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FELDMAN
ARCHITECTURE

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

Subject: Homeland Boundary Justification, 1 Rumsen Trace, Carmel, CA 93923

To Monterey County Housing and Community Development,

I am writing to provide justification for the homeland boundary adjustment proposed by planning application number PLN240004 on the property located at 1 Rumsen Trace, Carmel, CA 93923 (APN: 239-051-007-000).

The property masterplan proposed by Feldman Architecture intends to minimize the impact of development on the site and mitigate wildfire risks. In comparison to the 1998 masterplan by Hart Howerton, the FA proposal reconfigures the homeland boundary, shifting the developable area of the property away from the steeply sloping grades and forested hillsides. While the Hart Howerton proposed residence is drawn within the wooded area, the Feldman Architecture design locates the house within the existing meadow.

The proposed homeland boundary is demonstrated to be equal to the boundary evaluated under the original Certified EIR of Santa Lucia Preserve. Supporting documentation verifying this equivalence is attached in the letter regarding “Request for Approval of Conservation Easement Amendment to Enhance Conservation” from the Santa Lucia Conservancy. For additional information, please refer to the application drawing set, sheet A0.12.

The intent of the proposed homeland boundary adjustment is to significantly decrease the impact on the site’s environmental resources and locate the proposed home in an area of the site least susceptible to wildfire threats. Compared with 30+ trees (including 13 landmark Oaks) that would need to be removed for the original Hart Howerton design, the proposed project retains all existing site trees and adds eight additional. The FA design also reduces the required grading and earth disturbance by shifting the building footprint to a flatter portion of the property while providing ample opportunity for defensible space. The total disturbed area of the property, including the house & garage footprints, the driveway, hardscape, landscape, and grading, amounts to 39% less than in the original Hart Howerton plan.

Please find supporting documentation attached, including a comparison between the original design and the FA proposal (A0.12), as well as a letter of support from the Santa Lucia Conservancy.

Thank you for your consideration. If you need any additional information or clarification, please do not hesitate to contact me at (415) 856 9036 or BWelty@feldmanarch.com.

Sincerely,

Ben Welty, Senior Associate
Feldman Architecture

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