

Roger Swanson
1053 Marcheta Lane
Pebble Beach, CA 93940

September 26, 2016

Eric Miller
211 Hoffman Avenue
Monterey, CA 93940

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PW160253 4
DATE RECEIVED	9/29/16
SUBMITTED BY/VIA	Public @ hearing
DISTRIBUTION TO/DATE	ZA / 9/29/16
DATE OF HEARING	9/29/16

Re: 1030 Marcheta Lane

Dear Eric,

It is with great pleasure that I respond with my review of your plans for the above referenced residence. You are to be congratulated for such a first class design for a home located just back from the front line on one of the most iconic golf course/ocean views in all of California. Your client has boldly stepped up and hired you to design a project that would do justice to a full ocean view location along our wonderful coast.

My first impression is one of the great care you took to create an intimate home that looks inward to an enclosed courtyard while also disguising the garage. With no front line view of the ocean, the courtyard substitutes as a surrogate environment that still brings the sound of the ocean to the discerning dwellers who will know that the sea is nearby—even if not visible.

Your generous setbacks, particularly on the second floor, relieve neighbors of any harsh intrusions that could have been seen as imposing.

I welcome your fine design to our neighborhood and am confident that this home will be a source of value to the neighborhood and will encourage others not on the "front line" to follow your steps in furthering the enhancement of our fine community.

Sincerely,



Roger Swanson

September 27, 2016

Monterey County Zoning Administrator
Monterey County Government Center
Board of Supervisors Chamber
168 W. Alisal St.
Salinas, CA 93901

RE: Proposed Project 1030 Marcheta Lane
PLN160253 - Garibaldi

Dear Zoning Administrator:

We are William and Challis Brennan and we are building a home adjacent to the proposed property noted above. We are in support of the Garibaldi project. We have reviewed the plans and believe that the new home will fit in well with the character and context of the neighborhood. The setbacks and heights are consistent with other homes in the area and comply with the county zoning regulations.

We are in the process of building a new home, and we believe that our homes will complement each other well. The Garibaldi home and the home being built across the street from it were designed by the same architect, with the same style and design. We believe that both homes will improve the neighborhood.

We feel that the opposition to this new structure is one of the "NIMBY" attitude, where residents are satisfied with their own existing conditions and fear change from outsiders. We offer our support for the Garibaldi project.

Sincerely,



William and Challis Brennan
1034 Marcheta Lane
Pebble Beach, CA 93953

Paul & Ruth Flowers

3189 Bird Rock Road

Pebble Beach, CA 93953

September 23, 2016

Dear Zoning Administrator:

We are supportive of the proposed Garibaldi project at 1030 Marcheta Lane. The Garibaldi home is beautifully designed and will fit well with the character and context of the neighborhood. The courtyards, setbacks and heights are consistent with other homes in the neighborhood.

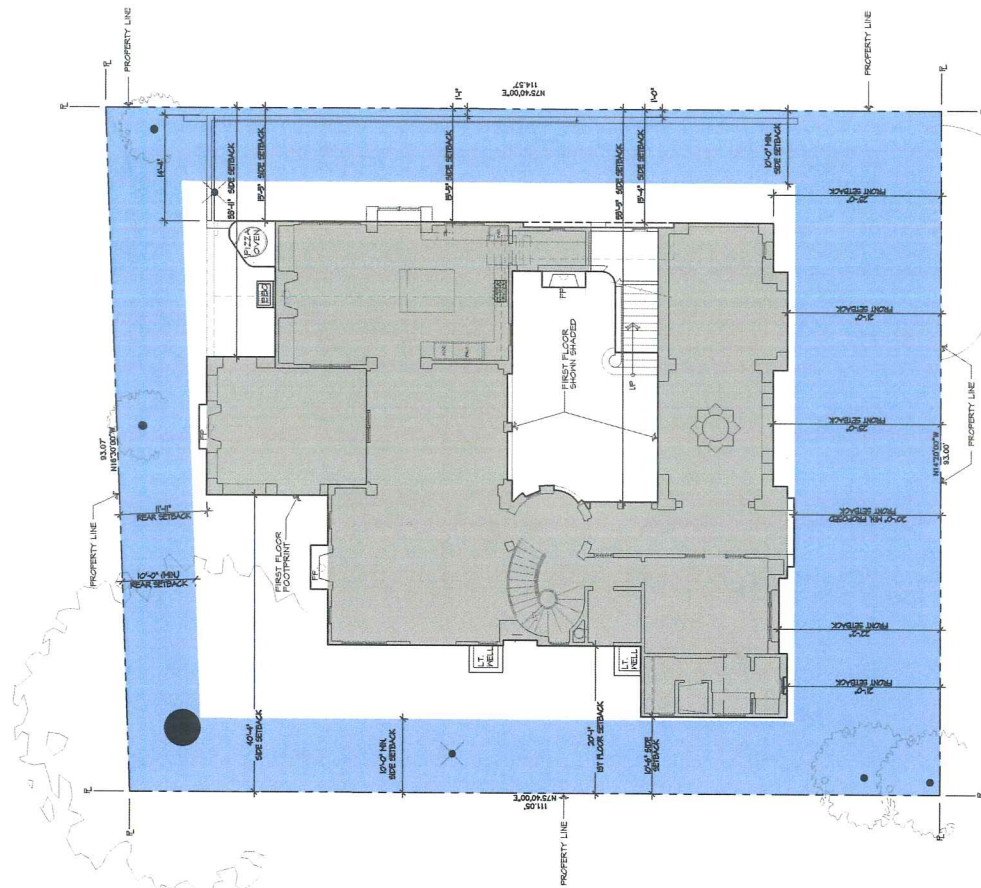
We are homeowners and support the efforts to improve the look and feel of the neighborhood. The Garibaldi project will be a very welcome addition.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Paul W. Flowers, and the signature on the right is for Ruth Flowers. Both signatures are written in a cursive, flowing style.

