

Received 6/8/2010

P+Z MB

June 5, 2010

To whom it may concern:

I am writing in regard to the proposed addition at 913 Carmel Street. The house is directly behind mine. Attached photo is the view of the proposed addition, as seen from my second-story (bedroom) window. As you can see, the addition would completely obliterate my view of the Bay, and obscure most of the mountains. This isn't just a view out some side window; it defines the nature of living in my house. It is in these back rooms that I spend most of my time. Several years ago I built a small deck off the rear of the house, to be able to enjoy the view from outside. I also installed, at great expense, three picture windows to bring the view of Bay and boats and mountains into my house.

The view of the Bay — and the feeling of openness and space — is a major reason I bought this house. In fact, it's a big reason I moved to Albany: the charm and character of the Mediterranean- and Craftsmen-style houses and the residential (as opposed to urban) appearance of the town.

With the construction of this proposed addition, that would be lost. The value of my house — as well as my primary pleasure in it — would fall as a result. And the opportunity to stretch our eyes into the natural beauty of the Albany area would be compromised.

Those are my personal reasons. I also care about the integrity of Albany as a visually attractive community. As you can see from the photo, this addition would be out-of-keeping with the style of Albany bungalows. It would loom above the houses that surround it on Carmel Street. In the past, the City of Albany Design Commission has done excellent work in allowing growth in Albany without compromising the town's historical character and aesthetic appeal. In my opinion, this addition would violate this standard.

As a close neighbor, I see that the family has put effort into their house. They've painted the exterior and done attractive yard work. They are friendly people. I don't know for sure, but I'm guessing that, with several children, they desire more living space. I understand their wish to stay in their existing home and make it larger, rather than to move to more suitably sized house. Unfortunately, due to the size of their lot it seems that there is no way for them to build but upward, with consequent strongly negative visual impact on the surrounding environment and neighbors.

Thank you for your attention.

