

## Janneth Lujan

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**From:** Kelland <kelland@yahoo.com>  
**Sent:** Tuesday, June 12, 2018 2:23 AM  
**To:** Erica Adams; Janneth Lujan; Planning\_Commission  
**Subject:** Re: Reg. Public hearing on Jun 27, 2018

Hi, Erica and Janneth Lujan

We've received the notice of public hearing regarding File No. PLN2017-00365, 434 Summit Dr. The new application (N)402+(N)257+(N)1128+(E)985 sq ft building on a 6205 sq ft lot is simply too giant, and violating too many regulations in this area. We just don't think it's appropriate to violate any regulations just by personal pleasure, it's simply not fair to its adjacent neighbors. So please help to preserve the rules and our community.

Thanks.

Kelland

On Thursday, February 1, 2018, 1:53:09 AM PST, Kelland <kelland@yahoo.com> wrote:

Hi, Erica:

Thank you for sending us the notice of public hearing. I'm afraid, due to our schedule, we can't attend the hearing on that day, even though we see some issues there.

First is the File No. PLN2017-00388, 572 Lakeview Way

Please do your best to save those 8 significant trees, or at least have them put the same qty. and will be the similar size trees back on their lot to preserve the traditional environment of our community.

The second one File No. PLN2017-00365, 434 Summit Dr.

This is a very small lot, much smaller than its adjacent lots. The current structure with the 2 car garage is already on, if it's not inside, its side setback, and is already 2 story high at 436 Summit Dr. side. The new proposed structure on such a small lot with the new 1138 sq. ft. 2nd floor addition will be easily recognized as a giant 3 story urban town house like structure with almost zero setback from the street, esp. when it is sitting much closer than the required 20', 18'-2" to be exact, to the street.

We believe the current 25% allowance is very generous already in this low density hill side environment. This new proposed structure will be violating too many current regulations, and will be encroaching to its adjacent neighbors' privacy and rights.

Best Regards

Kelland