

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – September 4, 2024**

Comments Received BEFORE Development Review Committee Agenda Publication			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Stephanie Meyer	AR-1	<p>Email from neighbor providing the following recommendations for privacy screening:</p> <ul style="list-style-type: none"> • A variance is needed to guarantee the height of the proposed foliage at 20-25 feet; • A mitigation plan is needed for fallen leaves, which cause reduced privacy in the winter; • Due to the grading of the subject site, foliage that would provide privacy screening for the proposed balcony would need to be taller than the foliage closer to the existing home; • Mature trees would be required as smaller trees would take 7-10 years to grow to the appropriate height; and • A covenant would be needed to guarantee that the privacy screen be maintained by the current owner as well as any other future owners.

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From: [stephaniemeyer](#)
Sent: Monday, August 26, 2024 4:03 PM
To: Vincent Gillespie <vgillespie@monroviaca.gov>
Cc: Sheri Bermejo <sbermejo@monroviaca.gov>
Subject: 303 Highland Project - Review Project Plans

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Hi Vincent,

Hope all is well—

Thank you for meeting with us on Thursday.

After our conversation, I gathered the attached photos and more thoughts below.

1) Regarding our hedge for privacy near the proposed balcony, I mentioned that we would need a variance to guarantee that we could always have it at a height that would go up to the eaves above the proposed balcony. Would that be 20-25 feet?

2) Another concern with the hedge/trees is that all the leaves drop in the winter, so they would offer no privacy for the proposed balcony at that time. The attached picture of that area was taken in February, before the 2nd story went up. The blue circle is the approximate the location of the proposed balcony. What can the applicant do on their property to provide privacy when the leaves drop during the winter?

3) The rest of the pictures show how the proposed balcony would invade the privacy of the rest of our backyard. Since the applicant's pool area is quite a bit lower than their home, any bushes/trees planted as a screen for the balcony will need to be taller than those next to the house/balcony. 25+ feet?

I'm also concerned about the type of bushes proposed. Are there any other choices? They look a bit scraggly and will not offer much of a screen. Also mature trees would need to be planted. If 10 foot bushes/trees were planted and they grow max 2 feet a year, it would take 7-10 years for them to reach an effective height. As discussed, a covenant would be needed to guarantee that a screen will be maintained whether the current owner stays in the home or sells.

Thank you for your time and consideration.

Much appreciated—

Stephanie Meyer



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