PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the Single Family Design Board occurred after the meeting.
Greetings,

I regret that I am unable to attend today’s second review of the project proposed next door to me:
Project Address: 2706 Cuesta Road
Assessor's Parcel Number: 051-281-014

I am located at 2702 Cuesta Road and share my northerly property line with the project at 2706.

I have a few concerns I would like to have the Board consider before greenlighting this project.

1: It's difficult to understand the scope of how raising and extending the roof line will impact my mountain view. My concern is that the new, greatly expanded and elevated rear deck will negatively impact my existing outdoor living space. Perhaps the deck, which will be elevated several feet above my rear yard and over 9' above grade at termination, could include some privacy screening along its southern edge? The proposed 6' high wooden fence will not reach to the bottom of the deck based on the slope of the lot.

2: I'm opposed to permitting the relocation of the wood burning fireplace from the center of the building to a position 3' from my property line. The challenges with experience with air quality caused by wildfire have been evidence enough for the City to no longer permit wood burning fireplaces in new construction. I understand this is a "remodel" but don't understand where the tipping point is between remodel and new construction. The plans seem to call for no noticeable trace of the existing structure to be retained. Thoughts?

3: The original plans called for the removal of the healthy, mature podocarpus located at the south western corner of the home. The original plans omitted this tree which is now shown in ghost form where the plans call for a courtyard wall & a water feature. I am in favor of the tree remaining. Your thoughts please?

I am looking forward to having new neighbors in a handsome new house in our delightful neighborhood. I would ask that the developer consider the future of all who will be impacted during their renovation project when making final adjustments to the project design.

Respectfully,

John Peltz