

# Exhibit E

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December 5, 2023

Dear Craig Spencer,

This comment letter is regarding project nos. PLN230129 and PLN230128; we request this letter be a part of the record for both projects. We understand only PLN230129 is being considered at this time and that PLN230128 is tentatively scheduled for January 17, 2024. We will be unavailable to attend that hearing.

We are the property owners at the adjacent property to the south of the project site, 26165 Laureles Grade Road.

We are not writing to oppose the project; however, we are requesting that the Zoning Administrator, owners, and applicant consider our comments in a public hearing, and consider our input, in the spirit of good neighbor collaboration. Our intention in presenting our feedback on both projects at this time is meant as courtesy so that the owner may consider design of their full project early on, as it relates to neighborhood impact.

#### Comments Specific to PLN230129

- **Privacy.** We request the applicant conduct a line-of-sight analysis to our adjacent residence windows.
- **Landscape and Maintenance Plan.** Per condition no. PD012(F), a landscape and maintenance plan shall be required prior to building permit issuance. Here, if in the purview of this review body, we request collaboration in establishing the landscape and maintenance plan. The following are the items we wish to be considered:
  - **Chemicals and Pesticides.** Please consider restricting landscape maintenance chemical and pesticide use, as we are an organic and chemical free, sustainable farm.
  - **Privacy and View.** We are open to planting our own landscape screening to preserve both ours and our new neighbors' views and views into each other's properties. We would like to collaborate with our new neighbor regarding enhanced landscaping for the purpose of privacy and view preservation for both parties.

#### Comments Specific to PLN230128

- **Privacy.** We request the applicant conduct a line-of-sight analysis to our adjacent residence windows.
- **Landscape and Maintenance Plan.** According to Monterey County's Accela Citizen Access (ACA) program, accessed on December 5, 2023, PLN230128 does not have a condition of approval regarding the requirement for a landscape and maintenance plan. If applicable, here we would request the same as above.
- **View.** The proposed dwelling unit will impede on the city views for our adjacent cottage residence, built over 70 years ago. While it appears Monterey County lacks a private viewshed ordinance outside the coastal zone or specifically along ridgelines, in the spirit of good neighbor practice, we request the following design modifications for consideration:
  - Is it possible to move the proposed residence footprint north and west?
  - Consider a flat or lower pitch roof (this comment also relates to our comments on both projects, below). Alternatively, or in addition to a modified roof design, is it possible to excavate down while still considering the views for the new house?

Regarding both projects:

- **Design.** Per Monterey County Municipal Code Section 21.70.050(D), it is within the purview of this hearing body to establish conditions of approval related to architectural design. Per Toro Area Plan Supplemental Policy no. T-3.1, architectural design consistent with the rural nature of the Plan area shall be encouraged. The site is zoned Rural Density Residential with Building Site - 6 and Visually Sensity overlay districts or “RDR/ B-6-VS”. The plans in the ACA program show the exact same floor plan, square footage and exterior materials and architectural finishes for both projects. Only the garage access is different. Garage access is insufficient to achieve architectural interest and variety. Development of two houses of the exact same floor plan and elevations is not consistent with the rural nature of this area. With due respect, this is what you would expect to see in a suburban development such as Montebella in Salinas. This hearing body would be doing a disservice to this community and neighborhood to approve these “cookie cutter homes”, side by side, in rural Carmel Valley. Please consider our above comment regarding roofline modifications to PLN230128, in addition to other modifications for both projects that would differentiate these proposed residences and encourage visual interest, establish neighborhood texture, avoid monotony and most importantly, uphold the rural character of the area and underlying zoning, in accordance with the Toro Area Plan.

Signed sincerely, in the spirit of neighbor cooperation,

*Lin, Mo, Sean and Jill Trahan*

The Trahan Family

26165 Laureles Grade Road

26155 Laureles Grade Road

26145 Laureles Grade Road

Cc: Hya Honorato, Christina Vu