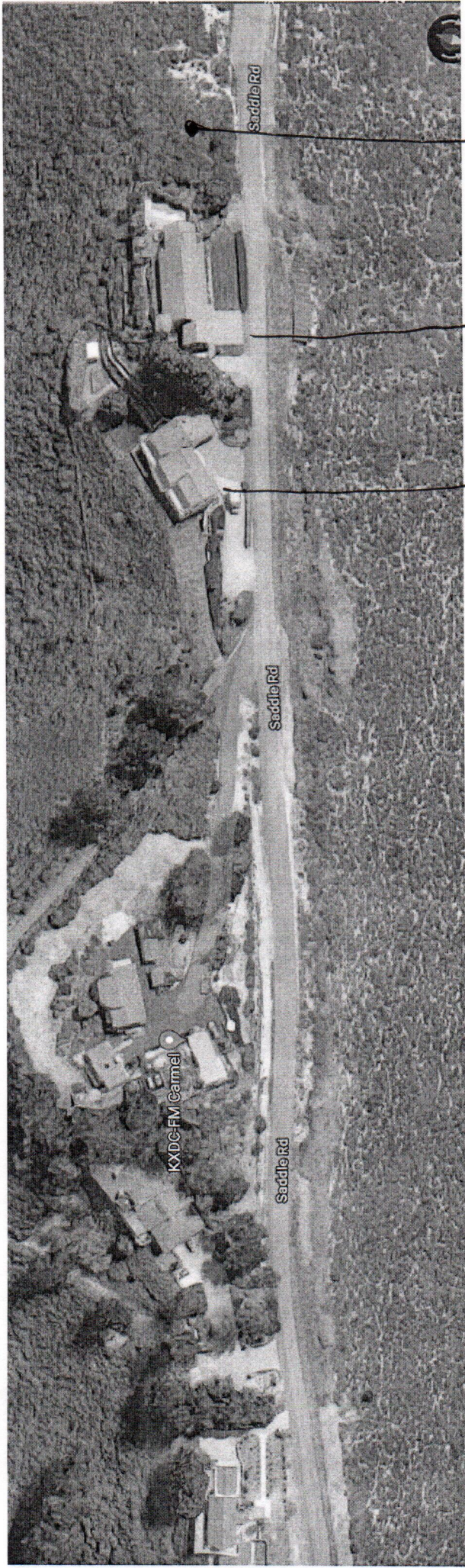


21'-10"

32'-11"

5'-9"

ROAD EDGE TO BLDG. DISTANCES



31'-9"

36'-1"