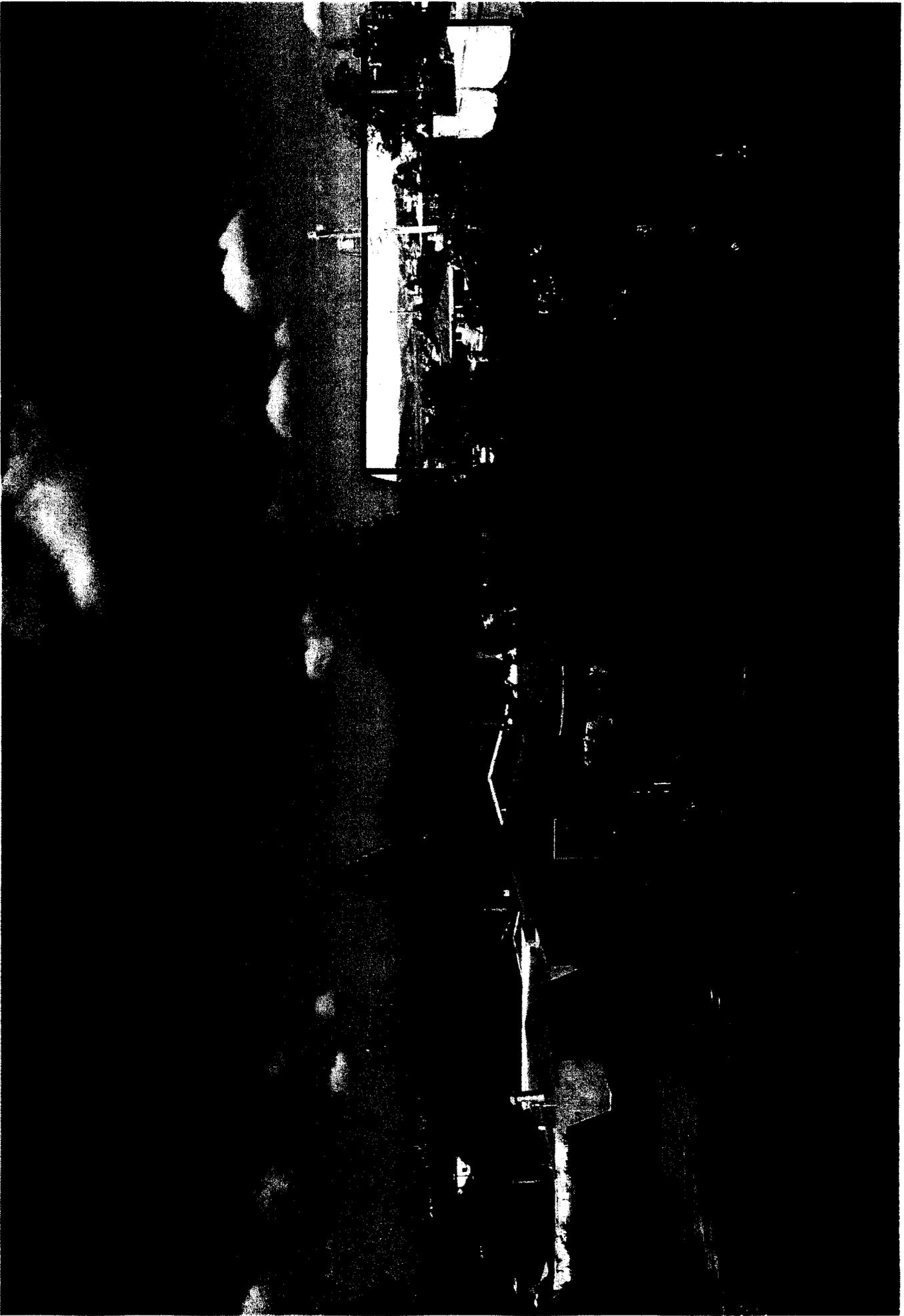
Sincerely,

Virginia Allison
910 Santa Fe Avenue
Albany, CA



VIEW FROM 910 SANTA FE

Received 6/8/2010 P42 MS



VIEW FROM 912 SANTA FE

Received 6/8/2010 Pt 2 Mfs



VIEW FROM 914 SANTA FE

From: Dayna Inkeles <dinkeles6@yahoo.com>
Sent: Mon, August 23, 2010 11:22:15 AM
Subject: Albany Planning and Zoning Commission - Lopez Family Design

Dear Albany Planning and Zoning Commission,

I am writing to reiterate my support for the Lopez family's remodeling plans for 913 Carmel Ave .

The Lopez's are very thoughtful and considerate neighbors, and as expected, have extended this to the planning and decisions of their remodel. Their building plans are smaller and lower than what is permitted. This decision ensures that less direct sunlight and views are blocked from their neighbors. Their addition is also planned for the rear of the house, making less of an impact on the street view and again, blocking less sun from their neighbors. They have clearly made these decisions with their neighbors and the overall community in mind. Finally, their plans are well within the Residential Design Guidelines and their plans contain no unusual infringement of privacy. Given their environmentally conscious plans, as well as the thoughtfulness they've put into ensuring the least amount of impact on their neighbors, I am truly surprised there is need of any further discussion. All residents should put this kind of care and consideration into their designs.

A supportive neighbor,

Dayna Inkeles Helmbrecht
920 Carmel Ave.

FIRST LETTER

Dear Albany Planning and Zoning Commission,

I am unable to attend the planning meeting this evening, but wanted to express my support for the remodeling plans being reviewed for the Lopez family (913 Carmel Ave.). I am familiar with the plans and am impressed at how conscientious they have been with regards to space allocation and overall environmental impact. They are choosing only to add enough space to comfortably accommodate their family as opposed to pushing the limits on allowable square footage. Additionally, they will be installing solar panels, using fsc certified materials and overall investing in making their home more energy efficient (dual pane windows, insulation, etc.). I applaud their decisions and hope to see such efforts become a regular part of home improvements and remodeling in the city.

Thank you,
Dayna Inkeles Helmbrecht
920 Carmel Ave.

August 24, 2010

Dear Albany City Council,

I wish to express my support for my neighbors, the Lopez Family, as you review their plan to remodel and add onto their house. About seven years ago we did a very similar remodel and addition and find it unfortunate and absurd that they have to go through the headache of an appeal. There are so many houses all over Albany that have been added onto in a similar way - we see absolutely nothing controversial in their goals. This project seems so straight forward and quite modest compared to what they are allowed to do under the city's ordinances. We also think it's a refreshing design and would be glad to have it built on our block. It is unobtrusive from the street with the second story on the rear of the house. The addition has many interesting angles and mixes of materials to compliment the original house. I understand this project is very green in its design and choice of materials, well surpassing the city's requirements. Plus they efficiently redesigned the existing space so they could keep the addition smaller.

