

Exhibit I

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From: [Mary Kay](#)
To: [Jensen, Fiona](#)
Subject: Regarding PLN 230127, McDougal
Date: Friday, June 14, 2024 12:52:08 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To the County of Monterey Housing & Community Development,

I am adamantly opposed to PLN 230127, McDougal.

*This house is beyond ridiculous in its size and the impact on Barn Way is only negative as many of our homes are below the proposed structure.

*The height would block what little light we have on much of our street. That light now filters through trees that have grown over the years...a lovely, natural occurrence that can be improved by trimming/thinning when deemed necessary.

*Those of us who drive or walk to/from our homes on Barn Court and part of Barn Way would be required to go through a dark area during most daylight hours. The darkness would impact our ability to see wildlife along Barn Way which can be a safety issue. I do not walk along Barn Way when it is dark for this reason.

*We, and our guests, should not have to drive somewhere to start our walks. There are many days each week that most residents don't even use our cars as we enjoy the beauty of our area.

*Our HOA recently paid a hefty amount to repave the area where this house would be built. I am guessing that to build a home nearly 3x the size of the average home in our area will take a serious toll on the road. I will not pay again for this as a homeowner in Ranch House Place until a reasonable amount of time has passed.

*Another major issue is that the loss of sunlight would impact the value of our homes. I highly doubt I would've bought my home on Barn Court (Barn Way) if the proposed monstrosity had already been built and much of the street was in near darkness much of the day.

Please do NOT approve the building of this oversized structure.

Thank you.

Sincerely,

Mary C. Acquazzino
28092 Barn Court (Barn Way)
Carmel Valley Ranch

From: [Joe Bedell](#)
To: [Jensen, Fiona](#)
Subject: Peinado/MacDougall LUAC 6/17
Date: Saturday, June 15, 2024 8:43:52 AM

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Dear Fiona,

I am a nearby neighbor of the subject property..

We met years ago when, as a long time professional developer of high end residential homes, I was applying to the County for a new project.

My comments are as follows, and I look forward to seeing you Monday night.

1. The proposed project is inconsistent and incompatible with the neighborhood character of Oakshire with respect to size, height, design, placement on the lot, and materials.
2. At 9200 sq feet, before factoring in the 2400 sq feet of decking and overhead patio covers, the Applicant's project is 2 times the size of the largest home in Oakshire and by far the biggest home in the seven residential communities included in the Carmel Valley Ranch Specific Master Plan (almost 300 homes). The proposed project's home size to lot size ratio at 2.61 is way out of proportion to any of the single-family home communities (Oakshire, The Summit, Holt Road 1, and Holt Road 2) with most homes having a ratio well under 1.0.
3. The proposed design is vastly different than any home in Oakshire and is inconsistent with the character of the neighborhood. It is boxy, and widely uses glass, chrome, and steel which is incompatible with the rest of the homes in the neighborhood. The plan largely utilizes concrete for the structure, again inconsistent with stucco and wood exteriors found throughout the community.
4. The Applicant's placement of the home butts right up to Oakwood Circle and actually towers over the street. All other homes on that side of the street that share the same slope are set back and are below street level. The Applicant's project is completely inconsistent with like-situated properties on Oakwood Circle.
5. To bear the proposed weight and mass of the proposed house, especially because of the planned extensive use of concrete, will likely require a substantial amount of excavation into a slope with a grade over 25%. There is no estimate of the amount of soil

to be removed shown in the plans and no analysis of what such soil removal will mean to drainage and stability of the slope.

6. Applicant has proposed usage of 100% of the setbacks on all four sides. That is completely out of proportion to any variance granted by the county relative to any other home in Oakshire.

Joe Bedell
10148 Oakwood Circle
Carmel, CA 93923
Tel 831-277-4702

From: [Katharine Bedell](#)
To: [Jensen, Fiona](#)
Subject: Re: Peinado / McDougal
Date: Monday, June 17, 2024 11:30:49 AM

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Sent from my iPad

>

> When one drives up Oakshire drive, it becomes immediately clear that the master plan for this small, 20 house development was to keep everything in the same style of architecture. There are no standout houses , nor do we have any “standout” styles of architecture, all sizes of homes are fairly the same and there are no unique materials on the outside of any home! And in that area of our street, while every house has its garage close to the street the rest of the houses are hardly visible since the other homes are stepped down the hill.

>

> What is so incredibly wonderful about this cohesive design is that it has added to a phenomenally cohesive, friendly and I can even say loving neighborhood. There is no one, or house here that reigns over any others in this neighborhood! If this house goes through, one will drive up Oakshire and literally see a monstrous flying block ...a huge “look at me”...house as they continue up the incline ...a house that has no place in this neighborhood.

>

> My husband and I have designed and built many houses in our lives and not once has any one complained about anything, literally anything we have done for them, and we have maintained our friendships with all of them. It is my understanding that the owner here has been tangled up in a very large number of lawsuits This is what he does and seems to enjoy the process in order to look like a big man on campus, which in fact he is very far from. Why else does he purposely alienate and infuriate the entire neighborhood with this design and he follows through by suing the HOA for following County guidelines?

>

> This is the type of neighborhood where one chooses to remain understated... that is the look and feeling of this neighborhood, where many here certainly have the ability to build or remodel something larger and inappropriate, but never would, know the sentiments and purpose of this very neighborhood. I hope you will not allow an inconsistent, completely out of place project to disrupt our special place here in Oakshire.

>

> Thank you for your time.

>

> Katharine Bedell

>

> Sent from my iPad

From: [Joe Bedell](#)
To: [293-pchearingcomments](#)
Cc: [Jensen, Fiona](#)
Subject: PLN230127 Peinado / McDougall
Date: Sunday, August 18, 2024 7:06:24 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To: County of Monterey Planning Commission

Re: PLN230127

Ladies and Gentleman:

My wife and I reside at 10148 Oakwood Circle in the Oakshire subdivision.

Our request is that the County and Planning Commission apply the same standards to Applicant's project that were utilized in approving the existing 21 Oakshire homes built to date.

Our reason for this request is that currently we have a highly desirable neighborhood with a consistent look and feel of which we are very proud and for which we owe respect and gratitude to the County for their diligence maintaining the standards prescribed and honored for over 30 years.

We believe to approve this project would be a slap in the face to all of our current homeowners, something we believe the County should want to avoid in equal measure with a denial based upon the clear violations of the local ordinances which apply to this project.

My wife and I treasure our little neighborhood. Please do your part to not allow it to be ruined as this project would surely do.

Sincerely,

Joe and Katharine Bedell

From: rjcallander@earthlink.net
To: [Jensen, Fiona](#)
Cc: [Elaine Taylor](#)
Subject: Project
Date: Friday, June 14, 2024 5:56:58 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen-I am writing you regarding the Peneido project as a deeply concerned resident of the Oakshire section of Carmel Valley Ranch. This project is totally inconsistent with the architectural integrity of our area with its square footage and five stories and there is no reason why it cannot be scaled back to fit in with the consistency of our area, which is a credit not only to the Ranch, but to the Valley as a whole.

Many thanks for giving this serious consideration.

Robert J. Callander
10106 Oakwood Circle
Sent from my iPhone

From: [Susan Carr](#)
To: [Jensen, Fiona](#)
Subject: Illegal House Designed for Oakshire HOA, Carmel Valley, 93923
Date: Monday, June 17, 2024 1:51:24 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

My letter is in regard to the oversize and noncompliant home/structure being planned in the Oakshire HOA at Carmel Valley Ranch in Monterey County:

I believe that our HOA, Ranch House Place, is impacted by the illegal plans for a home designed to be built in the Oakshire HOA. Oakshire is located in an area of higher altitude than Ranch House Place. We are affected by the size and materials designed for this building.

As we examined the plans for the proposed structure at our HOA meeting, we determined that the proposed structure is situated across the limit lines for a home, and into the HOA common area. In addition, the height of the structure is non-compliant as the design plans indicate.

I am deeply concerned about the capacity for the grade of the hill to support this heavy structure. Some homes in Ranch House Place are situated under the embankment; the owners of these properties are extremely concerned about the impact that the building of this structure, or the completed structure, might have vis-a-vis their properties.

The design of the proposed Oakshire home is also non-compliant with the designs of homes in Oakshire as well as the conservative designs of the properties in Ranch House Place. Visually, this proposed home would not be appropriate in our neighborhood as the design for this structure are not only non-compliant, but "radical" in design. Furthermore, the all-glass area is designed to face north toward Ranch House Place. Our HOA would likely be subject to bright-light "rays" at night, coming from the glass-designed "wall."

In the immediate future, I am concerned about the construction vehicles, necessary to build a multi-story home of concrete and glass. We, in Ranch House Place, are concerned about access to our homes due to the size of trucks, that would be needed to build this proposed structure.

With Sincere Concern,
Susan S. Carr
28046 Dove Court
Carmel, CA. 93923

From: [Susan Carr](#)
To: [293-pchearingcomments](#)
Subject: Project: McDougall, Amy E. Project File No. PLN230127
Date: Thursday, August 22, 2024 2:53:39 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Planning Commission of Monterey County, California:

As a resident of Ranch House Place, adjacent to Oakhurst Community Association, where 10196 Oakwood Circle is located, our property is affected by the construction of an elaborate building presently designed for this address. This home, planned with six-stories and two accessory dwelling units, several decks and "exposed staircases" is totally out-of-character in our neighborhood. Furthermore, if the reduction of setbacks is ignored and setbacks are "zero feet," such a practice would be a "precedent," to allow homes to be built: "smack into" each other.

Carmel Valley residents typically revere the natural environment, especially the wide variety of California oak trees that can live for hundreds, even thousands, of years. Plans to remove oak trees are aberrant to our local reverence for our oak trees.

Historically, Carmel Valley has been a rural community and is still largely focused on preserving the rural lifestyle, with non-pretentious (sometimes, large) homes and few shopping areas. Those of us who have settled in Carmel Valley are determined to advocate for the pastoral nature of Carmel Valley. The Carmel Valley Association has many, many members who focus on actual means of preserving our rural valley. In this month's August edition of the Carmel Valley Association newsletter, there is an article on preserving "dark skies."

"Preserving Dark Skies: Pollution from human-generated light and sound is very real and impacts our local communities. In nature, light and sound pollution can, in myriad ways, disrupt animal migrations, interfere with predator-prey interactions, prevent successful mating behavior, and drives birds and animals from their habitat (like your yard). On the human side, excessive light and sound pollution can degrade human health, our quality of life, and the overall rural character of Carmel Valley."

Certainly, one of the negative aspects of the proposed six-story house, with many decks, and located on a higher level HOA, would add greatly to the light pollution of Carmel Valley.

Submitted by Susan Carr, 28046 Dove Court, Carmel, CA. 93923. Resident of Ranch House Place, located below where the proposed home's location is in the Oakhurst Community Association.

Dear Planning commission,

8/2/24

Regarding the proposed new home build at 10196 Oakwood Circle PLN 230127.

In addition to the comments you have undoubtedly received about the massive size and design of the house that doesn't fit with the neighborhood and would intrude on near-by neighbors, my other concern would be building out to the lot lines circumferentially. While the adjacent lots are currently not buildable because of a lack of water rights, that could change in the future and it would be unfair to the new owners who might be able to build on those lots. What would their setbacks need to be? Could they sue our HOA or Monterey Co. for allowing the builders to totally intrude on the setbacks?;

I'm sure you will thoughtfully consider these issues and reach a justifiable conclusion.

Sincerely,

Joan Carter

10082 Oak Branch Circle, Carmel, CA 93923

From: [Greg Chapman](#)
To: [Jensen, Fiona](#)
Subject: Project Name: McDougall Amy E
Date: Tuesday, June 18, 2024 7:31:55 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To whom it may concern:

This is Greg and Melissa Chapman, we are homeowners in Carmel Valley Ranch at 28023 Barn Way Carmel, Ca 93923.

We would like to go on record and state that we are totally in opposition to the current project planned for our community. The file number of this project is PLN230127

Project Location: 10196 Oakwood Circle, Carmel, Ca. 93923

The following are our reasons for this opposition:

1. The proposed project is inconsistent and incompatible with the neighborhood character of Oakshire with respect to the size, height, design, placement on the lot, and materials.
2. At 9200 sq feet, before factoring in the 2400 sq feet of decking and overhead patio covers, the Applicant's project is 2 times the size of the largest home in Oakshire and by far the biggest home in the seven residential communities included in the Carmel Valley Ranch Specific Master Plan (almost 300 homes). The proposed project's home size to lot size ratio at 2.61 is way out of proportion to any of the single-family home communities (Oakshire, The Summit, Holt Road 1, and Holt Road 2) with most homes having a ratio well under 1.0.
3. The proposed design is vastly different than any home in Oakshire and is inconsistent with the character of the neighborhood. It is boxy, and widely uses glass, chrome, and steel which is incompatible with the rest of the homes in the neighborhood. The plan largely utilizes concrete for the structure, again inconsistent with stucco and wood exteriors found throughout the community.
4. The Applicant's placement of the home butts right up to Oakwood Circle and actually towers over the street. All other homes on that side of the street that share the same slope are set back and are below street level. The Applicant's project is completely inconsistent with like-situated properties on Oakwood Circle.
5. To bear the proposed weight and mass of the proposed house, especially because of the planned extensive use of concrete, will likely require a substantial amount of excavation into a slope with a grade over 25%. There is no estimate of the amount of soil to be removed shown in the plans and no analysis of what such soil removal will mean to

drainage and stability of the slope. There is real concern that such a massive heavy home could slide down the slope into the community below without having major engineering completed. Such engineering would be highly disruptive to the slope and the surrounding trees and vegetation.

