



**Katherine Douglas** *General Public Comment - Adams*

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**From:** Pete and Becky Adams <adams@teamslack.com>  
**Sent:** Sunday, October 6, 2024 7:57 PM  
**To:** sbcob  
**Cc:** channing@allsaintsbythesea.org  
**Subject:** Miramar Planning Commission Hearing October 9, 2024.

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Dear Planning Commission members;

As a vestry member of All Saints by the Sea Church I am aware that the church has tried hard to be good neighbors with the Miramar. We had a good relationship during the construction of the building and rebuilding projects we both were doing in 2019. When the Miramar showed us the preliminary plans for their current proposed project we went back to them with what we thought was a win-win alternative. Our proposed plan would have preserved our mountain view by moving the low cost housing component to the corner of Eucalyptus Lane and the frontage road in front of the Miramar. This would have given the new families the opportunity to send their children to our preschool and join and feel welcomed in our neighborhood. The expanded retail and luxury apartments would then be moved to the east end of the Miramar property, closer to its main entrance, where there is more space for parking.

The scale of the proposed building dwarfs our sanctuary, blocks our existing view of the mountains, and violates the neighborhood feel. Parking and traffic for the retail space are also a major concern.

Please give this project your very careful, cautious and thorough review from both the environmental and practical aspects. We are not objecting to the low cost housing component. Indeed, we welcome it. We are objecting to the size of the project which will block our view, increase traffic and overwhelm our neighborhood.

Respectfully submitted,

Rebecca Adams