It is our understanding that some of the neighbors have issues about privacy, light, and views. The Lopez's and their architects seem to have been aware and sensitive to these issues as much as possible, while designing a home to fit their needs. With no view ordinance in Albany and no new windows directly across from neighboring windows, and the modesty and sensitivity with which they have approached this project, this appeal appears unfounded.

We urge you to let the Lopez's move forward with this design, as so many other citizens of Albany (us included) have been allowed to do so with such similar designs.

Sincerely,



Sophie Chuang and
Carl Chuang
923 Carmel Ave.

From: Cheryl Higley <hchigley@sbcglobal.net>
To: cityhall@albanyca.org
Sent: Wed, August 25, 2010 8:28:53 PM
Subject: Lopez house design appeal (913 Carmel Ave)

Cheryl and Hugh Higley,
927 Carmel Ave.
Albany, CA 94706

August 25, 2010

Dear Albany City Council,

We would like to express our support for the Lopez's house design as you hear the appeal of the planning commission's unanimous approval. As neighbors of the Lopez Family, we see no reasonable grounds for this appeal. The Lopez's and their architects have been very thoughtful throughout this process and have come up with a home that is esthetically pleasing, very environmentally friendly, and much smaller than it could be. If you look all over Albany, there is precedent in adding onto a house in this very manner, and there is no reason that the Lopez's should be prevented from doing the same or required to make modifications in any way which would add to architectural fees and building costs.

Furthermore, as citizens of Albany, we see no reasonable grounds for this appeal. It is our understanding that the main issues in this appeal are views, light, air and privacy. First of all we find it quite ironic that the main appellant lives in, and had built the addition to, a three story house, behind and uphill from the Lopez's. Since no one, by code, "owns" their view, light, or air in Albany, and the Lopez's have been sensitive to these issues by keeping their addition modest, any complaints pertaining to views, light, or air seem to be entirely irrelevant. As for privacy, well, this is Albany. We all have found creative ways to deal with that issue. And we see no real infringement of privacy in this design. If the planning commission thoroughly reviewed the design and found it well within what is allowed under the building codes of the City of Albany, we feel these findings should be upheld. Punishing the Lopez family by requiring modifications when they have already been unanimously approved seems extremely unfair and not in the spirit of the existing planning commission guidelines and the City of Albany building code. Albany should not start down the path of "NIMBY."

We are disappointed we are not able to attend the hearing in person and have asked a neighbor to read our letter to the council on our behalf.

Sincerely,

Cheryl and Hugh Higley

August 25, 2010

Dear Albany City Council,

It is with neighborly cheer and goodwill that I lend my support to the Lopez family as they plan to build the much-needed addition to their lovely home. It has been a delight to have them as neighbors these last nine years and I have enjoyed watching their young family grow. They are an integral part of our neighborhood, often responsible for organizing our wonderful block and winter holiday parties among other things, and their sunny disposition is one of Carmel Avenues greatest assets. They have shown me both their plans and their model and I appreciate the sensitivity with which they are approaching the project. First of all, this type of addition is a very familiar sight in Albany. I see nothing controversial in what they are hoping to build. As you can well imagine, I especially appreciate that they have made a great effort to minimize the loss of sunlight on my house and through my windows. This is thoughtfully achieved by keeping the north wall low, the addition to the rear, and by keeping what could be a much larger house to a modest and human scale. It is my understanding that some neighbors have suggested that they move the addition forward and/or flip it around, but this would clearly and significantly reduce direct sunlight on my house. I am not fond of any such redesign.

I wish them success as they undertake what I'm sure is both a daunting and exciting process.

Sincerely,



Bea VanDen Berg

911 Carmel Ave.

August 25, 2010

Dear Albany City Council Members,

As you hear the appeal of the planning commission's approval of the Lopez Family's house design, we would like to express our desire that you uphold that decision. As some of you may recall, we were appellants during the hearing for a design for 904 Santa Fe two years ago, as we live directly behind that property. We felt that design was pushing limits in an unprecedented and controversial way. On the other hand, the Lopez's are proposing a design that appears to be far within their limits and has precedent all over Albany, as so many people have added on to their houses in a very similar manner. We see no controversy in allowing this addition to be built as proposed, and, therefore, urge you to uphold the planning commission's approval.

Sincerely,

Handwritten signatures of Shoshana Klein and Keith Weinstein in black ink.

Shoshana Klein and
Keith Weinstein
907 Carmel Ave.