6. Applicant has proposed usage of 100% of the setbacks on all four sides. That is completely out of proportion to any variance granted by the county relative to any other home in Oakshire.

Thank you for your consideration,
Greg and Melissa Chapman
28023 Barn Way
Carmel, Ca. 93923

From: [Ron Coulter](#)
To: [Jensen, Fiona](#)
Subject: PLN230127 (McDougall) Project Plans
Date: Wednesday, June 19, 2024 9:13:11 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms Jensen,

This letter was delivered to the chairwoman of the LUAC Committee on Monday evening, June 17th 2024. It is forwarded to you for inclusion in the record.

**RONALD J. COULTER
ROSEMARY T. COULTER
28091 Barn Court
Carmel, California 93923**

Ms. Fiona Jensen, Senior Planner
County of Monterey Housing & Community Development
Salinas, CA

Re: PLN230127 (McDougall) Project Plans, 10196 Oakwood Circle

Dear Ms. Jensen,

We reside in the Ranch House Place association community at Carmel Valley Ranch within a very close distance to the subject project. We object in the most stringent terms to this project.

The project is totally out of place at Carmel Valley Ranch. There are five communities within Carmel Valley Ranch, all of which are planned units which are consistent in building materials, design, and clustered placement. When we purchased our house many years ago, this was a prime consideration for living here. The five-story house of this project with the modern design and substantially different building materials does not belong in a "Ranch House" environment.

The location for this project is on a steep slope and the enormous size overwhelms every other residential unit at Carmel Valley Ranch. Previous building in the slopes above our community from the Oakshire community, the hotel and the units in the Summit community have substantially impacted the hydrology of our housing area. We have had to install numerous devices to counter the changes in water flow and hydrology. This new construction will once again affect the hydrology under our home.

The project is not in conformance with the Carmel Valley Master Plan, the Carmel

Valley Ranch Master Plan and the governing architectural requirements of the Oakshire community. The project seeks waivers for almost everything it does. Clearly, with so many exceptions requested, it does not fit in with the rest of the community.

The extensive use of glass at the back of the house will create significant light pollution which is counter to the low lighting requirements at the Ranch and in Carmel Valley, and it does not conform to the desires of the local residents. At nighttime, our entire Ranch House Place community would be impacted by the lights coming from the house. This is unacceptable. Additionally, the house will be visible from Carmel Valley Road... day and night.

The project is too big, architecturally inconsistent, completely out of place in the Carmel Valley Ranch community and it should be declined.

Respectfully submitted,

Ron Coulter
Rosemary Coulter



Virus-free. www.avg.com

From: [CHRIS CRAWFORD](#)
To: [Jensen, Fiona](#)
Subject: 10196 OAKWOOD CIRCLE At Carmel Valley Ranch
Date: Sunday, June 16, 2024 5:22:22 PM

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Dear Ms. Jensen,

Thank you for being so civically minded and I see by your LinkedIn profile you have a passion for Environmental Design. The project and proposal before you is grossly out of place for Carmel. As a resident of Ranch House Place I vehemently protest this proposal for numerous reasons. Below are a few of my initial key objections:

1. The view shed of this area from Carmel Valley Road will be horrifically impacted by the removal of trees and the building of this oversized and out of character structure.
2. The extensive use of glass will create significant light pollution which is counter to the “Dark Skies” desires of the local residents
3. Engineers with experience in these types of environments have put in place restrictions to protect and safeguard property and life. The deviations and exceptions requested create risk in both areas. One only needs to look to the challenges faced in Sausalito’s with landslide damage and ongoing concerns around seismic stability as structures have been allowed based on biased engineering that have been a disservice to field of Engineering and Engineers who violate their oath to the profession.
4. The plans are also lacking in the total structure height, opting to note a lower height than the roof peak. Additionally, it is not well noted that this is a 6 story structure.

I have other objections and questions but in the interest of not overwhelming you I will limit myself.

Thank you for your efforts in maintaining the look, feel and character of Monterey County and Carmel.

Kindest regards,

Chris Crawford

28088 Barn Way

From: [Sandra Schachter](#)
To: [egonzalezsr56@gmail.com](#); [laslomasmt@hotmail.com](#); [Getzelman, Paul C.](#); [amydroberts@ymail.com](#); [Monsalve-Campos, Etna](#); [daniels.kate@gmail.com](#); [Martha Diehl](#); [cualrmg@gmail.com](#); [cmshaw.district2@gmail.com](#); [ben.workranch@gmail.com](#); [Vasquez, Elizabeth](#); [Vasquez, Elizabeth](#); [293-pchearingcomments](#); [Getzelman, Paul C.](#); [Monsalve-Campos, Etna](#); [293-pchearingcomments](#); [Magana, Sophia](#); [Magana, Sophia](#)
Cc: [Paola Berthoin](#); [carmelvalleyassociation@gmail.com](#); [Luana Conley](#); [Rich Fox](#); [Gawain, Marianne](#); [Heyl, John](#); [Janet Brennan](#); [Rick Manning](#); [Marlene Martin](#); [Mibs McCarthy](#); [eric sand](#); [Eric Sand](#); [Bob Siegfried](#); [Dick Stott](#); [Strasser Kauffman, Karin](#); [Sudol, Andy](#); [Wahle, Charlie](#); [Priscilla Walton](#); [Wiltsee, Lamont](#); [jeff wood07](#); [chris@carmelpinecone.com](#)
Subject: Hearing on PLN230127
Date: Thursday, August 1, 2024 9:55:07 AM
Attachments: [cva letter luac july2024 2024.pdf](#)

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To the Monterey County Planning Commissioners:
Attached is a letter from Carmel Valley Association president Pris Walton with CVA's comments concerning PLN230127, a proposed new home construction on Oakwood Circle in Carmel Valley Ranch.
Please acknowledge receipt of this message and enter it into the public record.
Thank you for considering our views on this matter.
Sandra Schachter, Secretary, CVA



Carmel Valley Association

preserving the beauty, resources, and rural character of the Valley since 1949

Date: August 1, 2024

To: Monterey County Planning Commission

From: Carmel Valley Association

Subject: PLN230127 New Home Construction at 10196 Oakwood Circle, Carmel, CA 93923 in Carmel Valley Ranch. APN 416-542-011-000.

Dear Planning Commission,

The purpose of this email is to relay the significant concerns the Carmel Valley Association (CVA) has regarding the above-referenced application for a new home build in Carmel Valley Ranch (CVR). We urge you to support the Carmel Valley Land Use Advisory Committee's (CVLUAC) recommendation to the Monterey County Housing & Community Development (HCD) to deny approval of the proposed project.

Background:

Carmel Valley Ranch comprises seven planned communities; four of these are made up of single-family homes while the other three consist of condominiums and townhouses

All seven of the communities are subject to the Carmel Valley Master Plan (CVMP) and the Carmel Valley Ranch Specific Master Plan (CVRSPM) in addition to their having their own Homeowner Associations with CC&Rs. These Plans and homeowner compliance to the guidelines and respective CC&R's therein have resulted in a consistent look and feel to each of the developments and helped make them sought-after and enjoyable communities to live in.

Both the CVMP and the CVRSPM share the goals of preserving the rural character of Carmel Valley and that "...any development shall be visually compatible with the character of the valley and immediate surrounding areas... (26.1.10.1.) In addition, per 26.1.29, "The design review process shall encourage and further the letter and spirit of the Master Plan." The Applicant's proposed project under PLN230127 located in the Oakshire development in CVR, which is immediately adjacent to the Ranch House Place Development, calls for the construction of a massive house (five stories, 7,112 square

MAIL P.O. Box 157, Carmel Valley, CA 93924

WEB www.carmelvalleyassociation.org | EMAIL president@carmelvalleyassociation.org

feet of living space, 12,200 square feet of total enclosed volume space) incorporating an urban contemporary design completely incompatible with the neighborhood's California Ranch designs, while using materials (cement, steel, glass) which are alien to the community's principal use of wood and stucco. The proposed project does not comply with the provisions of the Monterey County Ordinances, the CVMP, the CVRSPM, and the Oakshire HOA CC&R's. LUAC meeting on the PLN230127 application was held on June 17, 2024. The CVLUAC Chairwoman commented that the 40 homeowner letters written to it in advance opposing the proposed project were the most it had ever received on any project. Approximately 35 homeowners attended the meeting on the project. The CVLUAC unanimously recommended to HCD that the proposed project plans be denied.

Specifics

1. The proposed new build under PLN230127 at 7,112 living square feet would be by far, the largest home in all of the seven developments within CVR. The next largest on Holt Road is 6,168 square feet. Within the Oakshire community, it would dwarf all other homes. The proposed new build is 2.10 times the size of the median-sized home in Oakshire and 1.55 times the size of the largest home.
2. The proposed new build is five stories, all other homes in all seven CVR developments including Oakshire are maximum of two stories. It would tower over the street and be entirely inconsistent with the look and feel of the neighborhood.
3. Importantly, the enclosed volume of the proposed home, which incorporates space designated by Applicant as both living space plus space not designated as living space, is 12,200 square feet, more than two times that of the largest home within the Oakshire development. It is an enormous home on a small lot.
4. The home square foot to lot square foot ratio is also unprecedented. The Applicant's lot is only 3,528 square feet versus the Oakshire development median size lot of 3,833 square feet. As a result, the Applicant's project would have a 3.45 home to lot ratio vs a median home to lot ratio of 1.42. No matter how you cut it, the Applicant's proposal is way out of the norm for any home in CVR.

5. Applicant's plan proposes utilizing 100% of the setbacks on all four sides of Applicant's property, which is impermissible per County regulations. It also violates the provisions in the CVMP and the CVRSMP.

6. The proposed home sits on a grade in excess of 30%. Per 26.1.10.1 of the CVMP, "The County shall prohibit development on slopes greater than 30%." For the Ranch House Place homes that are immediately below the proposed project, there is great concern over the potential instability, inadequate drainage, and excessive erosion posed by PLN 230127.

7. The proposed home incorporates a box-on-box-on-box urban contemporary design which is completely out of character with the rest of the homes in all of CVR. It stands out, and not in a good way, with the homes in CVR including Oakshire and Ranch House, which are California Ranch designs.

8. The Applicant's proposed materials are concrete, glass, and steel in a neighborhood characterized by wood and stucco construction. Furthermore, the excessive use of glass in the project is likely to be a source of significant light pollution at night and will be seen on Carmel Valley Road and by homes immediately across the valley.

The proposed project is contrary to the character, consistency, look, and feel of the homes in the planned communities covered by the CVMP. There has been strong negative homeowner response to the proposed project as being incompatible to the community with respect to size, design, and use of inappropriate materials. CVLUAC has recommended to HCD that the Applicant's proposal PLN 230127 be denied. CVA supports the CVLUAC recommendation and respectfully asks the Planning Commission to deny approval due to its detrimental impact on the local CVR communities and its non-compliance to the CVMP guidelines and goals.

Sincerely,

A handwritten signature in cursive script that reads "Pris Walton".

Pris Walton, President, Carmel Valley Association

From: [Kerry Dallmar](#)
To: [Jensen, Fiona](#)
Cc: [Dallmar, Howard](#)
Subject: Re:PLN230127(McDougal) project plans
Date: Sunday, June 16, 2024 2:22:34 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen,

We are Howie and Kerry Dallmar and live at 28089 Barn Way in the Carmel Valley Ranch.

We are writing to add our voice of concern and disagreement over the proposed McDougal home plans in the Oakshire home area in the Carmel Valley Ranch.

Our objections are with the overall size and scale of the home. The homes currently in the Oakshire area have a median size of roughly 3300 sq ft. the largest home being roughly 4600 sq ft.

The area where we live Ranch House Place is adjacent to the Oakshire area (the area where the McDougal home would spill down on) and these homes are roughly 2400 sq ft.

This home with its five stories and extensive exterior window-line, would light-up the neighborhood in the evenings and cause extensive light pollution for all the homes in the Oakshire and Ranch House Pace communities.

If the home proposed is built as is it will “breathe down the necks” of our Ranch House Place homes; a whale amongst minnows. It would establish a precedent for monster homes that could be built in our neighborhood.

The proposed home has no place anywhere in the Carmel Valley Ranch. Even if the home were to scale back to 8 or 9000 sq ft it would still feel and look out of place.

Hopefully you will schedule a site visit so that you may see for yourself the nature of our community.

We welcome a new home and neighbors on that lot but with a new much reduced size and plan.

Thanks for your consideration.

Kerry and Howie Dallmar
650-868-6885
28089 Barn Way
Carmel, CA 98089

From: rgdwrite@earthlink.net
To: [Jensen, Fiona](#)
Subject: Peinado/MacDougall application
Date: Friday, June 14, 2024 12:58:59 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen,

I have been a resident of the Oakshire group of home (Oakshire Homeowners) for 30+ years. I have never experienced such a discordant, disruptive construction and design situation that we we face now with the Peinado/MacDougall application. As a longtime resident I oppose what they are trying to do with that lot in our area/ homeowner group.

