

## Alexis Garcia

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**From:** jay.kornoff@gmail.com  
**Sent:** Saturday, July 19, 2025 2:13 PM  
**To:** Alexis Garcia  
**Cc:** jay.kornoff@gmail.com  
**Subject:** CUP ZA 2024-42

Alexis.

Thank you for taking the time to visit with me last week at the Planning Department counter regarding the subject CUP application being made by my neighbor.

I live at 4885 Sunbeam Lane, immediately adjacent to the north of the subject property. As such I am literally the only property that will be adversely impacted by this proposed monstrosity of an addition.

I am happy for Lucci and his family that they are able to build the home of their dreams. I have not objected to anything that Lucci has proposed to do on his home. I did not object to him building a larger entrance in the street setback, although all the other neighborhood abide by the setback, however, Lucci somehow thought he should be allowed to build closer to the street than anyone else in the neighborhood.

However, it is NOT right that their dream home should make my home a nightmare for me and my family.

I have already had to live with the construction ongoing for over 3 years now....based on what I see on the proposed site plan, the construction is not near done in the backyard and I will only be enduring more construction for years to come.

I have pleaded with Lucci many times over the past 3 years regarding the hardship that his seemingly endless ongoing project is impacting on my family's quality of life. There have been many ongoing issues with excessive noise, trash, overburdened parking on our street, damage to the street from construction equipment, dust and dirt in the air, etc. etc. etc....everything involved in a major construction project. All the time Lucci promises to 'do better' but he does not....I have come to believe that Lucci simply cares only about himself and what he wants, and has total disregard for me and how my life is impacted by whatever he is doing.

When Lucci first bought the property he explained that he was going to do some 'modest' upgrades....He also promised profusely that nothing he would do would impact my privacy. He promised that 'all' construction was going to be on the south side of the home. Unfortunately, that does not appear to be true.

Lucci built a second story patio deck out the back yard. The elevation of this deck was high enough so that he could see directly into my back yard. Not only that but the ceiling lights in that patio are tremendously bright. The brightness shines directly into my bedroom. The light is not subtle, it is extremely bright. To try to minimize that privacy intrusion, I have let my hedge at the property line grow up as much as it could to try to provide a privacy screen. Unfortunately, the hedge can do only so much.

This is a strong burden on the applicant to clearly show and demonstrate that any proposed intrusion into the 70 foot privacy zone will not have an adverse impact on the neighbors. Lucci fails with this burden.

The elevation variance between Lucci lot and mine is approximately 4 feet. The proposed addition will be some TWENTY FOUR (24+) feet plus high, and at a distance of a mere 10 feet from my property line. The plans show a first floor elevation of 9', sitting on a 1' ground floor pad, plus a 1' second story floor, then another 9'+ second story, plus another 4' +/- for the roof line....all told exceeding some 24+ feet vertical adjacent to my home.

This is an unconscionable proposal by Lucci and I urge the Zoning Administrator to reject this preposterous monstrosity of an addition.

The drawings elevation shows that there will be literally a wall of windows facing onto my backyard and pool area. This alone clearly indicates Lucci's total disregard of my concerns for privacy. Why does he feel he has to have a wall of windows looking into my yard.

Moreover, because of the elevation and windows, I can only imagine the exterior soffit lights will shine brighter than ever into my yard, home and bedroom. As well as the interior lights will further illuminate the night sky into daylight.

My only protection is from the law, and its fair and reasonable application by the City pursuant to its regular rules and regulations. Lucci does not have a right to this CUP.

But I have a right to the peaceful and quiet enjoyment of my home....that is a property right that the City is obligated to protect from intrusive actions of others.

I wish I could somehow bring a physical rendering of what this proposed CUP would look like at my home....As I calculate above, anyone in the second story CUP will literally be standing about 7' +/- above the grade level of my lot. Put another 5' +/- for a person's viewpoint, that comes out to roughly 12' above the grade of my property elevation. That person, 12' in the air, will be only 10' away from my property line. That angle and elevation of view will TOTALLY obliterate any semblance of privacy I have in my backyard and pool area.

This cannot go forward.

Section 18.38.050 makes it a required mandatory finding by the Zoning Administrator, among other issues, but most salient here:

- 1. That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property.**

No reasonable person would want their neighbor, and who knows who else would be guests, gawking down on them from 10' away, at an elevation angle of 12', right into the backyard pool area. If you would not want that for yourself, then you should not allow it to happen to me.

I will attend the July 23, 2025 hearing at 3:00pm to make my objections in person.

Thank you for your consideration.

## Alexis Garcia

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**From:** Prem Bovie-Ware <pbovieware@gmail.com>  
**Sent:** Wednesday, July 23, 2025 2:40 PM  
**To:** Alexis Garcia; Tessa Grotz  
**Subject:** Comments about upgrade to 4895 Sunbeam

### 4895 Sunbeam Extension

We have been the residents of 4895 Sky Ridge since its construction. As original owners we have enjoyed the relative calm and quiet environment of the immediate surrounding area of homes since that time. We have enjoyed the location of our lot as being a bit set apart from the other neighboring homes. After the Freeway Complex Fire the size, expanse and amenities of the homes changed in scope compare to the original residences. It brought a different dynamic, feeling and affluence to the neighborhood. That increase of house size and more amenities coupled with the continual and increasing trend of moving the living area outside has impacted the calm and quiet of the immediate neighborhood somewhat. But that is only because the residents near us don't entertain often especially outdoors and with a reasonably small amount of people, so far. However, with the advent of outside televisions, speakers and firepits it is quite noticeable when any or all of those devices and amenities are being used by the neighbors along with the chatter of gathering of people.

In viewing the plans this morning, our main concerns are noise pollution, light pollution and intrusion, and definitely privacy. The plans I viewed with the gracious and informative assistance of Tessa gave me a better sense of the scope and possible issues that might impact the concerns mentioned above.

The Google maps views that Tessa displayed on the monitor very somewhat helpful but they are very outdated as it is depicting the old house that mirrored the original construction from 1990. It no longer presents the same footprint in expanse or elevation. I have taken and included several photos I took on my return home.

Sky Ridge 1 (SR 1) SR 8 Pictures the 4895 Sunbeam oak tree from our yard. That tree serves an immense value in our continued privacy and presume it might help to some degree to reduce the light pollution and slightly the noise of chatter, pool splashes but probably not music. We really want the oak tree to remain there for those reasons as well as slope integrity.



Sky Ridge 4.JPG



Sky Ridge 5.JPG



Sky Ridge 6.JPG



Sky Ridge 7.JPG



Sky Ridge 8.JPG