August 25, 2010

To The Albany City Council,

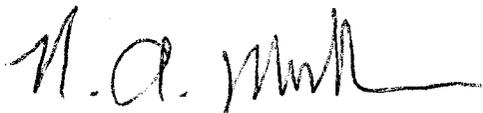
I would like to give my support to Heidi and Manny Lopez and their proposed addition to their home. I appreciate the thoughtfulness they have employed in the process by keeping the scale of the project on the smaller size and setting it off from the street. I have seen the model and I like the style and how the project is aware of the house in relationship to the street. I also appreciate that they are using green materials whenever possible in keeping with our communities commitment to sustainability and know that this adds additional cost burden for the Lopez family.

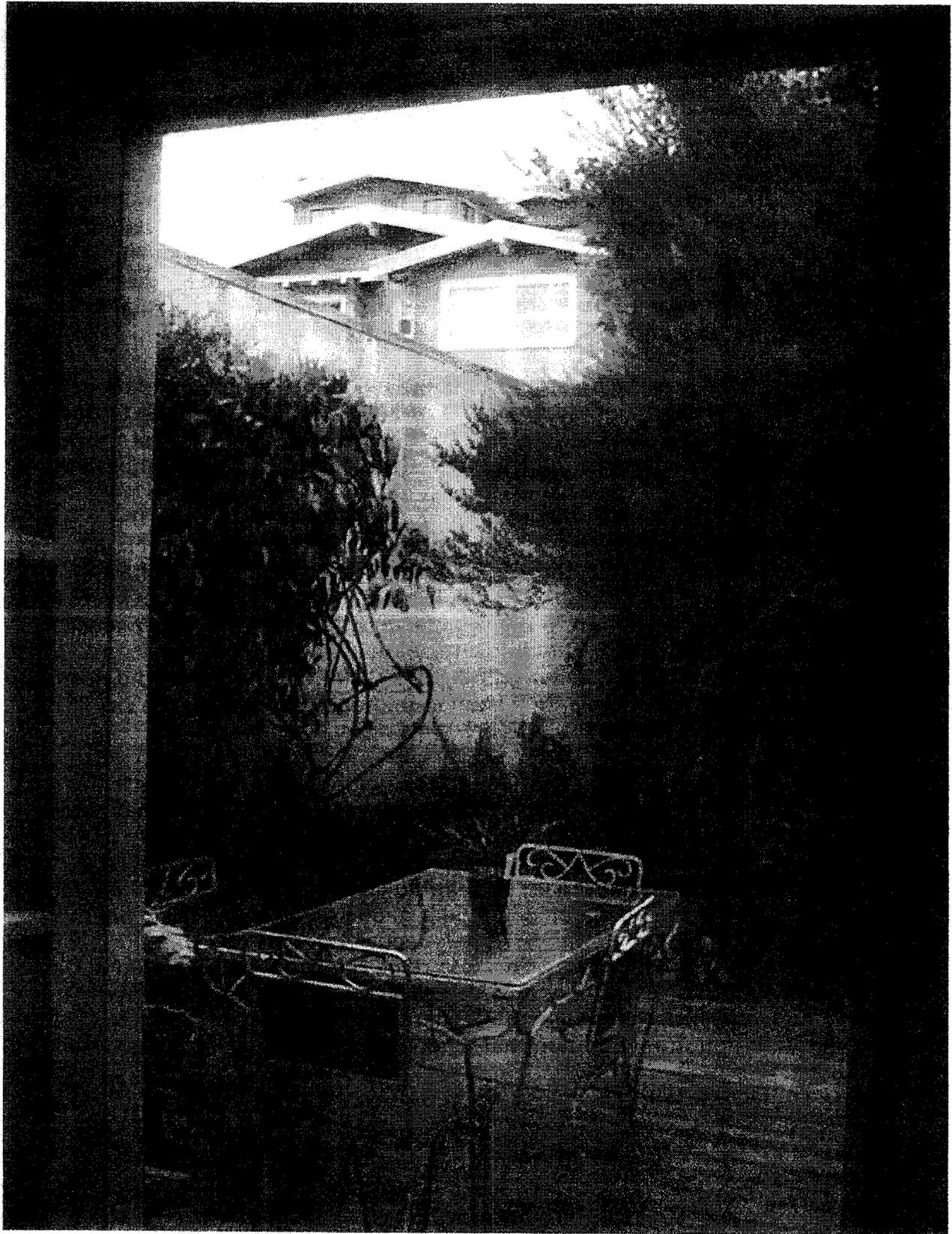
I am aware that there is concern from some neighbors as any building project would create. I would not necessarily be happy that my next door neighbor adds to the size of their home, especially with a second story. That said I have talked with the Lopez over the design process and have seen that they are trying to have the least impact possible on their next door neighbors by keeping the addition to the back. This creates the least amount of sun loss to their north side neighbor at 911 Carmel. By setting it back it also keeps the addition out of the view of most of the northside windows at 915 Carmel. I will comment here that my backyard neighbor put on an addition to their home which greatly affects my sense of privacy in my backyard, but I know they are within their rights as property owners and have followed Albany's codes in doing so. I did not receive any direct communication from them but a notice from the city about the public review and considered this normal.