1. The construction of an almost 10,000 sq. foot home is not for our smaller homeowner area and bigger than anything we currently or have ever had in our area. Even with minor changes it is just too big. The average in our area is 4,000 sq. feet. The 1,200 accessory dwelling unit is not a fix for the overall size and is not consistent with what has been here for more 30 years.
2. The five stories is also higher than anything in our area by far. It is disruptive to our views and our lovely neighborhood and will impact Ranch House Place the nearby homeowner association, too.
3. The existing design is not consistent with the neighborhood and will stand out like a sore thumb for not just our area but for the CVR area itself.

Thank you for your consideration of my viewpoint. I oppose what this Peinado/MacDougall group at 10196 Oakwood Circle is trying to do.

Rosalind Davis
10136 Oakwood Circle
Carmel 93923

From: [Mike Duran](#)
To: [Jensen, Fiona](#); [293-pchearingcomments](#)
Subject: Please Reject PLN230127
Date: Wednesday, August 14, 2024 6:23:41 PM
Attachments: [image001\[44\].png](#)

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To Fiona Jensen and the Monterey County Planning Commission,

My wife and I are homeowners at 10058 Oak Branch Circle and members of the Oakshire Owners' Association. I am writing today to urge the Planning Commission to reject PLN230127. Having purchased a home in the complex just over a year ago, we are very familiar with the building restrictions and limitations within the community. The proposed development so egregiously oversteps the bounds of what is allowed that I am shocked that this proposal is even being reviewed by the Planning Commission. CC&R's in existence and provided to the property owners prior to their purchase clearly spell out acceptable building guidelines. A sampling of these include the following:

- Article VIII of the CC&R's clearly spells out the existence of an Architectural Review Committee, in this case comprised of our HOA's board members, and grants them the authority to determine acceptable building and design proposals. Section 8.02 reads, in part, "The Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the beauty, wholesomeness and attractiveness of the Common Property or the enjoyment thereof by the Members, and that the maintenance thereof will not become a burden on the Association." Given that the Architectural Review Committee has rejected the proposal, as is their prerogative within the bylaws, it is not a good use of Planning Commission resources to further entertain this proposal.
- Section 10.16 (e) states in part that "Subject to subparagraph (a) above, no Dwelling Unit or other building or structure shall be located on any Lot nearer to the front, side, or rear Lot lines than the minimum building setback lines for the Lots as specified by applicable ordinances of the City and County in which the properties are located." The proposal violates this section.

Furthermore, while I am no longer up to speed on the various building and zoning restrictions at the county level, but a quick review of the Monterey County Municipal Codes reveals the following limitations on development within the R-3 Residential Medium-Density Multifamily Dwelling District (with similar limitations noted for R-2 and R-1 Districts):

- Section 38-25 C states that lots under 5,000 square feet may not be developed, except that "Lots may be subdivided to less than 5,000 square feet but not less than 3,500 square feet only where development is limited to one single-family residence and the

creation of the substandard lot does not conflict with adopted Area Plan policies and programs.” The proposed development violates multiple provisions of the approved Area Plan PLN140130 for Carmel Valley Ranch, including but not limited to violations of the Long-Term Water provisions, Site Suitability, Soil/Slope Stability, and general plan provisions regarding acceptable residential development. Furthermore, the proposed structure violates various sections of the Carmel Valley Area Plan in existence since 2005, namely,

- Policy #1 – Design Criteria. The proposed development violates provisions related to Architectural Style and consistency with the surrounding environment.
- Policy #5 – House Size Limitations. “On parcels with less than one acre, houses shall be limited to no more than 3,000 square feet in total area.” The proposed structure is more than twice the size of this limitation.
- Policy #12 – Carmel Valley Ranch. As noted above, the proposed structure violates various aspects of the Carmel Valley Ranch Specific Plan.
- Section 38-25 D contains various provisions regarding development standards which the subject proposal violates, including but not limited to:
 - Maximum Lot Coverage: 40%. The proposed structure would have a lot coverage ratio of approximately 100%, clearly in violation of the provision.
 - Maximum Floor Area Ratio: 35%. The proposed structure would have a floor area ratio exceeding 100%, clearly in violation of the provision.
 - Maximum Height (stories/ft): Dwelling Two Stories and 25 feet. The proposed structure is 5 stories and approximately double the height limitation, and still egregiously over height limits after considering allowances for sloped yards.
 - Adopted Neighborhood Compatibility Design Guidelines. The governing guidelines are determined by the Oakshire Architectural Committee as noted above; the proposed structure is in violation of those guidelines.
 - Slope: Building is not allowed on any site which exceeds 15% slope. Proposed structure violates this provision, with a site slope estimated at 30%.

Carmel Valley Ranch and the Oakshire development within Carmel Valley Ranch are wonderful developments. Both the Ranch and the Oakshire Association have gone to great lengths to ensure the community remains beautiful and exists in harmony with nature and the various Plans designed to ensure ongoing harmony and guide acceptable use. The proposed structure is a violation at every level of governance. It is so far out of bounds that it shouldn't even be considered. Please deny the proposal and end this farcical endeavor.

Best regards,

Mike Duran



Mike Duran
Colibri Group

M: 650-533-9613

E: mike.duran@colibrigroup.com **W:** ColibriGroup.com

From: [Bee Epstein-Shepherd](#)
To: [Jensen, Fiona](#)
Subject: 10196 Oakewood Circle
Date: Sunday, June 16, 2024 8:11:16 AM

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Good Morning ms. Jensen

RE: 10196 OAKWOOD CIRCLE At Carmel Valley RAnch

I and my neighbors at Ranch House Place strongly protest this project for more reasons than I can innumerate here. But I will list just a few of the objections from those of us whose are adjacent to the proposed property.

It is being built within a few feet of residences on Barn Way. The back windows look directly upon the patios and into the homes at 28082 and 28024. The huge building—is 3 times the size of the 2,300+ units in the HOA that the structure will tower over.

The size and design is in no way consistent with these planned communities. This building does not belong on this lot.

When lights are on the amount of glass on the Ranch House Place side will create light pollution.

The hillside is unstable

The plan is in direct opposition to the Carmel Valley Master Plan

I could go on, but you'll probably get different and more objections from more residents of the two HOA's directly impacted.

An important point I must make:

THE PRECEDENT ESTABLISHED BY APPROVAL OF THIS PLAN WOULD TOTALLY DESTROY THE CHARACTER OF AND LIVABILITY OF CARMEL VALLEY AND WILL IMPACT THE ENTIRE COUNTY. IF THIS CAN BE BUILT IN THIS LOCATION, ANTHING CAN BE BUILT ANYWHERE IN THE COUNTY!

RESPECTFULLY, BEE EPSTEIN-SHEPHERD
28095 Barn Court

DR BEE EPSTEIN-SHEPHERD
PerformancePsychology
Hypnotherapy
831-594-0611

From: [fette](#)
To: [Jensen, Fiona](#)
Subject: objection to PLN230127
Date: Friday, August 9, 2024 4:40:14 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Planning Commission,

This message is related to an applicant's proposal: PLN230127.

If you could please forward this message to the Planning Commission, I would be grateful.

I am the owner of a townhome that is located directly at the bottom of the hill of the proposed development.

To a person, the entire neighborhood of Ranch House Place HOA is upset about this proposal and I share everyone's concerns. Our HOA is located next to and downslope of Oakshire. This rallying is not a question of NIMBY (not in my backyard), but a response to a gross violation of all that makes the community of Carmel Valley Ranch so pleasant.

I have not previously written to any authorities.

I am particularly concerned with the desire to build on the steep slope that would land right in my kitchen in the case of any slide or mere erosion.

I also am dismayed by the disregard for the setbacks, with the applicant's goal to use 100% of them on all four sides.

There are many other objections to this building project that have already been raised to authorities. I hope that common sense will prevail and that you will take the concerns of neighbors and residents, including my family's, into consideration.

Sincerely,
Julie Fette

Address: 28086 Barn Way, Carmel, CA, 93923

Julie Fette
Associate Professor of French Studies
Rice University
<https://cultures.rice.edu/faculty/julie-fette>
713-348-4278
<https://hackettpublishing.com/les-francais-fourth-edition>

From: [DFT](#)
To: [Jensen, Fiona](#)
Subject: PLN230127 (McDougall) Project Plans, 10196 Oakwood Circle, Carmel, CA 93923
Date: Saturday, June 15, 2024 6:06:52 PM

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June 14, 2024

Ms. Fiona Jensen, Senior Planner
County of Monterey Housing & Community Development
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Re: PLN230127 (McDougall) Project Plans, 10196 Oakwood Circle, Carmel, CA 93923

Dear Ms. Jensen,

I reside at 28084 Barn Way, Carmel, CA 93923, directly bordering the subject property. Unfortunately, I am unable to attend the scheduled June 17 Committee Meeting. However, I respectfully submit this letter setting out my objections to the proposed Project Plans.

My home is located immediately below the project property and is one of the homes that will be most directly affected by the project.

My objections include, but are not limited, to the following:

- The environmental impact that such a large-scale project would have on the wildlife and nature of the fragile hillside where the Project is located. All of Monterey County has experienced the devastation of recent years brought on by drought, fires, severe storms, and flooding. It is imperative that the County undertake a reasonable, mindful and common sensical approach when considering all new construction, especially as there is indication that these natural occurrences will increase in frequency and severity.
- In addition to the negative environmental impact, is the concern for landslides, underground water flow, and other risks in view of the steep grade of the slope of the Project lot.
- Located directly below the Project lot, my view and privacy will be severely and negatively impacted, if not eliminated in their entirety. We knew when we purchased our home in 1986 that there was a possibility of homes being built in the lots above ours, i.e. Oakshire Community. However, a structure of this size was not permissible.
- In addition to my view and privacy, air circulation and natural light will also

be severely and negatively impacted by such a massive structure.

I would also like to set out my general objections and comments as a resident of the Carmel Valley Ranch.

- The Carmel Valley Ranch began development approximately 50 years ago, and because of careful and conscientious planning, it has evolved into one of the most successful planned residential communities in Monterey County. Homes in the Carmel Valley Ranch have enjoyed steady appreciation in value over the decades and are highly sought after in the real estate market precisely for this reason.

- The Carmel Valley Ranch property lots, those of the town homes, as well as those of the Oakshire Community homes, are all within a very limited range in size, there are no large variations in acreage. To permit construction of a residence on the scale requested in the PLN230127 Project Plans would negatively impact the cohesiveness of the Oakshire Community and the Carmel Valley Ranch. There are numerous other residential communities throughout Carmel Valley and Monterey County with lots of varying sizes, as well as individual tracts of land, that could easily permit construction of a home of the requested square footage of the Project Plans.

- The unbuilt lots, #8 and #11, in the Oakshire Community, which adjoin the Project Property, are owned by the Carmel Valley Ranch. My understanding, although unconfirmed at this time, is that there is an irrevocable open space easement conveyed over those lots. That easement is for the benefit of all. If lots #8 and #11 were owned by private individuals intending to develop them, it is unlikely the Project Plan owners would be either willing or permitted to build a home of the requested size and without respecting the setbacks. Arguably, there would be unfair benefit to the Project Plan owners if they were to be granted variances to build more than the allotted square footage simply because their lot has the good fortune to be located in between two open-air lots.

- The many benefits of residing in a planned residential community are balanced against the restrictions imposed by that community. Undoubtedly, most homeowners would like to be free to build as they choose on their land. However, when a homeowner decides to build within a planned residential community, they have also implicitly agreed to and accepted the relevant restrictions of that community.

Thank you, Ms. Jensen, for your time and attention in reviewing the above issues, and for your consideration of this matter.

Sincerely yours,
Denise N. Franco-Tange
28084 Barn Way
Carmel, CA 93923

From: [Helen Grady](#)
To: [Jensen, Fiona](#)
Subject: re: PLN230127
Date: Friday, August 9, 2024 3:19:44 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen:

I would appreciate this email to be forwarded to the Planning Commission in order for my opposition to the building of a home, #PLN230127, the McDougal & Peinado project, that is not conducive to the existing residences in Carmel Valley Ranch, Oakshire and Ranch House Place neighborhoods.

I am a resident in Ranch House Place neighborhood, whose condo backs up to the green belt. This project would be less than the proposed distance between my home and the project and its size would block out the little sun exposure I receive. Also, since it would be so close to my home, the glass and lighting would be glaring through my windows at night. Carmel Valley Ranch tries to keep low light pollution in our development and this project would overrun that attempt.

The size and design are so out of line with the composition of the existing homes. I have concerns for the size of the project on such a small lot. I'm not in the construction business, but it seems to be common sense that a home and out buildings of that size on a lot less than 4,000 sq ft, there must be a lot of engineering to make it stable, especially on a 30% slope. My fear would be what happens when the rains come and how will it affect not only my property, but of the other homeowners as well.

I implore the Planning Commission to look deeply into this project and come to the conclusion it is not an appropriate size, design and composition that is conducive to Carmel Valley Ranch.

Thank you for your consideration,

Helen Grady
831-206-9541
28087 Barn Way

From: [Roger Hagman](#)
To: [Jensen, Fiona](#)
Subject: 10196 Oakwood Circle
Date: Monday, June 17, 2024 8:43:26 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms Fiona Jensen and LUAC

For your consideration.

My wife Libby and I own and reside at 28071 Barn Way located in the Ranch House Place HOA. We are writing to you to express our concerns regarding PLN230127 McDougal proposal.