10995
Saddle Road


ROAD EDGE TO BLDG. DISTANCES

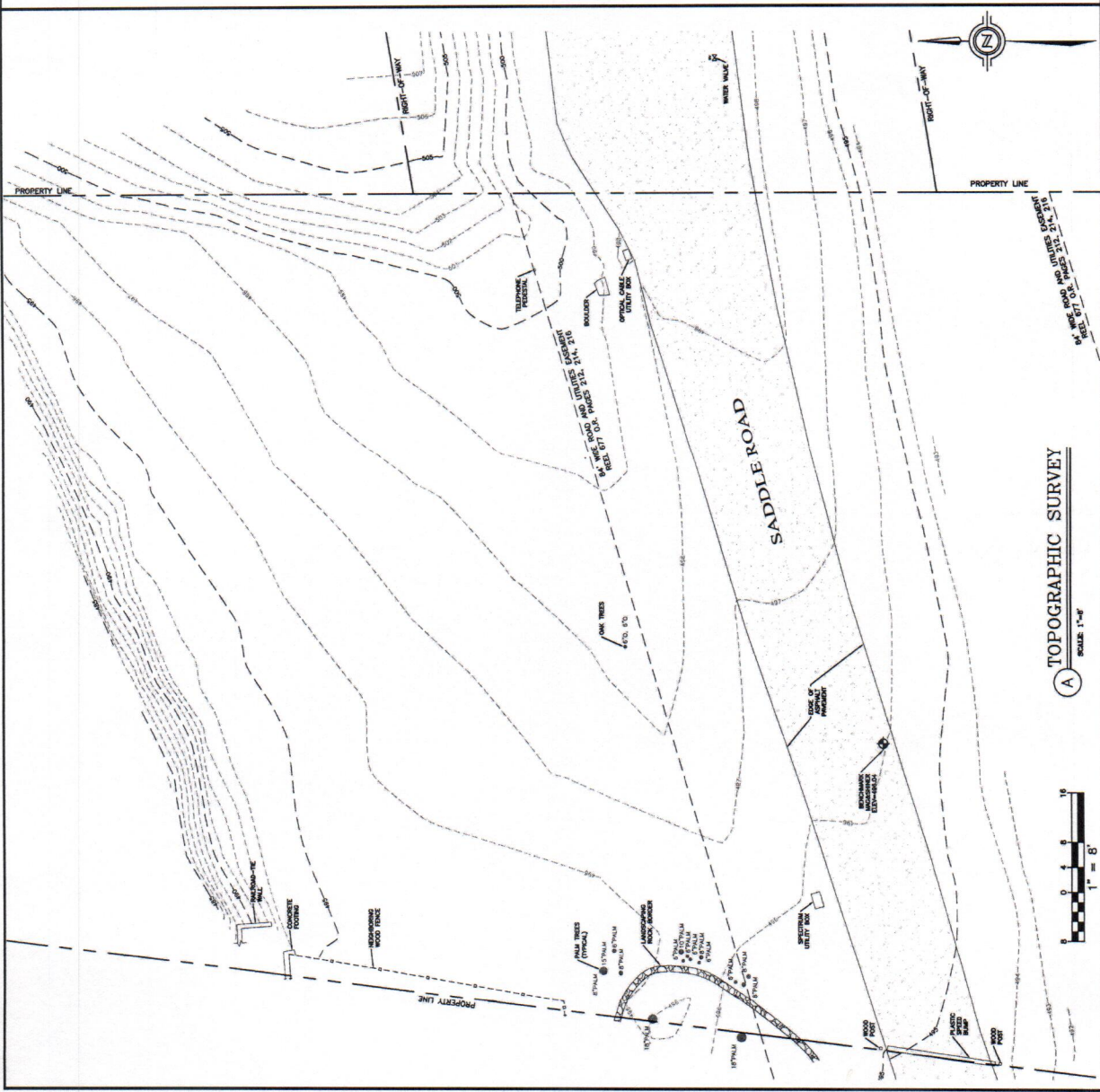
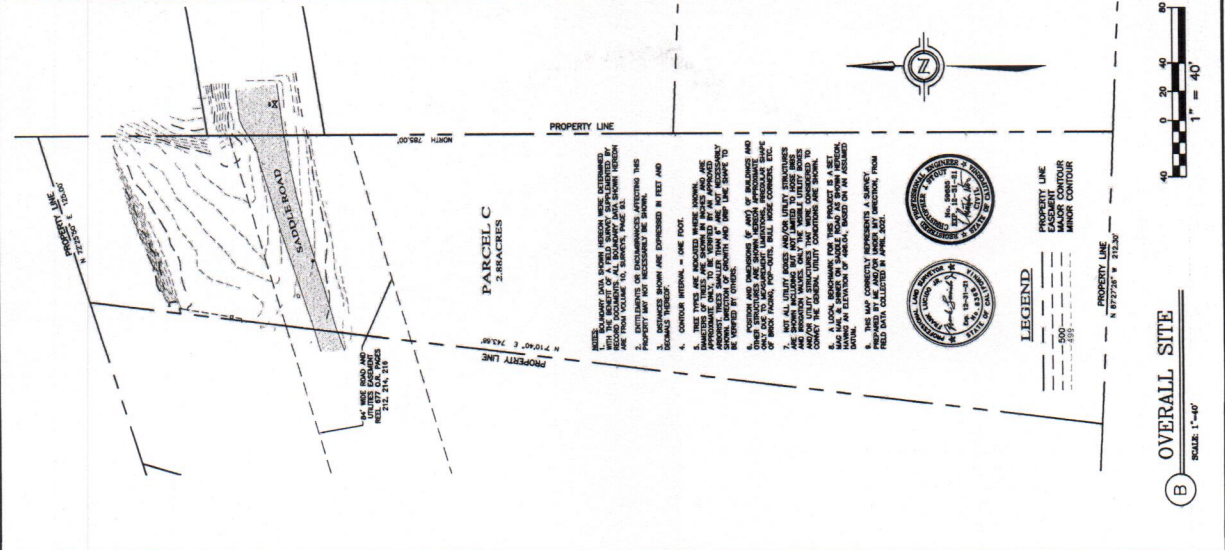


23'-1"

53'-0" 28'-1"

ROAD EDGE TO BLDG. DISTANCES

 <p>2480 Graham Street, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.3425 Land@lsengineering.com</p>	<p>DESIGNED BY: BM DATE: APRIL 28, 2021 SCALE: AS SHOWN JOB NUMBER: 21-24 LAST REVISION:</p>	<p>TOPOGRAPHIC SURVEY</p>	<p>10995 SADDLE ROAD, MONTEREY, CALIFORNIA APN: 416-191-013</p>	<p>SHEET 1 OF 1 SHEET</p>
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RDR/5.1-D-S

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416193016000

O-D-S

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Saddle Rd

GOVT LAND