I also find it very interesting that one of the neighbors who is against this addition to be the uphill neighbor at 912 Santa Fe. I understand that part of their view will be affected, but it is my understanding that Albany does not have a view ordinance. The home at 912 has been built up and is three plus levels and is not really in keeping with the profile of the homes in Albany. From streetside on Santa Fe it might not seem so large but from my kitchen door and backyard perspective it looms over my property (see attached photo). This was done prior to our ownership of 917 Carmel but I often wonder how this massive project was approved. How can a city allow that house to be built and then question a much smaller and thoughtful addition that works within the city's ordinances?

Please contact me with any questions at 510/524-2201

Regards,
Nina Mullen
917 Carmel Ave.

A handwritten signature in black ink, appearing to read 'N.A. Mullen', written over the typed name and address.



August 26, 2010

Dear Council Members,

When we moved to Albany 9 years ago we bought a great house that needed a lot of work. Over those years, with the help of gallons of paint, some serious landscaping, and a growing deep connection to our community, this house has become our home. Not only do we love this house, but we love this neighborhood. With the many generations (including 27 children), our annual holiday and block parties, the disaster preparedness meetings, and the general caring for and watching out for each other, this has turned out to be an amazing block on which to live. What has further anchored us to this piece of earth is the fact that 2 of our 4 children were born in the back bedroom.

So now that our 3 bedroom, 1 1/2 bath home is beginning to feel a bit cramped, we hope to remodel and add some space. In our search for an architect with a history of innovative, green design we found Arkin-Tilt. We share a common desire to build as little as possible with great sensitivity to the environment and community. We feel we came up with a design that does just that. With their thorough knowledge of the city of Albany's vision for residential building, our architects came up with a much more efficient use of the existing space, and therefore a much more modest addition than is allowed by code, to well accommodate a family of six.

As we explored the different options for adding on more space, we found that the best way would be to build up. Our tiny yards in Albany are precious pieces of earth that can add so much vitality to our tightly packed neighborhoods. We fully cherish our little bit of outdoor space where we have planted fruit trees, vegetables, and other beautiful plants. We spent two solid summers building every bit of our recycled brick and stone patio by hand so that we would have the perfect place to sit and enjoy the garden. Plus, you can imagine, the yard gets quite a bit of use and enjoyment from the kids and much of the neighborhood. Building into the garden would truly result in a sad loss of beautiful outdoor space, plus it would be plain environmentally insensitive. The option that just makes the most sense is to build up.

We and our architects explored several different designs that would fit our needs, stay within our budget, and be sensitive to the neighbors and the environment. We feel the design we are presenting to you does all of that as much as possible. When anyone builds up on their house, as many have done all over Albany, of course there are impacts to the light, views, air, and privacy of the surrounding neighbors. We felt it was important to design an addition that is not pushing limits, by keeping well within the setbacks, height limit, and square footage allowed. It is through this approach that we have tried to be sensitive to these important issues that neighbors might have.

We also spoke with and listened to our surrounding neighbors about the impacts this addition would have on their homes (except for Virginia Allison at 910 Santa Fe, who has been living out of state for a while: we dropped off a letter with her renters in an effort to contact her. We understand she will be back next week and will try again to meet with

her.) We do have the letter she wrote for the Planning Commission hearing. We've met with our neighbor, Bea, at 911 Carmel, and she has expressed her support for our design and has submitted a letter to the City Council showing that. We talked briefly with Martha, of 915 Carmel, in the Fall of 2009 about our intention to build onto our house. Then in April of this year we showed her our design idea. She expressed her concerns and suggested several other design approaches, which we have considered. We attempted to reach Karen and Phil at 912 Santa Fe on three different weekends by knocking on their door, but to no avail. We finally got their phone number from David Arkin, and got a hold of Phil. We asked when we could meet, he said he would call back. A week later, after no phone call, we called him to, again, try to set up a meeting. He basically said he supports our right to build up, but only if we build the addition more towards the front of the house. He and his wife expressed no interest in meeting with us. These are all the neighbors that own the properties which share our fences.

