

February 8, 2023

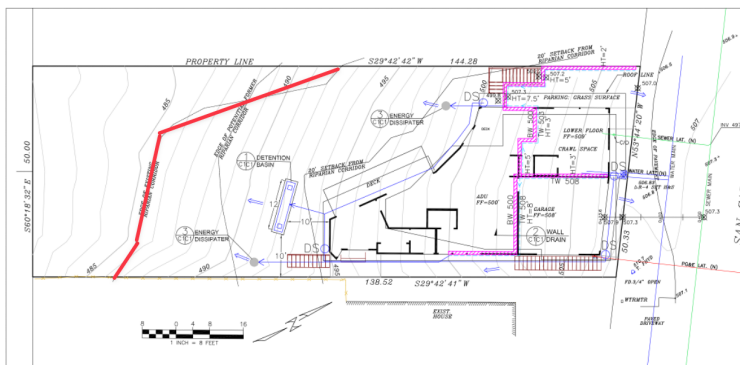
Coastside Design Review Committee
Re: Lacasia-Barrios Project- PLN2021-00478

Dear Committee,

My name is Justin Lang. My wife Rayna and I live at 755 San Carlos Ave, which is 3 doors down from the proposed project referenced above (the "Project"). We are sending our comments on the Project in advance of the CDRC meeting to be held on February 9th.

We know the Project has come before the CDRC several times already, and we'd like to thank the Committee and its Staff for continuing to respect the concerns of the community when evaluating the appropriateness of the Project. We appreciate the modifications to the project description to explicitly note that wetland setbacks are not met and that the project is appealable to the Coastal Commission.

While the concerns from the community are many, the specific concern that we would like to raise is the obvious inconsistency between (i) the boundary of the riparian habitat reflected in the Project plans, and (ii) the boundary of the riparian habitat in the actual site conditions.



As demonstrated above (and immediately obvious from cursory observation), the boundary of the riparian habitat reflected in the Project plans is inaccurate. When the actual boundary of the riparian habitat is taken into account, it's clear that the proposed house location will not be 100 feet, 50 feet, or even 30 feet back from the boundary of the habitat – it will sit directly on top, and well into the buildable footprint.

This concern from the community can be quickly and inexpensively mitigated by the applicant through the erection of story poles – which we had understood to be a required part of the process in any event. We humbly request that the CDRC require the erection of story poles. I believe the applicant's willingness to erect story poles would go a long way toward mitigating this concern from the community.

Finally, we understand that an Initial Study/Negative Declaration will subsequently be prepared and made available for public review in the event the CDRC approves the house design. Would you please send a copy of the IS/ND to us when it is available? We would also like to receive the Notice of the Planning Commission's Public Hearing. Our email address is raynawebber@gmail.com.

Best Regards,
Justin Lang & Rayna Webber
755 San Carlos Ave, El Granada

February 7, 2023

Coastside Design Review Committee
Re: Lacasia-Barrios Project- PLN2021-00478

Dear Committee,

My name is Susana van Bezooijen. My husband Roel and I have lived at 730 San Carlos Ave in El Granada since 1990. We are sending our comments on the Lacasia-Barrios Project at 779 San Carlos Ave. to be addressed in the CDRC on February 9th.

First of all, I want to thank you for revising the project description as listed on the recent agenda to include the information that wetland setbacks are not met on this project and that the project is appealable to the Coastal Commission. The steps in the approval process in this case are now clearer to both my husband and myself as well as to neighbors. I understand that an Initial Study/Negative Declaration will be prepared and made available for public review after the CDRC approves the house design. Would you please send a copy of the IS/ND to me when it is available? I would also like to receive the Notice of the Planning Commission's Public Hearing. Thank you very much for sending us those documents. My email is svanb9@gmail.com.

Nine residents of this block of San Carlos met together to share concerns and clarify what needs to be expressed in the upcoming CDRC meeting. We came up with a list which we and 3 residents who could not attend the meeting also support. In the interest of time, each of us will address one of the concerns in Thursday's meeting. I have listed them here.

