



P. O. Box 2642 Monterey, CA 93942

April 29, 2018

RE: 878 Oak Street; ARC-18-0083 for Preliminary & Final Architectural Review of a Second Story Addition and Home Remodel

Architectural Review Committee
City Hall
Monterey, CA 93940

Dear Members of Architectural Review Committee:

Representing New Monterey Neighborhood Association, I met recently with Mr. Tyndall to discuss his application for a second floor addition and remodel of portions of the first floor of his home at 878 Oak Street. Subsequently, I met and discussed his plans with our neighborhood board.

The proposed roof design and skylights are a departure from, and a welcome addition to, the massing usually found in our neighborhood. Our Area Plan encourages variety in design. The addition is placed back away from the street and is offset from side walls, leaving shared view opportunities for neighbors uphill. The second story deck does not extend the full width of the structure, respecting neighbors' privacy. The spiral staircase is an acceptable outside access between backyard patio and decks above. We appreciate the care taken to preserve the oaks on his property; they will soften visual effects of the 25'-tall structure.

We are aware of at least one neighbor who will have view impacts from the addition. She laments the loss of her unimpeded view, but recognizes the owner's right to add a second story to his house. Placement of the addition could be adjusted slightly to left or right to accommodate a shared view, if that were requested. At this juncture, we are unaware of any such request. We appreciate the story-poles that help neighbors assess possible impacts.

It is refreshing to see innovation and consideration of neighbors as the owner and his architect create comfortable living space on this site. We support this application.

Sincerely,

Sharon Dwight
for New Monterey Neighborhood Association

Cf: NewM NA Board members