Before the Planning Commission hearing, when we were up on the roof, putting up our story poles, we noticed that the neighbors at 914 and 908 Santa Fe would be able to see the addition (at least in the winter at 908, when the leaves fall from his maple tree). But we didn't feel that we would be blocking much of a view for them, since we were thinking about views of the bay, San Francisco, Mt. Tam... So we didn't try to contact them. Then Doug from 914 Santa Fe spoke at our hearing with the Planning Commission, pointing out his view of Albany Hill.

When we heard of our neighbors' appeal of the Commission's decision, we felt we should meet with all of these neighbors and discuss our points of view with Jeff Bond present. We finally had that meeting last Monday, August 23rd, after working around everyone's schedule. I had also heard from Virginia 's renter's that she would be back by then, but that turned out to not be true. At that meeting we heard the many points of view about privacy, views, light, air, and aesthetics. Afterwards, Anni, our architect, spent some more time trying to find a design that further takes into account the issues and suggestions brought up at the meeting, while accommodating our needs and staying within our budget. It became clear that as you flip the addition or move it this way or that, it disproportionately impacts one neighbor over the others, and none of the options changed the impacts - which we've already aimed to minimize - significantly.

Throughout this process we have aimed to be sensitive to our immediate neighbors and the greater community. We believe this design meets our needs in an environmentally sensitive way, while it balances the interests of those around us.

Thank you for your time and consideration.

Sincerely,

Heidi and Manny Lopez
913 Carmel Avenue

August 26, 2010

Dear Albany City Council,

My wife and I are once again happy to write in support of the Lopez family as they pursue approval to build an addition onto their home at 913 Carmel, Ave.

For the past year, we have lived two doors down from Manny and Heidi and their four children, and we have seen first hand the thoughtful manner in which they have fixed up and cared for their lovely home. It is our belief that they will bring a similar high standard to the addition that they and their architects have designed.

There are three main points we would stress as you consider approval of their plans.

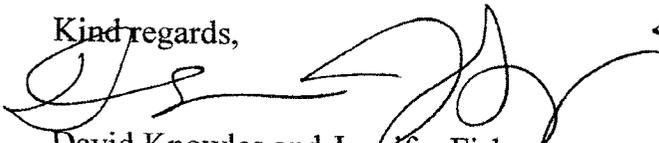
1. The addition they are proposing is modest, and wholly in line with other home construction projects throughout Albany. We've spent the past year looking at buying our own home here, and have looked at dozens of houses with similar additions.
2. Their design shows the utmost sensitivity for maintaining the character of the neighborhood and preserving the environment without unduly imposing on neighbors.
3. The Planning Commission has unanimously approved this project.

Heidi and Manny have always shown themselves to be kind and considerate to their neighbors, and they take an active participation in events like block parties. They play an active role in the community, helping watch other children in the neighborhood, and maintaining a friendly neighborhood presence.

In short, the Lopez family represents precisely the kind of people that Albany should hope to keep in our community. We hope that you'll grant their request what will no doubt be a tasteful addition that is in keeping with the character of the rest of the block.

If you have any further questions, please do not hesitate to contact us.

Kind regards,



David Knowles and Jennifer Fisher
909 Carmel Ave.
Albany, Ca.
94706
510-647-9584

Lesley Ransley
935 Carmel Avenue
Albany CA, 94706
August 23, 2010

To the City Council of Albany California,

I am writing in support of the Lopez family remodel on Carmel Avenue. They are very considerate neighbors and their design and materials reflect that consideration. Following Albany community standards they are using an architect that is known for green design using fsc certified wood, salvaged materials, passive solar heating, good insulation, new insulated windows, solar panels, making better use of existing space, keeping the addition about 400 square feet smaller and 3 ½ feet lower than it could be.

They plan to build the addition on the rear of their house to make less impact from the street and it takes into account neighbors privacy, no windows directly across from neighbors and it will block less sunlight from their northern neighbor.

They are a very nice family and good neighbors and involved members of the community. They have four children and could greatly use the extra space. I am fully in support of their plans.

Thank you for your consideration.