We have many concerns regarding this project. Foremost is the size of the structure, its bulk and the impact it will have on our neighborhood.

It appears that the size, over 12,000 square feet and the ht, 6 floors including the basement, is the result of a disregard of the zoning rules that set setbacks and building height. This should not be allowed as they were put into place to protect the rights of adjacent neighbors including us and other owners in Ranch House Place which border this property. All owners were aware of these planning restrictions when they purchased their properties.

It appears that the application interprets the “natural grade” as it was prior construction of the road some 35 years ago thus allowing for the 6 story structure. The “natural grade” should be considered as what is existing. The county should enforce this interpretation which would result in a design much more in keeping with the neighborhood.

The hillside is extremely sensitive, steep and prone to erosion. It is our understanding the applicant needs a use permit to build on a slope exceeding 25%. This use permit should be granted only if the project meets all zoning requirements and adheres to setbacks and building heights as determined using existing natural grade.

In conclusion, we urge the County staff and LUAC to not approve this project in its current design. Please include this letter in your recommendations to the Planning Commission.

Respectively submitted.

Roger and Libby Hagman

Fionna Jensen
Senior Project Manager
Monterey County Planning Dept.

Re: PLN230127

June 15, 2024

To Whom It May Concern,

We are writing to comment on the proposed project at 10196 Oakwood Circle. The massive size of this home, which is set to be the largest in the entire neighborhood, and possibly in the Carmel Valley Ranch community, has prompted us to get involved and write this letter. The structure, with its unprecedented size and complete encroachment of the 5-foot setback on all four sides, is in clear defiance of norms in the Oakshire neighborhood and sound planning in Monterey County.

It's is not surprising that the owners persisted in having the County waive the requirement for story poles, because the computer rendering of the project, nestled among the trees, simply does not convey how the project towers over the street. Story poles would have made anyone walking by question whether such a fortress belonged in the neighborhood. The 2-foot height variance request seems almost trivial in comparison to what is being proposed. Others can quibble over how a slope gradient is measured to determine the structure's height, but let's be honest—this home is WAY out of scale under any standard.

Additionally, given the spacious 1,600 square foot size of the primary ADU and an additional, so-called junior ADU, it's reasonable to assume that there will be at least four cars for all the residents. Yet the proposed project maintains that only one space for covered parking is required and that four parking spaces will be provided in the two-car garage by installing a hydraulic car lift for two additional cars! It simply defies common sense to think that when someone needs to run to our neighborhood market, Safeway, that they will take a car off the rack. This is baloney; racks are for storing cars, not for everyday use. A YouTube review of this process shows that the lower car must be moved out onto the street, the lift lowered, and a top car then driven onto the street. Then, either the bottom car is left on the street or one would need to get back in that car and re-park it in the garage. It is quite a process, and unless a parking valet is living in the junior ADU, this scenario more closely resembles an apartment building without parking. Realistically, cars will be parked on the street in violation of the HOA restrictions.

Furthermore, we have to question the notion of an "internal" ADU. Isn't that just an apartment building . . . the super-sized equivalent of an additional bedroom disguised as a "sewing room"? ADUs conveniently fast-track the review process in order to increase the supply of housing in California, but will these actually add any more housing in Carmel Valley, or is this merely a convenient way to hide the fact that the total living space is 2.6 times the size of the lot?

We puzzle at the fact that the owners selected this neighborhood to pursue this project. The house, ADU, and junior ADU are orders of magnitude different than any other home in the Ranch. Any child playing a game of "one of these is not like the other," wouldn't hesitate to finger the 10196 Oakwood project — it sticks out like the proverbial sore thumb. A five-story concrete tower on a 25% or 30% slope is a bad idea, requires too many variances, and we encourage the Land Use Advisory Committee to deny a positive recommendation of this project.

Sincerely yours,

Jane and Jeff Hand
10088 Oak Branch Circle

From: [Jack Hardy](#)
To: [Jensen, Fiona](#)
Cc: dlhardy46@gmail.com
Subject: PLN 230127 for 10196 Oakwood Circle, Carmel CA 93923
Date: Monday, June 17, 2024 5:19:19 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Ms Fiona Jensen

My wife Donna and I live at 28061 Heron Court in Ranch House Place below and within sight of the above identified proposed project. We have many concerns about this project many of which are stated below:

1. The proposed project is inconsistent and incompatible with the neighborhood character of Oakshire and neighboring communities with respect to size, height, design, placement on the lot, and materials.
2. At 9200 sq feet, before factoring in the 2400 sq feet of decking and overhead patio covers, the project is 2 times the size of the largest home in Oakshire and by far the biggest home in the seven residential communities included in the Carmel Valley Ranch Specific Master Plan (almost 300 homes). The proposed project's home size to lot size ratio at 2.61 is way out of proportion to any of the single-family home communities (Oakshire, The Summit, Holt Road 1, and Holt Road 2) with most homes having a ratio well under 1.0.
3. The proposed design is vastly different than any home in Oakshire and is inconsistent with the character of the neighborhood. It is boxy, and widely uses glass, chrome, and steel which is incompatible with the rest of the homes in the neighborhood. The plan largely utilizes concrete for the structure, again inconsistent with stucco and wood exteriors found throughout the community.
4. The Applicant's placement of the home butts right up to Oakwood Circle and actually towers over the street. All other homes on that side of the street that share the same slope are set back and are below street level. The Applicant's project is completely inconsistent with like-situated properties on Oakwood Circle.
5. To bear the proposed weight and mass of the proposed house, especially because of the planned extensive use of concrete, will likely require a substantial amount of excavation into a slope with a grade over 25%. There is no estimate of the amount of soil to be removed shown in the plans and no analysis of what such soil removal will mean to

drainage and stability of the slope.

6. Applicant has proposed usage of 100% of the setbacks on all four sides. That is completely out of proportion to any variance granted by the county relative to any other home in Oakshire.

For all of these reasons, we oppose approval of the project.

Jack and Donna Hardy

626-372-9772

June 17, 2024

From: salhit@aol.com

Re: Mcdougall file# pIn230127

To: jensenfl@countyofmonterey.gov

We believe this project is too massive and does not adhere to HOA CC& R in Oakshire it does not blend into the surrounding homes, but overshadows and dominates them and we do not believe any variances should be allowed

sincerely David and Sally Hitchcock
Sent from my iPad

From: [Dave Howarth](#)
To: [Jensen, Fiona](#)
Subject: Carmel Valley LUAC Meeting June 17, 2024 PLN230127/McDougall
Date: Monday, June 17, 2024 1:52:22 PM
Importance: High

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Fiona,

Please forward this email along to the LUAC prior to this evenings meeting.

Dear CV LUAC Advisory Committee,

I will be at the meeting this evening and wanted to get my thoughts regarding the proposed project at 10196 Oakwood Circle to you in advance.

I own a home in the Oakshire development just 5 lots east of the proposed project. I have been a licensed real estate agent for 34 years specializing in Carmel Valley Ranch real estate with 320+ Carmel Valley Ranch transactions since 1990. I was involved in the lot sales at the Estates and a partner in the development of 2 homes that were built there. I also handled the sales of the 64 homes built at the Summit. And with respect to the Oakshire development I have represented buyers, sellers and occasionally both in 10 out of the 20 existing homes.

I have been following this project since the application and initial “plans” were submitted in August of last year. At the time I and my neighbors were very shocked at the height, mass and style of the project as nothing like the proposed home currently exists in the Oakshire development or to my knowledge anywhere else at Carmel Valley Ranch. We were relieved to learn that the Planning Department , in its September 6, 2023 letter, deemed the project **Incomplete** for various reasons (Height of structure, non-compliance with required setbacks, incompatibility with the surrounding neighborhood character and not subordinate to the surrounding environment. Then just last week we were able to access the revised plans which are under discussion tonight. To my surprise the revised plans reflected none of the key reasons mentioned above that Planning deeming the application **Incomplete**.

The applicant and her agent have again proposed:

1. **A 10,000+ square foot structure.**
2. **Appx. 58 feet in height**
3. **30 feet above road level**
4. **Built right up to the property lines with no setbacks**

I have a very hard time understanding why the applicant and her agent believe that this proposed project should not have to comply with the Carmel Valley Specific Plan, Medium Density Residential zoning, Design Control zoning district and the Carmel Valley Master Plan.

In my opinion the Carmel Valley Land Use Advisory Committee should not support this project as proposed.

Sincerely,

David S. Howarth

David Howarth

10166 Oakwood Circle

Carmel, CA 93923

DRE# 01077071

831.595.0535 Cellbeen inv

dave@carmelrealtycompany.com

From: [Jim Jaffe](#)
To: [Jensen, Fiona](#)
Subject: Against PLN230127
Date: Monday, June 17, 2024 9:07:20 AM

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Good morning Fiona,

If you told me PLN230127 was proposed for construction in Pebble Beach or Carmel Heights, I would not be surprised. But, attempting to build this at 10196 Oakshire Circle in one of the Planned Urban Developments inside Carmel Valley Ranch, defies “common sense; let alone numerous Monterey County Building & Safety Codes. This Project must not be approved!

Thank you for the opportunity to register my very serious concerns about the PLN230127 Project.

Sincerely,

Jim Jaffe
Ranch House Place Board Member
28002 Oakshire Drive, Carmel, CA 93923

Sent from my iPad

From: [Sheila Kaplan](#)
To: [Jensen, Fiona](#)
Subject: Please deny all variances for 10196 Oakwood Cir, Carmel. Parcel 416 542 0111-000
Date: Thursday, June 13, 2024 6:08:25 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen,

My name is Sheila Kaplan. My husband, Thomas J. Emerson and I own 28075 Barn Way, in the Ranch House Place development at Carmel Valley Ranch. We live there full time.

We're writing to let you know how strongly we oppose the McDougall proposal for the above-referenced property. We are extremely concerned about the proposed project, for its enormous size, which would not fit well into the neighborhood, and especially for the harmful impact it will have on the very steep slope above our own house.

We plan to attend the Monday June 17 meeting, but also wanted to send you our thoughts in advance.

Our house sits on Barn Way, below the proposed project -- somewhat to the side. If there is a storm-related mudslide, or an earthquake, either during the building of the house, or after it is finished, the resulting debris could crush our own house. Climate change has brought more severe rains to our neighborhood, and we are already worried about potential mudslides from the existing houses built into that hill.

We are also concerned about possible removal of the Oak trees, which now serve as a buffer for the noise from that street, as well as lend beauty to our landscape.

And finally, we do not appreciate the exploitation of the ADU loophole that Ms. McDougall is attempting. We understand that she has proposed two interior ADUs, which would gain her additional square footage.

Seriously? Is Ms. McDougall planning to rent these ADU's out to people in need of housing -- which was the policy's intent. Somehow I doubt that.

We strongly ask that all variances for this project be denied.

We suggest that Ms. McDougall sell the property to someone who wants to honor our neighborhood norms, instead of endangering us by creating a monstrosity.

There are many available lots nearby where she could build as big a house as she'd like, on vast acreage; without it wrecking the character of a lovely and long established neighborhood.

Thank you for your consideration.

Sincerely,
Sheila Kaplan and Thomas J. Emerson (415) 305-7305

From: jack.jlkay.net
To: [Jensen, Fiona](#)
Subject: PLN230127/McDougal Amy E.
Date: Monday, June 17, 2024 1:45:11 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms Jensen:

I would like to voice my opposition to the above referenced project for the following reasons.

The project is completely out of scale with other residential units in the community. If all covered area is considered the project is approximately three times the size of other homes. The area covered by living space is 2 to 3 times the size of homes throughout the Ranch House community which is directly impacted by the project. The scale simply lacks consideration of neighbors, neighborhood and community.

The proposed materials and finish to be used deviate from all standards in the community and at Carmel Valley Ranch. Although the design might be attractive on a large isolated lot it is clearly inappropriate for our neighborhood. The large windows would be distracting and add to light pollution.

The height of the structure exceeds established regulations. The method used by the proposer to determine the allowance is specifically wrong based on clear precedence.

The request to ignore building setback requirements is not justified by any precedence in the neighborhood. It appears the project also encroaches on HOA held property.

A skeptic might say that the ADU's are there to make it more difficult to deny the project. I am a skeptic.

The project, in my opinion, reflects no concern for the neighbors, neighborhood or our Carmel Valley Ranch community.

Sincerely,

Jack L Kay
Resident
28058 Hawk Court
Carmel, CA 93923

Sent from my iPhone
Jack

From: [Marsha Kelly](#)
To: [Jensen, Fiona](#)
Subject: 10196 Oakwood Circle, LULAC Meeting
Date: Sunday, June 16, 2024 9:22:58 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

We are in total opposition to this project because it is dangerous and it is totally out of context with the rest of CARMEL VALLEY Ranch. We live just below this project in the Ranch House Place subdivision, and would have to deal with this Project and it's traffic for the entire construction period of 2 to 3 years.

Thank you for considering the citizens who you represent.

