

Submitted at
Carmel Highlands LUAC
12/4/17
by neighbor
would like notice

December 4, 2017

To: Maira Blanco, Assistant Planner, County of Monterey
LUAC Members

Re: Issues with 26346 Valley View Ave. and 26338 Valley View Ave.,
Carmel, CA 93923

Thank you for this opportunity to raise issues regarding the above projects. I have several questions and concerns about these projects on Valley View Ave. in Carmel, CA.

The same developers recently completed building a home at 26324 Valley View Ave. The home is 8,298 sq.ft. lot 3,611 sq.ft. home & 431 sq.ft. garage & 187 sf basement/storage.... See photo *A*

The following problems were experienced during construction at 26324 Valley View and we want to try and avoid a repeat at 26346 Valley View Ave.

1. Parking ~ neighborhood congestion and limited access to our street.
 - a. See photo's
 - b. Construction workers parked directly in front of the lot which was fenced, this resulted in blocking one lane of the street. The current project under consideration has a berm, in front of the lot, at the street border. When trucks park in front of the berm they are parking in the street. (See Photo). *B, D, E*
 - c. Emergency vehicle access is blocked when construction vehicles are parked in front of the jobsite.
2. Street closure ~ on several occasions the street was closed in order to allow utility work necessary for the projects. Neighbors were not given any notification of street closure.
3. Design *Photo A*
 - a. Too much hardscape, very massive in appearance.
 - b. Not congruent with neighborhood.
 - c. Lot coverage?
 - d. What are the setbacks?

4. Construction Hours

Saturday's ~ what are the rules regarding Saturday construction hours?

5. We have concerns about the overall impact to the neighborhood. There is already a home under construction next door to us at 26347 Valley View Ave., Carmel, CA This is a lot of construction in less than one block. *see photo C*

- What is the timeline for the project?
- Are both projects being built simultaneously?

26346 Valley View Ave.
8,836 sq.ft.lot 5,441 sq.ft. home & 440 sq.ft. garage

26338 Valley View Ave
6,480 sq.ft.lot 3,693 sq.ft. home & 365 sq.ft. garage

Thank you for your assistance in resolving some of these issues.

Sincerely,



Christina and James DeMaria, owners
26339 Valley View Ave.
Carmel, CA 93923
831-594-5506

A



B





D





December 4, 2017

To: Carmel Unincorporated/Highlands Land Use Advisory Committee

Re: Proposed development permit on 26346 Valley View Avenue, Carmel
File # PLN170613

Dear Committee,

I am appalled by the proposed projects at 26346 Valley View Ave. The monstrous project would place McMansions of 6000ft on 3900 sq. ft. lots, imposing on this quaint street cheap row homes more appropriate to Marina or Los Angeles than Carmel Point. It would be an eye sore that ruined sight lines and blocked sunlight for the neighboring long-time Carmel residents, bringing down property values for the sole benefit the developers and what would likely be a non-resident purchaser adding another gaudy box to their portfolio.

Everyone should be able to have the home they want but this is not a project for personal use, by people with outside tastes that have the potential of destroying our community. Please vote no against this plan.

Respectfully,



Laura Banks, MD



December 4, 2017

To: Carmel Unincorporated/Highlands Land Use Advisory Committee
Re: Proposed development permit on 26346 Valley View Avenue, Carmel
File # PLN170613

Dear Advisory Committee,

I am writing to voice my strong opposition to the above-referenced project. The proposed structures are much too large for the site and would be at great variance with the mass and building siting of the other homes on the block. It would adversely affect the aesthetics and density of greenery on the block, as well as the views and sunlight enjoyed by the neighbors. Notably, those neighbors are long-time Carmel residents; people who have contributed to the community for decades, as opposed to the second-home vacationer this project is targeted at.

To be clear, I am definitely not opposed to all new construction. In the three blocks surrounding my home on Camino Real there are literally a dozen examples of new or remodeled homes that are beautiful and spacious, but, by utilizing the same buffers and site use of the surrounding homes, add to the quality of the neighborhood. The project proposed by Pietro Family Investments LP does not do this. The site use is much more in line with that of a condo development or modern McMansion cul de sac development like Seaside Highlands. It shows appalling poor taste and disregard for Carmel Point residents. Resistance to this sort of mega box development is what makes places like Carmel and Santa Barbara destinations for those fleeing that development's effect in places like Los Angeles and the Bay Area. I strongly encourage you to disallow the proposed development. There's no reason Pietro Family Investments LP cannot find a plan that is both profitable for them and doesn't degrade to property value and quality of life of the neighbors.

Sincerely,



Christopher Johnson, MD