Sincerely,



Lesley Ransley

Dear Albany City Council members,

We have seen the Lopez's design for an addition to their home at 913 Carmel Ave, and we would like to express our support for them. We have seen many houses in Albany added onto in a very similar manner, including two on our block, and we see no reason why the Lopez's shouldn't be allowed to do the same. We urge you to uphold the planning commission's approval of this design.

1. Jesse Youn

JESSE YOYUN 921 CARMEL AV

2. MARK Regis 925 Carmel Ave
me by

3., 4. Robert Schindewolf + Chris Chernoff
912 Carmel Ave.

5. Anne Goess,
904 Carmel Ave.

6., 7. Yvonne Randisi + Randy Randisi
916 Carmel ave

8, 9 Lynn Yarris / Martha Lynch
926 Carmel Ave
~~Lynn Yarris~~ Martha Lynch

I am a Carmel Ave. (930) neighbor of Heidi and Manny Lopez who are hoping to remodel their home just a few doors from our Albany residence. I visited with Heidi and Manny on Sunday August 22 and they showed me plans for the remodel that they are hoping to do. I was impressed with how sensitive their plans are to their immediate neighbors, to our community (our block really is a small tight-knit community) and to the environment. Because the Lopez Family are being very sensitive to our immediate community, the dimensions of the proposed remodel are quite a bit smaller and lower than would be allowed by regulations. Also, as they explained to me, the remodel is very "green"---even the scale model of the project made by the architect uses recycled materials. I think that what they are proposing is quite modest and to scale. Not only will it have no negative impact on the larger neighborhood but it will be an aesthetically appealing addition to the look of our block.

Most important of all, the Lopez family is very much a part of life here on the 900 block of Carmel and in many ways they are what family-oriented Albany is all about. I think we should support their efforts to put down their roots here on our block. I urge the City Council to approve this modest expansion (already approved by the Planning Commission) which strikes a nice balance between the needs of their family and the needs/sensibilities of our area.

Thank you for your consideration.

Sincerely,

Tom Bekeny
930 Carmel Ave.
528 4039

August 30, 2010

Jeff Bond
City of Albany Building Manager

Re: 913 Carmel Ave.

Dear Jeff,

Thank you for setting up the meeting with the neighbors and applicants on August 23rd. We appreciated a chance to air our feelings regarding this proposed project. Our concerns hold equal weight for us. We strongly dislike the design/style of the addition, and we want the addition to be placed elsewhere on the property.

Although the Lopez's may not have maximized their allowable heights and areas, they have still managed to maximize the impacts to the neighbors. We believe they have a right to add to their home in a manner which would be sensitive to the neighbors while giving them the 5 bedroom/3 bath house they want. In the past, applicants who wanted to go beyond the norm (i.e. 5bd/3ba) were held up to higher standards of review because of the possibility of excessive impacts.

Delineation of our concerns is as follows:

- The Lopez's and/or their architect never met with the neighbors for our opinions or input during the design process, or prior to submitting the plans to the City. It leaves us wondering why they didn't want to open the lines of communication.
- At the June Planning and Zoning meeting, none of the issues brought up by the neighbors concerning the impacts of the addition were addressed by the commission. As we recall, Commissioner Panin told the neighbors the impacts were minor and therefore did not need to be addressed.
- During the 2 ½ months following the P & Z meeting, the neighbors hoped to hear from the Lopez's and their architect regarding changes they might consider to the proposal. We did not hear a word from them.
- At the meeting facilitated by City Planning, we approached this evening hopeful we would finally see some of our issues addressed. I believe most of us were deeply disappointed to see nothing had changed.
- The Lopez's and their architects were very clear they are unwilling to discuss alternative designs. They absolutely refuse to compromise on any point, or to discuss designs which would reduce the impacts to the neighbors.

- This design is completely out of character with the rest of their house and the other surrounding homes in Albany. Because this design does not fit harmoniously with the neighborhood, it will stick out like a sore thumb. Mr. Lopez suggested as an improvement that the addition could be painted several bright, loud colors. I think he said this in complete seriousness.
- At least four homes on Santa Fe will lose SF, Bay and Albany Hill views. In exchange we will be graced with a view which is jarring and unattractive to us. As a Real Estate Broker, I can tell you this will also translate in a significant loss in property value for each of us. This loss will vary with each house, but a \$30,000 - \$60,000 is not unreasonable to expect. Since SF views are rare from Albany homes, in our part of town, this makes the loss that much more significant.
- There will also be other considerable impacts to the surrounding property's light, air and privacy, which could be mitigated with a revised design.
- According to the Lopez's, they won't consider any changes, because they will lose part of the backyard and a patio they built. Yet, they are okay if 5 neighbors have to make monumental sacrifices. Apparently, they and their architect have no sensitivity to the neighbors. They have decided what they want, and that is it, no discussion!