Sincerely, Marsha and Brian Kelly

Sent from my iPhone

Cell: 831-238-1189

From: [McDougal, Melissa](#)
To: [McDougal, Melissa](#)
Subject: FW: 10196 Oakwood Circle Parcel 416-542-011-000
Date: Monday, June 17, 2024 11:15:57 AM

----- Forwarded Message -----

From: Noam Krantz <noamkrantz@yahoo.com>
To: JensenF1@countyofmonterey.gov <jensenf1@countyofmonterey.gov>
Sent: Friday, June 14, 2024 at 04:14:44 PM PDT
Subject: 10196 Oakwood Circle Parcel 416-542-011-000

Re:

File number PLN230127
Project name MCDOUGALL AMY E
Parcel number 416-542-011-000

Dear Ms Jensen,

Thank you for hearing our matters regarding this project. Although my email here is long, I believe it is worth reading as I have had a first person view of the situation with my wife voted into the HOA board last year. In this small HOA of about 20 homes, we have experienced considerable stress related to both the project proposed and the approached used by Ms McDougall and her husband Mr Peinado. Issues in our small community have always been managed with mutual respect and consideration for our neighbors both within the HOA and larger Carmel Valley community. We came together recently on another home down the road and approved their remodel plans. We want new families here and are happy to work with them to develop their homes.

Some quick background on the neighborhood. All of our properties are offset from the street but we are allowed to build a garage against the street. Most garages are detached and attached to the homes only via a deck or nice patio. The garages approved are relatively small, with enough room for two medium sized cars and not much storage. Homes are generally two floors - most often the top is street level and bottom is below due to the hill in the north facing part of the valley we live in. And in a few cases for some homes the first floor is at street level with the second floor higher than the street because those homes are on flatter ground. This has created a beautiful light feel to the development where the home heights feel unassuming and there is space between the street and most homes. Each home is built within about 6 feet of the setbacks, leaving a perimeter around the house for landscape, and in some cases there are wood decks within some of these spaces. I live adjacent to the proposed development at 10226 Oakshire Drive.

First, the home that is proposed is simply too large. It is about **3 TIMES** the average square footage of our homes - 9,000+ square feet plus a 1,200 foot two storied garage. I do not think there are any homes this large within even a larger area of Carmel Valley - you'd probably have to go to Tehama to find such large homes, where they stand on about 10 acres of land. Second, the proposal calls for use of the entire property including ALL setbacks for their foundation. I do not believe any home has built a material amount of their foundation into the setbacks. Maybe some light decks, but certainly not the entire foundation. They are even proposing to build their attached garage directly onto the street with two other entrances into the home on the street - no space between the street and their home, as you see in almost all homes here. Their neighboring lots are currently empty, but if the owners did build one day, they would have to maintain 10 feet between homes, therefore the proposed home would cost their neighboring lots 5 feet of building space at least. Setbacks are required for other reasons too - to help create a general feeling of space within the community and allow access to the properties for workers etc so that they do not have to intrude on neighboring properties. Third, the proposed home is five stories - three stories up from street level and two stories below street. This is unprecedented in our HOA. I would imagine this is unprecedented even in the broader Carmel Valley and Monterey County. Fourth, the proposal calls for 3 units within one building with two separate entrances in addition to the garage entrance. Our HOA guidelines are for one family per home. The largest unit alone is over twice the total average square feet of homes in our HOA. I cannot even comprehend the ability to squeeze so many units and such a large structure into that small a piece of land. The sheer bulk would be huge. And, we do not even have parking to support three separate families.

Lastly, i would just like to comment on the behavior of Mr Peinado and Ms McDougall. They have lied

several times claiming county approval. They have stood outside of peoples' homes intimidating them as they do some sort of made to order survey. Mr Peinado even blocked with his car and threatened the postal delivery woman because he wanted a mail box (they are given once permits are given for the home). They have been untruthful about their intentions - asking for set back approval with no mention of the plans for the home or size of the home. They have intimidated and insulted the voluntary HOA board members. They have threatened to sue each individual homeowner within the HOA. In my opinion, they are likely to have downed three oak trees within their lot in secret at night - two last year and one this year. The one this year had a rope hanging from it as it was split down the middle and the iron rope fences on both sides had been snapped. No other trees in the community have come down during the storms etc of the last few years. And it is worth noting that with a quick google search, you can find that Mr Peinado has been in over 40 official court/legal proceedings over the last 20 years, including harming a parking officer in San Francisco.

I appreciate your attention on this matter. And I thank you and your colleagues that make a difference to our communities.

Regards
Noam Alexander Krantz
10226 Oakshire Place
Carmel, CA 93923

From: [Danny Krueger](#)
To: jensenfl@countyofmonterey.gov; [Jensen, Fionna](#)
Cc: [Judy Krueger](#)
Subject: Permit Number PLN230127 MCDUGAL Public Comment
Date: Friday, June 14, 2024 1:10:12 PM
Attachments: [CV LUAC_061724_AGENDA_revised.pdf](#)

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Ms. Fionna Jensen
Project Planner / Planning Staff Liaison
Carmel Valley Land Use Advisory Committee

RE: File Number PLN230127 MCDUGAL

Dear Ms. Jensen,

Regrettably, I am unable to attend the upcoming CV Land Use Advisory Committee meeting on June 17 due to a scheduled surgical procedure to occur earlier that same day. Nonetheless, I wish to express my concerns regarding the proposed development on Oakwood Circle for your consideration.

I am the one of the nearest neighbors to the subject parcel. Generally speaking, I am excited to see the development of a new residential project and I am delighted to see that another family wishes to build their dream home in our community. All things being equal, I would be advocating for the approval of reasonably conceived building plans. All things are not equal.

Of particular concern is the proposed size and design of the dwelling, which deviates significantly from the guidelines outlined in the Carmel Valley Master Plan policy CV-1.20. With respect to height and bulk, the proposed dwelling is roughly three (3) times the size of large neighboring properties. It provides for two (2) Accessory Dwelling Units (which when coupled with its enormous size) indicates to me an intention for the property to become another of the owner's income producing commercial ventures. By my reading of the plans, they wish to build six levels, ten toilets, six showers, eight spaces suitable for bedrooms, divided living areas, and elevators for both people and cars.

Furthermore, exception requests associated with the project compound my reservations. While I trust that the Land Use Advisory Committee will grant reasonable variances and exceptions wherever they are appropriate, I urge you to consider the cumulative impact of these exceptions.

I am also troubled by the adversarial approach taken by the property owner, who seeks support from our neighborhood and the county while simultaneously engaging in litigation against these same bodies. This combative stance undermines trust and cooperation and complicates the approval process.

In light of these concerns, I respectfully request that the committee deny the current application in favor of a more harmonious alternative that aligns with the scale and character

of our neighborhood of primary and secondary homes.

Thank you for considering my input on this matter.

Respectfully,

--

Danny Krueger
Judy Krueger
10178 Oakwood Circle
(831) 320-0077 voice

From: MIImartin4
To: schachtersj@comcast.net; egonzalezsr56@gmail.com; laslomasmkt@hotmail.com; Getzelman, Paul C.; amydroberts@ymail.com; Monsalve-Campos, Etna; daniels.kate@gmail.com; Martha Diehl; cualrmg@gmail.com; cmshaw.district2@gmail.com; ben.workranch@gmail.com; Vasquez, Elizabeth; Vasquez, Elizabeth; 293-pchearingcomments; Getzelman, Paul C.; Monsalve-Campos, Etna; 293-pchearingcomments; Magana, Sophia
Cc: fiorelle@redshift.com; carmelvalleyassociation@gmail.com; luanaconley@gmail.com; Foxrich@aol.com; Marianne.gawain@gmail.com; johntheyl@gmail.com; brennan_janet@comcast.net; manningrick009@gmail.com; mibsmccarthy@comcast.net; eric.sand@sand-realty.com; eric.sand@icloud.com; robsiegfried@gmail.com; rhstott@comcast.net; karinsk@me.com; andy_sudol@yahoo.com; charliewahle@gmail.com; priswalton@sbcglobal.net; llamontwiltsee@comcast.net; jeff_wood07@comcast.net; chris@carmelpinecone.com
Subject: Re: Hearing on PLN230127
Date: Thursday, August 1, 2024 9:59:49 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

This is an excellent letter about a shocking house proposal. Thank you, Pris. --Marlene

In a message dated 8/1/2024 9:55:04 AM Pacific Daylight Time, schachtersj@comcast.net writes:

To the Monterey County Planning Commissioners:

Attached is a letter from Carmel Valley Association president Pris Walton with CVA's comments concerning PLN230127, a proposed new home construction on Oakwood Circle in Carmel Valley Ranch.

Please acknowledge receipt of this message and enter it into the public record.

Thank you for considering our views on this matter.

Sandra Schachter, Secretary, CVA

From: [Thomas Miller](#)
To: [Jensen, Fiona](#)
Subject: McDougall House
Date: Wednesday, August 21, 2024 1:42:15 PM

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Listed below are a few thoughts I tried to send previously, but got a delivery failure:

What is the likely effect on future prices of houses on Oakwood Circle if the house is built?

How long will it take to build a house of this magnitude?

Where will the workers park their vehicles and equipment?

Will the driveway to 10166,10172, 10178 ever need to be blocked?

Cell: 925 437-3754

From: [Thomas Miller](#)
To: [293-pchearingcomments; Jensen, Fiona](#)
Subject: Comment Letter on PLN230127
Date: Monday, September 16, 2024 5:03:50 PM

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To the Planning Commission and Monterey County HCD

My name is Tom Miller, and I live at 10172 Oakwood Circle in the Oakshire subdivision. I am writing to comment on the proposed PLN231027. My house is in the small cul-de-sac next to the lot associated with PLN231027. My concerns are as follows:

- The proposed house is out of character with the rest of the neighborhood. Specifically, it is a six story structure that would dwarf all the other homes in Oakshire, most of which are two or three stories.
- The plan design looks like something found in San Francisco or other urban settings, which is inconsistent with the rural California ranch designs used by all the other homes in this development.
- The houses in Oakshire use stucco and wood as the primary exterior, while the proposed plans call for the use of concrete and stone. Again, this is detrimental to the overall look and feel of the neighborhood.
- The plans call for a two-car garage at street level with storage for another two cars below that are supposed to use an elevator for access. This is totally impractical. Regular use of the cars and elevator will cause congestion on Oakwood Circle and will result in the cars being parked on the street in violation of the CC&Rs.

In conclusion, the proposed project is very inappropriate for a planned community like Oakshire. Most of my neighbors and I moved here because we wanted to be part of this great community, and a house like PLN230127 would have a significant negative impact on that experience. I ask that the Planning Commission deny the Applicant's plan.

Sincerely,

Thomas Miller

Cell: 925 437-3754

From: [Leonid Modorsky](#)
To: [Jensen, Fiona](#)
Subject: 10196 Oakwood Circle proposed house
Date: Friday, August 30, 2024 7:23:45 AM

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This is condo/PUD development with the largest property under 4000sf on average 3500 ft lots. The proposed house will be about 10,000sf on a small lot. I just have one word for this project:

"INSANE"

I hope the common sense prevails and the Planning Dept will not approve this insanity.

Leonid Modorsky
10100 Oakshire Dr, Carmel, CA

From: [Leonid Modorsky](#)
To: [Jensen, Fiona](#)
Subject: Opposition Comment Letter to PLN230127
Date: Monday, September 9, 2024 2:50:00 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

My name is Leon Modorsky and my family and I have lived at 10100 Oakshire in Carmel, CA since 2011. I respectfully ask the Planning Commission to deny approval of PLN230217 being proposed for 10196 Oakwood Circle.

The proposed home is enormous (more than twice the size of the median size home in Oakshire) and features an urban, contemporary, blocky design that contrasts badly with the rural California Ranch designs of all the other homes in Oakshire. The plan also calls for the use of materials that conflict with the materials used by the other homes in the neighborhood, making it stand out unfavorably. Furthermore, the proposed home, due to its huge size, is planned to come right up to the street and tower over it. This is inconsistent with how all other like-situated homes are sited on their lots, which is set back further into their properties as called for in the original tract map.

The building of PLN230127 would be detrimental to the neighborhood. In addition, it does not comply with the provisions of the Carmel Valley Master Plan and violates the Plan's stated intent to preserve the rural character of Carmel Valley.

I request the Planning Commission deny approval of PLN 230127. The Oakshire community has been a Planned Unit Development (PUD) since its inception in 1987. It is a wonderful neighborhood that we enjoy and appreciate. A project as massive as PLN230127 (proposed at six stories versus the typical two-story homes found in the community) and which directly runs counter to the design and build material aesthetics already existing in the neighborhood should not be allowed in a long-established PUD such as Oakshire.

Sincerely,
Leon Modorsky

From: thewoodleafgroup@gmail.com
To: [Jensen, Fiona](#)
Subject: Objection of PLN230127 (McDougal) Project
Date: Saturday, June 15, 2024 7:24:18 AM

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June 14, 2024

Ms. Fiona Jensen, Senior Planner
County of Monterey Housing & Community Development
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Re: PLN230127 (McDougal) Project Plans, 10196 Oakwood Circle, Carmel, CA 93923

Dear Ms. Jensen,

I am writing to formally object to the proposed PLN230127 Project Plans for the property adjacent to my home at 28082 Barn Way, Carmel, CA 93923. Unfortunately, I am unable to attend the upcoming June 17 Committee Meeting, but I believe it is essential to address my concerns regarding this development.

