

Tyler and Lisa Hubbs
37 Terra Bella Drive
Walnut Creek, CA 94596



December 22, 2025

Department of Conservation and Development
Attn: Dulce Reckmeyer-Walton
30 Muir Road
Martinez, CA 94553

Dear Dulce,

I am writing in response to the concerns submitted by my neighbor, Margaret Neary, of 25 Terra Bella Drive, regarding our pending building variance application for a carport.

We have reviewed all the points raised by Ms. Neary and remain confident that our proposed structure and design meet all of Contra Costa County's requirements, and that the concerns raised in her letter are inaccurate, unsubstantiated, or irrelevant. Please see our response to her claims below.

Insurance Liability and Fire Hazard

Our architect, Claudia Falconer, specifies in our plans that the new structure will be constructed of fire-rated materials that meet all of Contra Costa County's building code requirements and standards for our neighborhood.

Additionally, I spoke at length with our home insurance provider, Allstate of Walnut Creek, who assured me that the proposed carport structure **will not increase the fire hazard to our home, nor will it affect the cost or availability of insurance for neighboring properties.**

Water Drainage Management

Terra Bella Drive slopes downward, making all properties on the street inherently susceptible to natural water runoff from the north. To actively mitigate this, we invested significantly in a comprehensive drainage system during our 2012 remodel (which exceeded Contra Costa County's building code requirements) to protect our home and collect water that would otherwise drain downhill.

Furthermore, the proposed carport will have **zero impact on existing downhill drainage** toward 25 Terra Bella Drive. All water from the new roofline will be fully collected and routed into our existing underground drainage pipes, which discharge to the street.

Neighborhood Aesthetic

Our decision to hire Claudia Falconer, a certified architect with over 30 years of experience, was driven by *our primary goal* of designing a structure that is aesthetically pleasing and consistent with our ranch-style home (featuring a gabled roof, birdhouse, and high-quality building materials). We want to avoid

placing a low-quality, unattractive, and non-permit-required cover to protect our cars from the destructive afternoon sunlight.

Our proposed carport will add value to our home and enhance the neighborhood's aesthetics by providing an attractive, covered structure for parking vehicles on our property rather than on the street. As noted in our original application and observed during your site visit to our property on Monday, November 3, 2025, our existing garage was built in the 1950s and is too narrow and short to accommodate more than one modern, full-size automobile.

Travel Trailer Storage

Regarding the aluminum travel trailer referenced by Ms. Neary: In accordance with Contra Costa County's RV parking code, we cleared our north side yard (opposite of her property) and built a seven-foot-high gate to fully conceal the trailer from all neighbors' sight. We also purchased a beige-colored cover to camouflage our travel trailer.

Furthermore, due to the significant upward slope of our driveway, parking the travel trailer on the south side (facing Ms. Neary's property) is *literally* impossible.

Maintaining the Integrity of the Properties and Established Setbacks

We take great pride in our home and have made significant financial investments in its construction and landscaping over the years. We've worked closely with Claudia Falconer to ensure this carport project enhances the aesthetics of our home and neighborhood.

We believe Ms. Neary's concerns about her views, privacy, and the integrity of our neighborhood are inaccurate and unsubstantiated for the following reasons:

1. The proposed carport will not have any impact on the views of Ms. Neary, or any other neighbor, as the carport roofline will be far below the existing roofline of our home.
2. The entire storage shed, and the majority of the carport, will not be visible from her property view because of an existing 12-15' hedge planted on the edge of our property.
3. We have planted additional landscaping along our driveway (south side yard facing 25 Terra Bella) to further improve our privacy. We are open to investing in even more landscaping, as deemed necessary, to ensure Ms. Neary is satisfied.
4. As noted in our application, our carport will not compromise our neighborhood aesthetics because **several properties on Terra Bella already have carports and structures that encroach into the setback; therefore, our structure will not be a deviation or exception.**

Ms. Neary references a "larger shed" several times in her letter, and we want to clarify that our new shed will be the same footprint as our existing shed, which is also within Contra Costa County's building regulations of 120 sq feet.

Sewer Easement

Ms. Neary's reference to a sewer easement on the opposite side of her property is irrelevant to the scope, location, and compliance of our proposed project.

Conclusion

The primary intent of this carport is to enhance our property and the neighborhood's aesthetics by providing a thoughtfully designed, high-quality structure that complements our existing architecture, provides covered parking, and keeps our cars off the street.

Sincerely,

Tyler & Lisa Hubbs