We strongly believe there are other very viable choices regarding the placement of this addition. We also feel the style can be modified to be more pleasing to all who will be looking at it. We would like for the City Council to direct the applicant to work with the neighbors and show us other alternative designs.

Thank you for your consideration.

Phillip & Karen Moss
912 Santa Fe Ave.

CITY OF ALBANY

AUG 27 2010

COMMUNITY DEVELOPMENT
DEPARTMENT

JEFF BOND
BUILDING MANAGER
CITY OF ALBANY

Dear Mr Bond

I am writing this letter as a follow up to the meeting I attended on August 23, 2010 where you presided over a neighborhood discussion regarding the pending request for a building permit at 913 Carmel .

As we discussed at the meeting my wife's and my main concern is the addition as it is currently planned would completely block our view of Albany Hill. Our secondary concern is the design of the structure which is completely out of character with our neighborhood and in our minds would be an eyesore. We also believe the loss of the view or a structure completely out of character for the area would significantly diminish the value of our property.

We bought our home at 914 Santa Fe Ave over 43 years ago and love the city and have always appreciated how the city has worked with the community to try and preserve neighborhood continuity, preserving the original architecture or making new additions blend in so as to benefit the neighborhood as a whole.

What I have observed from the process so far is.

1- The 5 neighbors involved at 914, 912, 910, 908 Santa Fe Ave and 915 Carmel Ave have the same or very similar problems with the structure as planned.

2- The plans could be changed to accommodate the Lopez's need for a 600 square foot addition and at the same time alleviate the problems that the design in its present form would create for the surrounding neighbors.

3- Neither Mr & Mrs Lopez or their architect have addressed any of the concerns of their neighbors and seem unwilling to consider any reasonable suggestions up to this point. There has never been any attempt on their part to contact or consult with any of the neighbors who would be effected by the new construction.

I must say I was very disappointed when I attended the original planning and zoning meeting. Even though a number of neighbors spoke against the addition, there was

never any real discussion or attempt to resolve the reasonable concerns brought by the neighbors. I was not familiar with the process, but it appeared from their demeanor that the architect of the project and the gentleman who took over as moderator of the hearing for the requested building permit had some sort of a personal history and the approval of the project appeared clear from the start.

My wife and I stand to lose a great deal if the addition is approved in its current state. Our property will most likely lose value, but most of all we will lose the beautiful view we have had for over 43 years of Albany Hill. My wife who is now disabled and paralyzed from the waist down spends many hours in the back room reading and enjoying the view. Albany Hill is our main landmark it has meant a great deal to my wife & I over the years from her early years at Albany High School to our now becoming senior citizens.

We understand and appreciate the Lopez's need and right to have a addition built, but it will also affect our life and the lives of our neighbors. I have always understood that the purpose of the Planning & Zoning Commission was not only to make sure all the legal requirements for a permit were followed but to also make sure every reasonable effort was taken to avoid a negative impact or at least minimize the impact on the surrounding neighbors or the rest of the community.

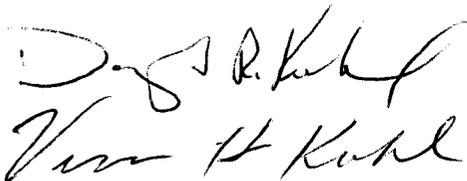
I would hope the impression I got from the original planning & zoning meeting was wrong and it was just a mistake when little or no effort was made to address the concerns of the 5 families who are effected by the permit as issued. It would appear from our meeting of Aug 23, 2010 that there are reasonable, viable solutions that would resolve the needs and concerns of all involved parties. I would hope that we will get a fair hearing as we all have a lot at stake in this matter.

I would like to thank you for your patience, concern and taking your time to help bring the parties together trying to help us get the issues on the table.

Thank You,

Doug & Vivian Kuhl

914 Santa Fe Ave

Handwritten signatures of Doug R. Kuhl and Vivian H. Kuhl. The signature of Doug R. Kuhl is written in black ink and is positioned above the signature of Vivian H. Kuhl, which is written in blue ink.