

Exhibit D

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From: [Christopher Paul](#)
To: [Giles, Stacy](#)
Subject: Request for public hearing regarding 24495 PESCADERO/PLN240337
Date: Sunday, January 12, 2025 11:08:24 AM
Attachments: [Letter requesting public hearing related to 24495 PESCADERO PLN240337.pdf](#)

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Hi Stacy,

I am in receipt of a notice of pending administrative design approval regarding project file number PLN240337 for 24495 Pescadero Rd., the property immediately adjacent to mine.

I attach a letter requesting a public hearing. I will also send a physical copy of the letter to Monterey County Housing & Community Development, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901.

Please acknowledge receipt, and please let me know if I should be sending my letter to anyone else or to a different address. I have concerns about the requested project, and I appreciate the notice of an opportunity to express those concerns. I want to make sure I do what I need to in order to meet the requirement of written request submitted to the office of Monterey County the Housing & Community Development-Planning by 5:00pm on Tuesday January 21.

Thank you,

Christopher Paul, PhD
412-527-6989
cpaul@rand.org

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Christopher Paul
24499 Pescadero Rd.
Carmel, CA 93923
January 12, 2025

c/o Stacy Giles
Permit Technician
Monterey County Housing & Community Development
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

Dear Chief of Planning of the County of Monterey Housing & community Development (c/o Stacy Giles):

I write to request a formal hearing related to the administrative design approval of Project File Number PLN240337, a request that proposes, among other things, **adding a second story** to the structure at 24495 Pescadero Rd, Carmel, Assessor's Parcel Number 009-092-002-000.

I have several substantive concerns about this design (which I list below), and I ask that the design not be approved, or at the very least that a public hearing be scheduled where I might formally raise these issues of concern.

Here are my concerns.

First and foremost, **the addition of a second story would substantially change the sightlines to, from, and across the subject property**. Changes in sightlines would **substantially decrease the privacy** I enjoy in my backyard and in the back of my house (which abuts the subject property). Changes in sightlines are also likely to alter the daily hours of sunlight received by vegetation on my property (**overshadowing**), and could also substantially constrain the views of uphill neighbors.

While an addition of a second story on any structure risks changes to sightlines, these changes would be **exacerbated on the structure in question because it sits so close to the property line** (less than 4 feet from the boundary). Because of the structure's extreme proximity to the boundary with my property, the current single-story structure is almost entirely occluded by the fence that sits at the boundary, giving both of us adequate privacy. However, a second story would sit entirely above the fence line and right next to the fence, giving any occupants of that second story an unimpeded view right down into my backyard/patio area, and right into the back of my house, virtually destroying my privacy.

My understanding is that a new structure would not be permitted to be built so close to the property line, but that the existing structure is grandfathered in, because it existed prior to the establishment of

whatever codes and regulations are now in place that govern proximity to property lines. If this is indeed a "remodel" and not a wholesale replacement with a new structure, I feel that it should be confined to remain at or below the previous roofline OR should be forced to come into compliance with all codes and requirements for new structures.

The changed sightlines and related impact to privacy would also threaten the general amenity of my property. I certainly would not have bought my property when I first visited it roughly six years if I saw a neighbor's second story providing direct sightlines down into the yard and rear of the home, and I imagine prospective future buyers might feel the same way, increasing the difficulty of selling my property and decreasing the attractiveness, and thus the value, of my property.

I would be happy to raise and discuss each of these issues in a public hearing, and request such a hearing to air my concerns.

Sincerely,

Christopher Paul, PhD

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