- **Environmental Impact:** The proposed construction is extensive and will have a significant impact on the local environment. The hillside where the proposed project is located is particularly sensitive, and Monterey County has already faced severe environmental challenges, including droughts, fires, and floods. California insurance companies are restricting fire insurances and in some cases not even offering coverage in high fire areas at all.
-
- **Risk of Landslides:** The steep gradient of the project site poses a significant risk of landslides. My property, which is directly below the project site, has a wall significantly higher and

specifically designed to hold back the hill and prevent such occurrences. To further manage the mass of water runoff from this hill, I have invested in costly and extensive French drains around my property. When this project was undertaken the contractor stated that the stability of the hill existed only because of the numerous oak trees and without them the stability of the hillside would be highly compromised. Any construction on this slope would require tree removal and will only increase the risk of further water seepage, landslides, and adding a large structure to this area could exacerbate these issues, leading to further environmental degradation. Not to mention effecting the role these trees play in reducing greenhouse gases from the atmosphere.

- **Loss of View and Privacy:** The size of the proposed building will severely obstruct the view from my property and significantly diminish our privacy. The deck is the only yard space on this property and is surrounded by the hill where this project is being proposed. When I purchased my home in 2015 I was told this was open space and that it was highly unlikely it would be built on. This project far exceeds what is typical or permissible in our community.
- **Reduction in Air Circulation and Natural Light:** The planned structure will severely obstruct all direct sunlight and diminish any reflective light reaching my property. This reduction in natural light will not only darken my living spaces but also significantly affect the indoor temperature and energy efficiency of my home. Moreover, the large size and close proximity of the proposed building will restrict natural air circulation, potentially leading to increased humidity and reduced ventilation. These changes will profoundly impact the overall livability and comfort of my home.
- **Community Integrity:** Carmel Valley Ranch has been a model

of careful and considerate planning for over 50 years. The cohesiveness and aesthetic consistency of our community are key to its appeal and property values. Allowing a residence of the proposed scale would disrupt this balance and set a concerning precedent for future developments as well as diminish the property value.

- **Compatibility with Open Space Easements:** The adjacent lots #8 and #11, which adjoin the project property, are believed to have irrevocable open space easements benefiting the entire community. If these lots were privately owned and intended for development, it's unlikely that a project of this scale would proceed without significant opposition. Granting variances to the current project simply because it is flanked by open space would unfairly advantage the applicant.
- **Adherence to Community Restrictions:** Living in a planned residential community comes with both benefits and obligations. While we may all wish for greater freedom in how we develop our properties, the restrictions imposed by the community are there to preserve its character and ensure fairness. The proposed project should be held to these same standards to maintain the integrity of Carmel Valley Ranch.

Thank you for your attention to these concerns. I urge you to consider the potential impacts carefully and uphold the principles that have guided our community's development for decades.

Sincerely,
Susan Petrak-Pollock
28082 Barn Way
Carmel, CA 92923

From: [Art Taylor](#)
To: [293-pchearingcomments](#); [Jensen, Fiona](#)
Cc: jamesa.grandma.schulle@gmail.com
Subject: Schulle Letter re: PLN 230127
Date: Wednesday, August 21, 2024 4:25:02 PM
Attachments: [PLN 230127 - Schulle Letter Requesting Approval Denial.pdf](#)

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Planning Commission and Monterey County HCD,

Attached please find a signed letter from Oakshire homeowner Mrs. Jamesa Schulle regarding PLN 230127 that she asked to be transmitted to the Planning Commission and HCD in advance of the August 28, 2024 Public Hearing. Mrs. Schulle is copied on this email.

Regards,

Art

--

Art Taylor

DATE: August 21, 2024

TO: Monterey County Planning Commission
Monterey County Housing & Community Development

RE: PLN230127 – Please Deny Approval

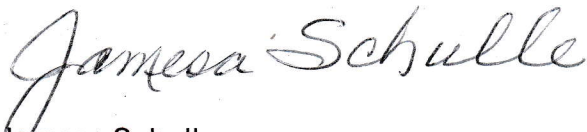
Planning Commission:

My name is Jamesa Schulle and I live at 10094 Oak Branch Circle in the Oakshire development. My husband and I bought the lot and worked with a developer and architect to build our home which was completed in 2004. I was intimately involved in working with the developer and the County in submitting the application and securing a permit from the County to build our home. It was a rigorous process and the standards the County applied were very demanding. I am very proud of the end product and love the community I live in.

I ask that the County apply the same robust standards and thoroughness to the proposed project at 10196 Oakwood Circle (PLN 230127) that was used for all the other homes in Oakshire including mine. If the County does that, I am sure the proposed project will be soundly rejected. The project is enormous, is situated on a steep slope, has an urban design that is not consistent with the rural designs in the neighborhood, violates the setbacks, uses materials that are foreign to what is being used in the other 21 homes in Oakshire, and is improperly sited on the lot by not adhering to the original tract map siting that everyone else used for building their homes.

The proposed project is unsuitable for Oakshire and I respectfully ask that the Planning Commission deny approval.

Thank you,

A handwritten signature in cursive script that reads "Jamesa Schulle". The signature is written in black ink and is positioned above the printed name and email address.

Jamesa Schulle

Email: jamesa.grandma.schulle@gmail.com

**Art Taylor Comments to be made to LUAC on June 17, 2024
Regarding PLN 230127 for 10196 Oakwood Circle Carmel, CA 93923**

1. My name is Art Taylor and I live at 10124 Oakwood Circle, approximately 75 feet from 10196 Oakwood Circle, the subject property on tonight's agenda. My wife and I bought an existing home and an adjacent undeveloped lot in 2015.
2. The proposed five story 9,200 square foot project plan submitted by Peinado/MacDougall in May 2024 is inconsistent and incompatible with the rest of the homes in Oakshire with respect to size, design, placement on the lot, materials and colors. I urge LUAC to not support approval of the proposed plan.
3. To be blunt, the proposed project is massive, a spectacle, out of proportion, and out of place in Oakshire. The immense size and box on top of box on top of box design is unlike any other in Oakshire and not in a good way.
4. Despite the County's written responses to Peinado & McDougall in September 2023 and Feb 2024 coupled with the direct feedback from Oakshire neighbors that their proposed design was too big, that the structure was too tall, that the setback utilization request was not appropriate, and overall that the project was not congruent with the other homes, Peinado & MacDougall chose to ignore this input. Instead, they plowed ahead with another egregious plan submission in May 2024 which we are discussing tonight.
5. In addition to violating the Oakshire HOA CC&R's, the proposed project appears to be contradictory to the guidelines, the intentions and the spirit of the Carmel Valley Master Plan and the Carmel Valley Ranch Specific Master Plan. These are the Plans that everyone in Oakshire bought into and accepted when they acquired their properties. It has been everyone's expectations that the tenets in these documents would be adhered to as new developments came online.
 - a. Which, to the credit of the County, LUAC and others involved in the approval of new projects and the enforcement of the guidelines over the last 30 plus years for the 7 residential communities within the Carmel Valley Ranch Specific Master Plan, they have been followed. That has been a real success over the years, so kudos.
6. There are a few points I would like to make on the specifics on the plan submittal;
 - First, at 9200 square foot, which excludes another proposed 2400 square feet of decking and covered patios, the proposed project would be by far the largest home in Oakshire.
 - a. We have 21 homes in Oakshire. The median size home is 3310 square feet.
 - b. The smallest is 2439 square feet

- c. The largest is 4618 square feet only because the owners elected to build out the crawl space underneath their house which gave them approximately 400 more square feet.
 - d. Peinado/MacDougall's proposed house at 9200 square feet would be nearly **three times** larger than the median size home and **two times** bigger than the largest home.
7. As you saw in the documents Ms. Jensen referenced in her email in advance of this meeting, the proposed project calls for the building of a five story home. The homes in Oakshire are two story homes.
8. Furthermore, the proposed project would be by far the largest home of all the homes in the seven residential communities covered by the Carmel Valley Ranch Specific Master Plan which includes nearly 300 residences.
 - a. It would be 50% bigger than the second closest home which is located at 9972 Holt Road. That home is 6618 square feet, significantly smaller than the 9200 being proposed. No other home in the 7 communities besides 9972 Holt Road is even 5000 square feet in size.
9. Second, I would like to point out the disparity of the proposed project's house square footage relative to its lot size.
 - a. The median size home in Oakshire as I mentioned, is 3310 square feet. The median lot size is 3854 square feet. So the house to lot ratio is 0.88, less than one.
 - b. The minimum ratio for a home in our development is 0.63 and the maximum ratio is 1.31, again due to the build out of the crawl space in one house. Otherwise it would be closer to 1.1.
 - c. Peinado/MacDougall's lot size is 3,528 square feet, so slightly smaller than the median size lot in Oakshire. However, due to the mammoth size of their proposed home, the ratio of house square footage to lot square footage is a whopping **2.61 times**. That is **3 times** the median house ratio of 0.88.
 - d. This 2.61 ratio is again the highest of any residence included in the Carmel Valley Ranch Specific Master Plan. The previously mentioned home at 9972 Holt Road home to lot ratio is only 0.11 because the 6618 square foot home sits on a 54,000 square foot parcel of land.
10. I respect that the County and LUAC have many factors to consider in evaluating new residential projects. However, if they were to look for a proxy on what would be an appropriate maximum size house for a new development in Oakshire, it seems using a ratio of 0.9 to 1.1 times the lot size would be a good guideline and consistent with the rest of the home sizes in the neighborhood.

- a. Thus, for the new development at 10196 Oakwood Circle with a lot size of 3528 square feet, a home square footage size of 3200 to 4000 square feet would seem appropriate.
 - b. Clearly such a home would be much, much smaller than the 9200 square feet currently proposed.
11. Third point: Peinado makes much ado about the two adjacent lots to his property being deemed open space by the county. As you know the term “open space” can be a misnomer as it often implies public or county owned land.
- a. The adjacent lots on either side of 10196 Oakwood Circle are owned by Geolo Capital, the same entity that owns Carmel Valley Ranch Resort.
 - b. As required by all Oakshire lot owners, Geolo pays quarterly HOA dues on the two adjacent lots as well as on nine others they own in Oakshire. These proceeds are used for the care, maintenance and security of Oakshire’s common property. They also pay special assessments like everyone else when billed by the HOA, and they pay annual property taxes on all 11 of their owned lots. Finally, Geolo also votes at the annual HOA homeowner meeting.
 - c. While the Monterey Planning Commission approved a resolution many years ago that placed these two adjacent lots, and nine other lots, into an irrevocable trust easement precluding an ability to develop these lots for housing, there are other activities permitted under Monterey County zoning ordinances for these parcels, which Geolo Capital, or any future owner of Carmel Valley Ranch, may elect to undertake.
 - d. Accordingly, given that Geolo pays homeowners dues, votes, and pays property taxes on all of their 11 lots, they should have the same rights as any other lot owner in Oakshire, including protection from encroachment by structures or excessive setback use by any neighbor’s development project.
 - e. I spoke with Ben Gottlieb who is Principal Head of Asset Management and Credit for Geolo Capital.
 - i. He confirmed that Geolo’s rights relative to encroachment by a neighboring lot’s utilization of setbacks should be no different than what any other homeowner or lot owner in Oakshire enjoys, understanding that the County has the final say on setback usage.
 - ii. He also agrees that it appropriate to ensure any new build on the Peinado/MacDougall lot be consistent with the size and character of other homes in Oakshire.
 - iii. Peinado/MacDougall appear to believe that since the adjacent lots are zoned OS, they are entitled to expand the footprint of their project by asking for full utilization of the setbacks. This is wrong.

12. Fourth point: With respect to Peinado's proposed use of 100% of the setbacks, I understand and agree that the County has the final word on any variances it may grant.
- a. However, I would ask the County and LUAC to consider fairness and proportionality in their decision making relative to granting any variances to the proposed project.
 - b. For the 21 homes built in Oakshire, the County has granted certain homes variances for above ground decks, patios and accessory structures. In its February 9, 2024 letter to Peinado, the County confirmed that no residential structure footprint for any of the Oakshire homes encroach into the setbacks.
 - c. Peinado is seeking 100% utilization of setbacks on all four sides of their lot. An amazingly brazen ask given the County's regulations and precedent in its approving the plans for the 21 homes built in Oakshire to date and in the face of written feedback provided to him by the County to prior plan submissions.
 - d. Accordingly, to be fair and consistent, it is requested that proportionality and relevance to any prior variances that were granted to all other Oakshire homeowners be factored into the evaluation of any proposed setback for 10196 Oakwood Circle.
13. Fifth point: With respect to the proposed design's utilization of setbacks on the front of the house.
- a. There are three homes on the same side of Oakwood Circle as the proposed project and they share the same slope. All three homes are located below road level and are set back into their properties.
 - b. Given they are set back, they are below street level, have driveways to their houses, and are largely out of sight from the street which adds to a much more rural and open feel to the neighborhood.
 - c. The proposed project by Peinado calls for their structure to come flush right up to the street and tower over it. Because it's so gigantic, it needs the entire lot to squeeze the home in necessitating a street level presence. Again, their plans are inconsistent to what other homes in a like situation have been designed for, and built to, in Oakshire.
14. Sixth and final point: The proposed plan includes two internally placed ADU's. I am sure it is not lost on you that many applicants use this approach to circumvent normal County review cycles and regulations to try to expedite approval with no intention of ever using the ADUs as envisioned by the State. I appreciate the County faces additional time pressure for review cycles given recent CA legislation regarding ADUs, however, I hope that such pressure does not preclude proper due process for plan reviews. Especially for one that is as controversial as this plan.

