

Attachment F1

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From: [Paul Ingemanson](mailto:Paul.Ingemanson@monterey.ca.us)
To: COB@c0.monterey.ca.us
Cc: [Jensen, Fiona x6407](#); [McDougal, Melissa x5146](#)
Subject: Appeal to BOS re PLN190030-AMD scheduled for 7/13/21
Date: Thursday, July 1, 2021 12:37:36 PM

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To the Monterey County Board of Supervisors:

I am the neighbor just north of the subject property and do not understand why the proposed changes apparently do not require any variances, particularly after reading the comments from Ray Parks, the architect hired by David Sabih. In addition, I continue to be concerned about how long this project has taken and the disruption such a lengthy project causes. It has been a blight on our neighborhood for the project to be stopped for over 10 months while the owners have requested more changes to a spec house that will be flipped when completed.

Please do not approve the changes and get the project started as soon as possible based on the previously approved plans.

Sincerely,

Paul Ingemanson
26321 Scenic Road
Carmel, CA 93923

Here are the comments from Mr. Sabih's architect:

Plan Review:

1. The plans may not be a complete set as there is no sheet index to verify what's missing.
2. There is no proposed grading plan.
3. There is no erosion control plan.
4. There is no drainage plan. These three plans [items 2,3,&4] are critical to analyze the proposed site work and was our main concern originally. County Docs. by applicant claim, no new grading required for this proposed changes.... hard to verify without plans.
5. Sheet A1.0 shows the new patio deck [structure] encroaching into front yard setback.
6. Two new fire pits [structure] proposed in front & rear setbacks...close to neighbors property.
7. Fire pits in these locations should have spark arrestors to protect from future fire damage.
8. Spa [structure] is located in rear yard setback
9. The building is located on required setbacks on three sides; a licensed surveyor should verify structure is located properly to verify compliance.
10. Change in roof pitch effects the appearance of the architecture and should go back to LUAC for a design change. This was done to increase the height of building; the result appears more commercial vs. residential as required.
11. The height should also be verified by a licensed surveyor to verify compliance.

Summary:

The recommendations I have listed above may not be required in the Carmel Planning Area. However, these items are required in other Areas of the County [PB] Since the owner is building to the max .and proposing structures in the setbacks. This recommendations are just good construction practices to maintain a [fire] safe environment for the neighborhood.

Best Regards,
Ray Parks; Architect

From: Kevin Comolli <kcomolli@accel.com>
Sent: Wednesday, June 30, 2021 11:03 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: PLN190030-AMD1 Appeal Hearing July 13, 2021

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Dear Board of Supervisors,

We have resided at 26320 Scenic Road for nearly 6 years. Our property is directly west across Scenic Road from the 26327 Scenic Road address.

We agree with all the points raised by Mr Sabih and his attorney in the attached appeal and would like to highlight the following issues/concerns which we consider significant and impactful to the neighborhood and our home.

There have been numerous amendments to the plans over several years and there does not appear to be a proposed grading plan, erosion plan or drainage plan. All of these plans are critical, in particular the drainage plan for rain water as well as the spa, as our property (along with other neighboring houses) and Scenic Road are located on a downhill slope from 26327 Scenic Road.

The proposed changes to the plan of a 256 square foot terrace addition and a 119 square foot balcony addition should be scrutinized and challenged as these will introduce an invasion of privacy by giving them light of sight into our yard, courtyard, pool and living room.

Thank you for your consideration of this matter.

Best Regards,

Kevin Comolli
26320 Scenic Road
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Received by HCD-Planning Staff on
July 6, 2021

From: Sandra Thush <sthush96@gmail.com>
Sent: Saturday, July 3, 2021 2:25 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: PLN 190030-AMD1

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Dear Board of Supervisors,

My husband and I have lived at 26344 Ocean View Ave. for the past 12+ years. We are directly behind the Scenic Road project at 26327 Scenic Road. Our concern is regarding the lack of a drainage plan, which gives us grave concerns about the integrity of the stone wall the borders the west end of our property. Being so close to the ocean, drainage in this area is a primary concern, as would any other adjustments to the plan that have not been scrutinized and approved.

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