Paul W. Flowers

Ruth Flowers



SITE LEGEND

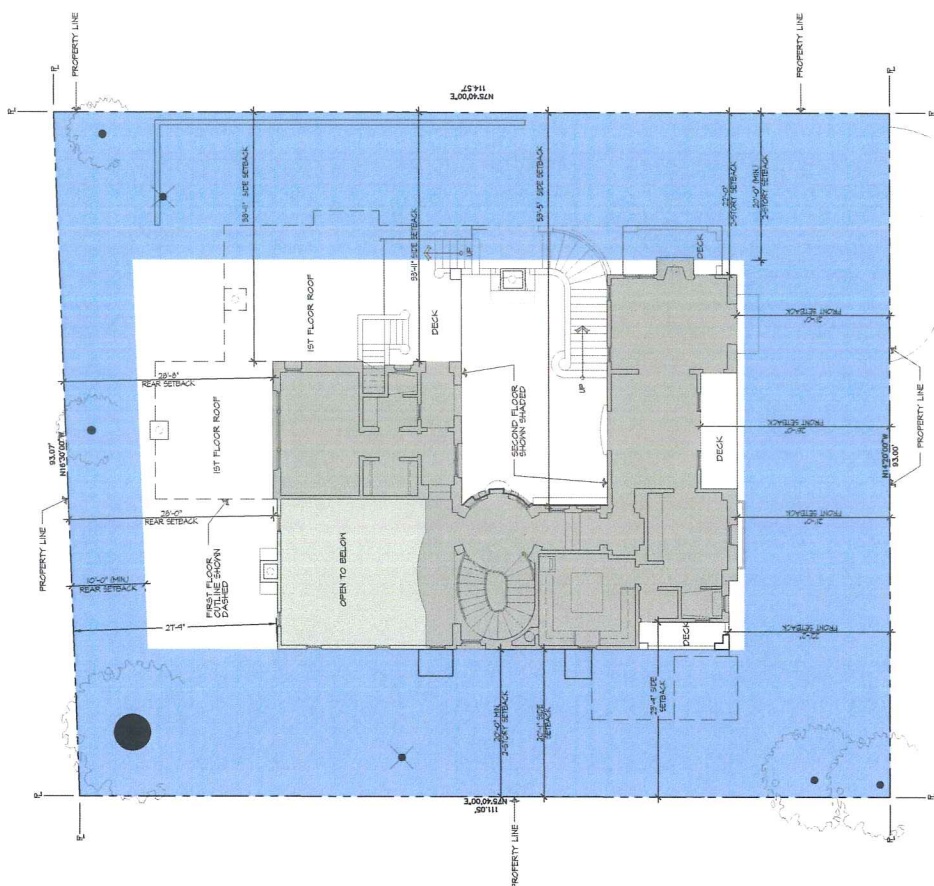
- TREES TO REMAIN
- TREES TO BE REMOVED
- PROPOSED NEW TREE
- FIRST FLOOR BUILDING AREA
- FIRST FLOOR SETBACKS PER ZONING

FIRST FLOOR SETBACKS




SCALE: 1/8" = 1'-0"

HEARING SUBMITTAL
 PROJECT NO. AGENDA NO. FW160253 #4
 DATE RECEIVED 9/29/16
 SUBMITTED BY Public Hearing
 DISTRIBUTION TO DATE 7A @ 9/29/16
 DATE OF HEARING 9/29/16



SITE LEGEND

-  TREES TO REMAIN
 TREES TO BE REMOVED
 PROPOSED NEW TREE
 SECOND FLOOR BUILDING AREA
 SECOND FLOOR SETBACKS PER ZONING

山ノ下ト申上ル

SECOND FLOOR SETBACKS
SCALE: 1/8" = 1'-0"







Dear Zoning Administrator and Monterey County Planning,

My name is Randi Greene. I have lived at 1028 Marcheta since 2004 as a full time resident. My home is next door to 1030 Marcheta.

I have served on the Del Monte Forest Traffic and Safety Committee, and have been a licensed realtor since 2005.