15. It seems for a new development that includes two internal ADU's as is proposed by Peinado/MacDougall, the County should still have the authority to limit the **total** size of the proposed project to be consistent with the size of other Oakshire homes, eg., in the range of 3200-4000 square feet per the methodology previously suggested earlier.
- a. It does not seem appropriate that any proposed new residential build can justify ADU square footage as being incremental square footage to a structure that would result in it exceeding what is reasonable and consistent with the square footage of other homes in the community.
16. I respectfully ask that LUAC in its advisory capacity to the County, evaluate the proposed project by applying the guidelines in the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Master Plan and the historical precedent that has been established for development projects in the Oakshire community over the last 30 years. I am confident that in doing so, LUAC will conclude it cannot support the plan as submitted. Thank you.

**Art Taylor Comments to LUAC For June 17, 2024 Meeting
Regarding PLN 230127 for 10196 Oakwood Circle Carmel, CA 93923**

1. My name is Art Taylor and I live at 10124 Oakwood Circle, within 100 feet of 10196 Oakwood Circle, the subject property on tonight's agenda. My wife and I bought an existing home and an adjacent undeveloped lot in 2015.
2. Oakshire is a small development with 34 lots. Twenty one (21) homes have been built from 1988-2004. Thirteen lots are currently undeveloped. Of these 13 lots, 11 lots are owned by Geolo Capital who owns all of Carmel Valley Ranch including the Resort. Two of the 13 undeveloped lots are privately owned, one of which is the Applicant's.
3. Oakshire has CC&R's which were adopted in 1987. These CC&R's, in addition to homeowners observing the guidelines laid out in the Carmel Valley Master Plan and the Carmel Valley Ranch Specific Master Plan, have been effective in creating a community the Oakshire homeowners enjoy and are proud of. I think that is evident in the number of letters LUAC has received in advance of this meeting from homeowners commenting on Applicant's plan submission.
4. The proposed five story 9,200 square foot project plan submitted by Applicant in May 2024 is inconsistent and incompatible with the neighborhood character of Oakshire with respect to size, design, siting on the lot, materials and colors. I urge LUAC to not support approval of the proposed plan.
5. To be blunt, the proposed project is massive, a spectacle, out of proportion, and out of place in Oakshire. The immense size and box on top of box on top of box contemporary design is unlike any other in Oakshire and not in a good way.
6. Despite the County's written responses to Applicant in its September 2023 and Feb 2024 letters, coupled with the direct feedback from Oakshire neighbors that Applicant's proposed design was too big, that the structure was too tall, that the setback utilization request was not appropriate, and overall that the project was not congruent with the other homes in the community, amongst other issues, Applicant has chosen to ignore this input.
 - a. With this plan submission, the applicant is giving the middle finger to the residents of Oakshire and to the County.
7. The proposed project violates the goals, policies, guidelines, and the purpose of the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Master Plan, and the Oakshire HOA CC&R's. These are the obligations that Oakshire homeowner and lot owners accepted and agreed to abide with when they acquired their properties. It

has been everyone's expectations that the provisions in these documents would be respected and adhered to as new developments were proposed and came online.

- a. Which, to the credit of the County, LUAC and others involved in the approval of new projects and the enforcement of the guidelines over the last 30 plus years for the 7 residential communities within the Carmel Valley Ranch Specific Master Plan, they have been followed. That has been a real success over the years up to this point, so kudos.
 - b. The proposed plan by applicant, if approved, would be a major deviation from how the Master Plans and CC&R's have been implemented.
 - c. Furthermore, if one wanted to build a jumbo house and had read the Master Plans and CC&R's, as well as had any respect for the character and feel of the neighborhood, then one would have not picked Oakshire as a place to build such a mega-home.
8. There are a few specific points I would like to make on Applicant's plan submittal; First, at 9200 square foot, which excludes another proposed 2400 square feet of decking and covered patios, the proposed project would be by far the largest home in Oakshire.
- a. We have 21 homes in Oakshire. The median size home is 3310 square feet.
 - b. The smallest is 2439 square feet
 - c. The largest is 4618 square feet only because the owners elected to build out the crawl space underneath their house which gave them approximately 400 more square feet.
 - d. Applicant's proposed house at 9200 square feet would be nearly **three times** larger than the median size home and **two times** bigger than the largest home.
9. As you saw in the documents Ms. Jensen referenced in her email in advance of this meeting, the proposed project calls for the building of a five story home. The homes in Oakshire are two story homes.
10. Furthermore, the proposed project would be by far the largest home within the seven residential communities covered by the Carmel Valley Ranch Specific Master Plan which includes nearly 300 residences.
- a. It would be 50% bigger than the second closest home which is located at 9972 Holt Road. That home is 6618 square feet, significantly smaller than the 9200 square feet being proposed. No other home in the 7 communities besides 9972 Holt Road is even 5000 square feet in size.
11. Second, I would like to point out the disparity of the proposed project's house square footage relative to its lot size.
- a. The median size home in Oakshire as I mentioned, is 3310 square feet. The median lot size is 3854 square feet. So the house to lot ratio is 0.88, less than one.

- b. The minimum ratio for a home in our development is 0.63 and the maximum ratio is 1.31, again due to the build out of the crawl space in one house. Otherwise it would be closer to 1.1.
 - c. Applicant's lot size is 3,528 square feet, so slightly smaller than the median size lot in Oakshire. However, due to the mammoth size of their proposed home, the ratio of house square footage to lot square footage is a whopping **2.61 times**. That is **3 times** the median house ratio of 0.88.
 - d. This 2.61 ratio is again the highest of any residence included in the Carmel Valley Ranch Specific Master Plan. The previously mentioned home at 9972 Holt Road home to lot ratio is only 0.11 because the 6618 square foot home sits on a 54,000 square foot parcel of land.
12. I respect that the County and LUAC have many factors to consider in evaluating new residential projects. However, if they were to look for a proxy on what would be an appropriate maximum size house for a new development in Oakshire, it seems using a ratio of 0.9 to 1.1 times the lot size would be a reasonable guideline and consistent with the rest of the home sizes in the neighborhood.
- a. Thus, for the new development at 10196 Oakwood Circle with a lot size of 3528 square feet, a home square footage size of 3200 to 4000 square feet would seem appropriate, not 9200 square feet.
13. Third point: Applicant makes much ado about the two adjacent lots to his property being deemed open space by the county. As you know the term "open space" can be a misnomer as it often implies public or county owned land.
- a. The adjacent lots on either side of 10196 Oakwood Circle are owned by Geolo Capital, the same entity that owns Carmel Valley Ranch Resort.
 - b. As required by all Oakshire lot owners, Geolo pays quarterly HOA dues on the two adjacent lots as well as on nine others they own in Oakshire. They also pay special assessments like everyone else when billed by the HOA, and they pay annual property taxes on all 11 of their owned lots. Finally, Geolo also votes at the annual HOA homeowner meeting.
 - c. While the Monterey Planning Commission approved a resolution many years ago that placed these two adjacent lots, and nine other lots, into an irrevocable trust easement precluding an ability to develop these lots for housing, there are other activities permitted under Monterey County zoning ordinance 21.38 for these parcels, which Geolo Capital, or any future owner of Carmel Valley Ranch, may elect to undertake.

- d. Accordingly, given that Geolo pays homeowners dues, votes, and pays property taxes on all of their 11 lots, they should have the same rights as any other lot owner in Oakshire, including protection from encroachment by structures or excessive setback use by any neighbor's development project.
- e. I spoke with Ben Gottlieb who is Principal Head of Asset Management and Credit for Geolo Capital.
 - i. He confirmed that Geolo's rights relative to encroachment by a neighboring lot's utilization of setbacks should be no different than what any other homeowner or lot owner in Oakshire enjoys, understanding that the County has the final say on setback usage.
 - ii. He also agrees that it appropriate to ensure any new build on the Applicant lot be consistent with the size and character of other homes in Oakshire.
 - iii. Applicant appears to believe that since the adjacent lots are zoned OS, they are entitled to expand the footprint of their project by asking for full utilization of the setbacks. Applicant is wrong.

14. Fourth point: With respect to Applicant's proposed use of 100% of the setbacks, I understand and agree that the County has the final word on any variances that may be granted.

- a. However, I would ask the County and LUAC to consider fairness, proportionality, and historical precedent in their decision making relative to granting any variances to the proposed project.
- b. For the 21 homes built in Oakshire, the County has granted certain homes variances for above ground decks, patios and accessory structures. In its February 9, 2024 letter to Applicant, the County confirmed that no residential structure footprint for any of the Oakshire homes encroach into the setbacks.
- c. Applicant is seeking 100% utilization of setbacks on all four sides of their lot. An amazingly brazen ask given the County's regulations and precedent in its approving the plans for the 21 homes built in Oakshire to date and in the face of written feedback provided to him by the County prior to plan submission.
- d. 100% utilization of setbacks is in no way consistent with what variances have been granted to any other Oakshire homeowner. I request LUAC and the County maintain a perspective of appropriateness, consistency, fairness, and proportionality, in its evaluation of any setback request by Applicant.

15. Fifth point: With respect to the proposed design's utilization of 100% of the setbacks on the front of the house.

- a. There are three homes on the same side of Oakwood Circle (10178, 10166, 10160) as the proposed project and they share the same slope. All three homes are set back onto their lots such that they are located below road level.
 - b. The siting of these homes result in them being largely out of view from the street which adds positively to the open neighborhood character we have in Oakshire.
 - c. The proposed project by Applicant calls for their structure to come flush right up to the street and in fact, tower over the street. Again, their plans are not consistent with the neighborhood character and with what other homes in a like situation have been designed for, and built to, in Oakshire.

16. Sixth and final point: The proposed plan includes two internally placed ADU's. As you are likely aware, many applicants use this approach to circumvent normal County review cycles and regulations to try to expedite approval with no intention of ever using the ADUs as envisioned by the State.

17. It seems for a new development that includes two internal ADU's as is proposed by Applicant, the County should still have the authority to limit the **total** size of the proposed project to be consistent with the size of other Oakshire homes, e.g., in the range of 3200-4000 square feet per the methodology previously suggested earlier.
 - a. It does not seem appropriate that any proposed new residential build can justify ADU square footage as being incremental square footage to a new structure that would result in it exceeding what is reasonable and consistent with the square footage of other homes in the community.

18. I respectfully ask that LUAC in its advisory capacity to the County, evaluate the proposed project by applying the guidelines in the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Master Plan and the historical precedent that has been established for development projects in the Oakshire community over the last 30 years. I am confident that in doing so, coupled with the analysis and feedback provided by the County, LUAC will conclude it cannot support the plan as submitted. Thank you.

Date: August 12, 2024

To: Monterey County Planning Commission

From: Oakshire Owners Association Board of Directors

Re: PLN230127 at 10196 Oakwood Circle. Carmel, CA 93923

The purpose of this email is to relay the significant concerns the Oakshire Owners Association (The HOA) Board of Directors has regarding the above-referenced application for a new home build in Carmel Valley Ranch (CVR.) We urge The Planning Commission to support the Land Use Advisory Committee's (LUAC) recommendation to the Monterey County Housing & Community Development (HCD) and deny approval of the proposed project.

Oakshire is a planned single family home community where 21 of the 23 developable lots have homes built on them. It is the second smallest of the seven planned communities within the Carmel Valley Ranch Specific Master Plan (the CVRSMP.)

The Oakshire Owners Association (the HOA) was established in 1987 and the first of the 21 homes in the community today was built in 1988. The HOA represents the Oakshire owners common interests, including landscaping, road maintenance, irrigation, and ensuring architectural, and design consistency of new home and remodel construction to meet the guidelines, spirit, and intent of the Carmel Valley Master Plan (the CVMP) and the CVRSMP.

The Oakshire Board shares the CVMP and the CVRSMP goals of preserving the rural character of Carmel Valley and that "...any development shall be visually compatible with the character of the valley and immediate surrounding areas..."(CVMP 26.1.10.1.) In addition, per CVMP 26.1.29, "The design review process shall encourage and further the letter and spirit of the Master Plan."

In May 2024, the lot owner of 10196 Oakwood Circle (Applicant) submitted revised plan PL230127 to the Monterey County Housing & Community Development (the HCD) for a new home build. Once Oakshire owners saw these plans online at the HCD website, members complained to the HOA Board of Directors that the proposed project is a massive spectacle, out of character with the neighborhood, incorporating a design not consistent with the residential structures in Oakshire and it uses materials that are not compatible to the look and feel of the community.

Specifically, Applicant's proposed project calls for the construction of an enormous house (five story, 7,112 square feet of living space, 12,200 square feet of total enclosed volume space) featuring an urban contemporary box-on-box-on-box-on-box-on-box design in stark contrast with the neighborhood's California Ranch designs, while using exterior materials (cement, steel, glass, stone) foreign to the community's principal use of stucco and wood . The proposed project does not adhere to the goals, guidelines, and provisions established in in the CVMP, CVRSMP, and the Oakshire HOA CC&R's.

A public LUAC meeting on the PLN230127 application was held on June 17, 2024. The LUAC Chairwoman commented that the 40 homeowner letters written to it in advance opposing the proposed project was the most they had ever received on any project. Approximately 35

homeowners attended the meeting. The LUAC unanimously recommended to HCD that the proposed project plans be denied.

Applicant has not yet submitted his proposed plans to the Oakshire Architectural Review Committee of the HOA for review and approval as required by its CC&R's. However, based on members' review of the submitted plans to HCD, the members have a strong, negative reaction to Applicant's proposed project and made numerous complaints about it to the HOA Board. The HOA Board is compelled by its fiduciary duties to advance its members' concerns to the Planning Commission, as well as comply to its duties under its governing documents to enhance, maintain and protect the value and attractiveness of the Association.

The Oakshire Owners Association Board of Directors agrees with its member owner's input. The Oakshire HOA Board supports the LUAC recommendation to deny approval and requests the Planning Commission also deny approval of PLN2310127.

Sincerely,

The Oakshire Owners Board of Directors
Elaine Taylor
Amalia Gomez
Mike Carter

From: [Marcia Thomsen](#)
To: [Jensen, Fiona](#)
Cc: [Bee Epstein-Shepherd](#); [Ross Thomsen](#)
Subject: PLN230127/McDougal Amy E.
Date: Monday, June 17, 2024 7:08:27 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms Jensen,

This is to register our disapproval of the above project as home owners and concerned citizens on Carmel Valley Ranch..

This project is not in compliance with the planned community of Carmel Valley Ranch, violating many codes.

The project is incompatible with the planned community of Carmel Valley Ranch in size, height, design, placement on lot and materials.

The project has proposed usage of 100% of the setbacks on all four sides.
This would set precedent in the community so every home owner could build out or build adu units to the setbacks.
The project has two proposed adu units.

This project does not fit in architecturally with the planned community of Carmel Valley Ranch nor of Oakshire.

This project would be disruptive for over 4 years of the planning, approval and building and would have to use the private roads on Barnway. These are private roads.

The ambient light from the glass house would be very disruptive in the community and for neighbors.

The amount of trees that would need to be removed is unacceptable.

The amount of soil removal needed for the 7,000 square foot (12,000 square foot with covered patios) home is another big problem in that removal hillside earth and trees would be highly destructive and disruptive. If the house slid into the homes below, this is private property so streets are not covered by county or state for repair. The geological study would have to be approved due to the hill. There are currently no water rights to the property.

If you have any questions, please do not hesitate to contact us. We are opposed to the project.

Kind regards,

Marcia and Ross Thomsen
28045 Dove Ct.
Carmel, CA 93923

From: [George Wake](#)
To: [Jensen, Fiona](#)
Subject: Carmel Valley Ranch 10130 Oakwood circle
Date: Saturday, June 15, 2024 1:35:05 PM

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The plans seem out of place and do not fit for the neighborhood, much too large.
I have talked to quite a few neighbors. Nobody that I've talked to not one likes the idea of this unit going forward.

They signed the CCR when they bought apparently they didn't do their homework and now they want to break most of the rules. It just doesn't work like that.

The reason we bought in this neighborhood was to eliminate time spent with issues like this!...

Not even sure why we're here, everybody's busy the homeowners board members are volunteers!!! Thinking once they give the thumbs up or thumbs down that's as far as it should go!

George Wake

Sent from my iPhone



Carmel Valley Association

preserving the beauty, resources, and rural character of the Valley since 1949

Date: August 1, 2024

To: Monterey County Planning Commission

From: Carmel Valley Association

Subject: PLN230127 New Home Construction at 10196 Oakwood Circle, Carmel, CA 93923 in Carmel Valley Ranch. APN 416-542-011-000.

Dear Planning Commission,

The purpose of this email is to relay the significant concerns the Carmel Valley Association (CVA) has regarding the above-referenced application for a new home build in Carmel Valley Ranch (CVR). We urge you to support the Carmel Valley Land Use Advisory Committee's (CVLUAC) recommendation to the Monterey County Housing & Community Development (HCD) to deny approval of the proposed project.

Background:

Carmel Valley Ranch comprises seven planned communities; four of these are made up of single-family homes while the other three consist of condominiums and townhouses

All seven of the communities are subject to the Carmel Valley Master Plan (CVMP) and the Carmel Valley Ranch Specific Master Plan (CVRSPM) in addition to their having their own Homeowner Associations with CC&Rs. These Plans and homeowner compliance to the guidelines and respective CC&R's therein have resulted in a consistent look and feel to each of the developments and helped make them sought-after and enjoyable communities to live in.

Both the CVMP and the CVRSPM share the goals of preserving the rural character of Carmel Valley and that "...any development shall be visually compatible with the character of the valley and immediate surrounding areas... (26.1.10.1.) In addition, per 26.1.29, "The design review process shall encourage and further the letter and spirit of the Master Plan." The Applicant's proposed project under PLN230127 located in the Oakshire development in CVR, which is immediately adjacent to the Ranch House Place Development, calls for the construction of a massive house (five stories, 7,112 square

MAIL P.O. Box 157, Carmel Valley, CA 93924

WEB www.carmelvalleyassociation.org | EMAIL president@carmelvalleyassociation.org

feet of living space, 12,200 square feet of total enclosed volume space) incorporating an urban contemporary design completely incompatible with the neighborhood's California Ranch designs, while using materials (cement, steel, glass) which are alien to the community's principal use of wood and stucco. The proposed project does not comply with the provisions of the Monterey County Ordinances, the CVMP, the CVRSPM, and the Oakshire HOA CC&R's. LUAC meeting on the PLN230127 application was held on June 17, 2024. The CVLUAC Chairwoman commented that the 40 homeowner letters written to it in advance opposing the proposed project were the most it had ever received on any project. Approximately 35 homeowners attended the meeting on the project. The CVLUAC unanimously recommended to HCD that the proposed project plans be denied.

Specifics

1. The proposed new build under PLN230127 at 7,112 living square feet would be by far, the largest home in all of the seven developments within CVR. The next largest on Holt Road is 6,168 square feet. Within the Oakshire community, it would dwarf all other homes. The proposed new build is 2.10 times the size of the median-sized home in Oakshire and 1.55 times the size of the largest home.
2. The proposed new build is five stories, all other homes in all seven CVR developments including Oakshire are maximum of two stories. It would tower over the street and be entirely inconsistent with the look and feel of the neighborhood.
3. Importantly, the enclosed volume of the proposed home, which incorporates space designated by Applicant as both living space plus space not designated as living space, is 12,200 square feet, more than two times that of the largest home within the Oakshire development. It is an enormous home on a small lot.
4. The home square foot to lot square foot ratio is also unprecedented. The Applicant's lot is only 3,528 square feet versus the Oakshire development median size lot of 3,833 square feet. As a result, the Applicant's project would have a 3.45 home to lot ratio vs a median home to lot ratio of 1.42. No matter how you cut it, the Applicant's proposal is way out of the norm for any home in CVR.

5. Applicant's plan proposes utilizing 100% of the setbacks on all four sides of Applicant's property, which is impermissible per County regulations. It also violates the provisions in the CVMP and the CVRSMP.

6. The proposed home sits on a grade in excess of 30%. Per 26.1.10.1 of the CVMP, "The County shall prohibit development on slopes greater than 30%." For the Ranch House Place homes that are immediately below the proposed project, there is great concern over the potential instability, inadequate drainage, and excessive erosion posed by PLN 230127.

7. The proposed home incorporates a box-on-box-on-box urban contemporary design which is completely out of character with the rest of the homes in all of CVR. It stands out, and not in a good way, with the homes in CVR including Oakshire and Ranch House, which are California Ranch designs.

8. The Applicant's proposed materials are concrete, glass, and steel in a neighborhood characterized by wood and stucco construction. Furthermore, the excessive use of glass in the project is likely to be a source of significant light pollution at night and will be seen on Carmel Valley Road and by homes immediately across the valley.

The proposed project is contrary to the character, consistency, look, and feel of the homes in the planned communities covered by the CVMP. There has been strong negative homeowner response to the proposed project as being incompatible to the community with respect to size, design, and use of inappropriate materials. CVLUAC has recommended to HCD that the Applicant's proposal PLN 230127 be denied. CVA supports the CVLUAC recommendation and respectfully asks the Planning Commission to deny approval due to its detrimental impact on the local CVR communities and its non-compliance to the CVMP guidelines and goals.

Sincerely,



Pris Walton, President, Carmel Valley Association

Margaret Weston
10052 Oak Branch Circle, Carmel, CA 93923
Mailing: P.O. Box 655 Carmel, CA 93921
maggiweston@gmail.com

June 14, 2024

Carmel Valley Land Use Advisory Committee

RE: #PLN230127; 10196 Oakwood Circle, Carmel, CA 93923//Amy E McDougall

To all concerned,

I am part of Oakshire Homeowners and object fully to the plan submitted for 10196 Oakwood Circle for the following reasons:

They are requesting approval of 7,112 sq ft dwelling with additionally 1,600 sq ft and 483 sq ft equaling 9,195 sq ft total on this property. This size is huge, too big, it is three times the median dwelling size of the current neighborhood. It also encroaches on the adjacent properties.

In order to build such a huge home, they are asking for set back variances on both ends. This encroaches the streets. If the home is built this way, the neighborhood loses valuable parking spaces for maintenance vehicles and visitors. Also, the loss of trees that could remain, if a much smaller new home was proposed.

The design overall is nothing like the ranch-style homes. It is 5 stories high on the grade, where the most in the neighborhood are two stories. The building materials are uncommon and would not blend with the locality. The proposed is of stone and glass; the neighborhood is wood siding and stucco. Many homes have been remodeled here but have kept the thumbprint size and materials of the Carmel Valley Ranch, so all looks like a community.

I hope this plan is denied and redone to fitting this community.

Sincerely,

Margaret Weston

From: [Jeffrey Wood](#)
To: [Jensen, Fiona](#)
Subject: PLN230127 should be denied!
Date: Thursday, August 1, 2024 10:41:27 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Fiona Jensen,
Please forward this email to the County Planning Commissioners. Thank you.
Sincerely, Jeff Wood

Dear Monterey County Planning Commission Members,

I am writing in relation to project permit application for PLN230127 in Oakshire HOA located in Carmel Valley Ranch. I am asking you to deny the permit for the following reasons.

1. The project is too big for the HOA.

The applicants want to build a five story structure with 12,000 sq of covered space and added non-covered space to push the whole plan to almost 15,000 sq. The average size of a home in Oakshire HOA is between 3,000 and 4,000 sf. Just the covered spaces alone would be three to four times the size of the neighbors' homes. This is inappropriate for the continuity of the HOA which is a main reason HOA residents bought or built homes there, Building a five-story structure in a two-story HOA is an insult to the HOA and should be built where there are comparable structures.

2. Almost everyone is against it!

The Oakshire HOA turned the applicants down. The neighboring Ranch House Place HOA is against it. There are over 40 letters and emails against it from the two HOA boards and residents. CV LUAC voted against it and County staff has recommended against it. As far as I can tell, the only ones in favor of PLN230127 are the applicants and their architect, attorney and future construction contractor.

3. Building up to the East and west property lines should not be allowed.

The county regs require a setback from the property lines and the applicants and architect should know better. Also, the slope of the property could be a problem as the weight of five stories could propel the structure down hill into the neighboring HOA in the event of an earthquake or landslide.

There are more problems with this application but the three key problems above are enough to have application PLN230127 denied. The applicants chose the wrong location to build their oversized dream mansion.

Sincerely,

Jeffrey & Katherine Wood
28051 Hawk Court
(Ranch House Place HOA)
Carmel, CA 93923

Sent from my iPhone

From: [Lorraine Yglesias](#)
To: [Jensen, Fiona](#)
Subject: Oakshire proposed house
Date: Sunday, June 16, 2024 7:31:47 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear LUAC:

The proposed project is inconsistent and incompatible with the neighborhood character of Oakshire with respect to the size, height, design, placement on the lot, and materials.

2. At 9200 sq feet, before factoring in the 2400 sq feet of decking and overhead patio covers, the Applicant's project is 2 times the size of the largest home in Oakshire and by far the biggest home in the seven residential communities included in the Carmel Valley Ranch Specific Master Plan (almost 300 homes). The proposed project's home size to lot size ratio at 2.61 is way out of proportion to any of the single-family home communities (Oakshire, The Summit, Holt Road 1, and Holt Road 2) with most homes having a ratio well under 1.0.

3. The proposed design is vastly different than any home in Oakshire and is inconsistent with the character of the neighborhood. It is boxy, and widely uses glass, chrome, and steel which is incompatible with the rest of the homes in the neighborhood. The plan largely utilizes concrete for the structure, again inconsistent with stucco and wood exteriors found throughout the community.

4. The Applicant's placement of the home butts right up to Oakwood Circle and actually towers over the street. All other homes on that side of the street that share the same slope are set back and are below street level. The Applicant's project is completely inconsistent with like-situated properties on Oakwood Circle.

5. To bear the proposed weight and mass of the proposed house, especially because of the planned extensive use of concrete, will likely require a substantial amount of excavation into a slope with a grade over 25%. There is no estimate of the amount of soil to be removed shown in the plans and no analysis of what such soil removal will mean to drainage and stability of the slope. There is real concern that such a massive heavy home could slide down the slope into the community below without having major engineering completed. Such engineering would be highly disruptive to the slope and the surrounding trees and vegetation.

6. Applicant has proposed usage of 100% of the setbacks on all four sides. That is completely

out of proportion to any variance granted by the county relative to any other home in Oakshire.

I oppose this project and urge the Committee to reject the plan in its current form and advise the owner to amend the plan to be in alignment with standards.

Thank you

Lorraine Yglesias

My pronouns: (She/Her/Ella)

408.242.8945

Sent from my iPhone

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