Because of my work, I am familiar with the planning departments of the cities of Monterey, Pacific Grove and Carmel. None of these cities would allow the proposed design to be built on the size lot that exists at 1030 Marcheta. Since we do not have volume constraints on building rules in the Del Monte Forest, architects can come up with massive designs that meet the existing floor area ratio and lot size ratio rules and take up every square inch of the lot above and below ground. They creatively accomplish this with by putting what should be backyard space into interior patios, designing covered walkways and patios with roof lines on the first and second floors, installing indoor and outdoor stairways, basements and garages the entire length and width of the property, designing atrium like rooms that are labeled open to below and roof top decks. Lots that feel much larger with green space on one side can better carry the weight of this design. The rules that exist never intended to allow this kind of structure on this size lot with neighbors on all sides.

My understanding is that the Del Monte Forest Land Use Advisory Committee feels this design should never be approved because it would **set a precedent** for the interior quarter acre lots of the country club. It is not in keeping with the existing neighborhood that allows light, views and buffers between neighbors and would change the character to something like the dense construction that is being built in Southern CA. The cumulative impact of allowing future requests such as this on the Del Monte Forest neighborhood needs to be considered.

No one is opposed to the design of this project, just that it is being shoe horned into too small a lot. Please see the attached photo of the extent of orange netting.

I appreciate your consideration of our concerns for the neighborhood. Please note in the minutes that the Zoning Administrator and the Monterey County Planning Department has received these letters.

Randi and David Greene
1028 Marcheta Lane, Pebble Beach

Randi Greene

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	<i>20160253 #4</i>
DATE RECEIVED	<i>9/29/16</i>
SUBMITTED BY VIA	<i>Public @ hearing</i>
DISTRIBUTION TO/DATE:	<i>2A 9/29/16</i>
DATE OF HEARING:	<i>9/29/16</i>

My name is Jerry Verhasselt. I live at 1035 Parkway Drive, in Pebble Beach, owned this home since 1991, and a full time resident since 2001. My lot shares about 20 feet of common back yard fencing with this subject property.

Since retiring and becoming a full-time resident in 2001, I took on the interest of volunteering on several organizations, to learn more about this 'special place, i.e., Pebble Beach/Del Monte Forest'.

I have served 6 years on DMFPO, was elected to 8 years on PBCSD, and just completed 8 years on OSAC. In doing so, I've learned a lot about living in this 'special place', respect for neighbors and property in terms of native flora and fauna, peaceful and quiet neighborhoods, an awareness of CC&R's of property ownership and of land use parameters, maintaining and sustaining the values and quality of neighborhoods and the entire DMF.

Now, regarding the proposed project at 1030 Marcheta Lane, adjacent to my property. Neither our local ARB, nor County Regulations take into account a 'cubic space' measurement. There is a 'sq. foot' measure, set-backs for front, back, and sides, and for 1st and 2nd floors, however there is no accounting for moving that square footage around, thereby creating a much bulkier project, blocking views, sunlight, air space, etc.

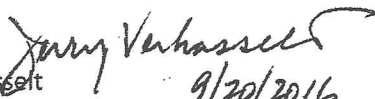
Even our local LUAC recognizes the problems this issue creates and that is why they denied approval of the current design, recommending that all space utilized must be counted, and accounted for. Furthermore, there is NO Other house design anywhere near this neighborhood with this 'cubic volume problem'.

The absence of either local LUAC regulation and even at the County level, does not, and should not mean ignoring restraint, rather, bottom-line, at least 'common sense' must prevail.

The existing lot is relatively small, a quarter acre lot, with a proportionally bulkier and larger cubic footage project, clearly and simply out of context for that lot. The neighborhood is unanimous in recommending a smaller scope, more compact project proposal.

Thank you.

Jerry Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Sept. 20, 2016


9/20/2016

DeAnna Yateman
P.O. Box 951
Pebble Beach, CA 93953

Sept. 14, 2016

Monterey County Planning Department
Ms. Jacqueline R. Onciano
Zoning Administrator

Re: 1030 Marcheta, Pebble Beach

Dear Ms. Onciano,

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the property referenced above. This proposed project is overly assertive in construction and if allowed, will lose the sense of open space and natural beauty that existed for the immediate neighbors. It also causes excessive scarring of the existing land form.

I have calculated the amount of lot space this project will entail. The construction will be 8705 sq. ft. which is 94% of the 10,800 sq. ft. parcel or 1/4 acre. Most other homes in the neighborhood are an average 20% building to a quarter acre parcel.

The numbers for this construction are: 3671SF living space + 1304SF basement space, +2034SF garage + 222SF mechanical room + 1241SF first floor covered patio + 33SF second story covered patio which I total to 8505 SF. An additional 200SF is estimated from the atrium room space that takes up 2 stories and interior patio space which adds to the bulk. This building is totally out of sync with the adjacent properties and is considered intrusive by all of the immediate full time residents.

This design seeks to dominate the neighboring residences by spreading construction out over the entire lot right up to the setback on each side.

Sincerely,

DeAnna Yateman
831-624-3370