- 1) Primary to all the concerns we have with the design is the small area of the lot that is available for building. In studying the Riparian Boundary Survey May 2020 with Topological Boundary and Biological Survey (from the SMC Planning Dept. website) and taking into account the appeal to reduce the buffer from the wetlands boundary from a 100' to a 50' and a variance from 20' to 13' from the street, the amount of land available for the whole structure is 76 sq. ft. Even with three stories, the buildable footprint of the lot would only allow a maximum of 228 sq. A small cabin could be built here. A design of a 2996 sq. ft. structure of house, garage and ADU is unrealistic, with these legal constraints. A project design of this scope needs a different lot.

Some additional comments that neighbors want to address in the meeting are:

- 2) The request for a variance to reduce the front yard setback to from 20' to 13' and concerns about turn around access for large vehicles and especially emergency vehicles
- 3) Water drainage and flooding to Balboa Ave. and homes downhill from the lot.
- 4) The size and density of retaining walls to support the lower house and driveway

5) The overall height, wide roof line, proximity to the street do not fit with other houses on the downhill side of San Carlos Ave. (2004 Standards for Design for One-Family and Two-Family Residential Development in the Midcoast p.12, 13, 21)

6) The large house does not step down the lot. It looks like 4 stories from the back lower slope. (2004 Standards... pg. 10,11)

7) The need for story poles to more clearly replicate the massive size and scale, proximity to neighboring house, street and wetland- story poles have never been put up for this project and would help in visualizing the problems of building a 2996' sq. ft. structure a 76 sq. ft. buildable area.

Thank you for your consideration of our neighborhood concerns. You all have put a considerable amount of time into working with this design. I especially appreciate your sending us a copy of the IS/ND when it becomes available, and sending the Notice of the Planning Commission's Public Hearing when it is released. My email address is svanb9@gmail.com.

Best Regards,

Susana van Bezooijen
Roelof van Bezooijen

730 San Carlos Ave.
El Granada 94018
svanb9@gmail.com

Glen Jia

From: tommattusch@comcast.net
Sent: Monday, February 6, 2023 11:35 AM
To: Glen Jia
Subject: FW: APN 047-105-020 PLN2020-00448 (Lacasia) PLN2021-00478 (Lacasia) Coastside Design Review Concerns

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

From: tommattusch@comcast.net <tommattusch@comcast.net>
Sent: Saturday, February 4, 2023 3:43 PM
To: 'Deb Robinson' <drobinson@smcgov.org>; 'Planning_Zoning' <Planning_Zoning@smcgov.org>; 'Summer Burlison' <sburlison@smcgov.org>; 'Martinez,' <erik.martinez@coastal.ca.gov>
Subject: APN 047-105-020 PLN2020-00448 (Lacasia) PLN2021-00478 (Lacasia) Coastside Design Review Concerns

Dear Deb, Summer, Jia and Planning_Zoning,

I have strong concerns about the proposed project at the end of San Carlos Avenue, 779 San Carlos Avenue El Granada assessors parcel number 047-105-020. Neighbors got together to pave the street to keep down the dust, however it was not paved to full width. The street needs a fair bit of touch up, as it has not been re-done for over 10 years. Added traffic and construction vehicles will contribute to further degradation of the street. Should this project go thru, I like to see the street maintenance and resurfacing addressed with the project as part of the build out.

There is a very small turnaround at the end of the street. It would be valuable to have local Fire Department look at this for turnaround radius. There would be a severe bottle neck if cars were parked on the street and an event requiring emergency vehicles were needed. Please assure there will be adequate parking on the lot for vehicles so as not to block the turnaround. If there is to be an ADU as part of this project, please make sure at least 4 cars may be parked off the street, for instance two in the garage, two in the driveway.

It appears from the drawing this is a 'zero lot line' plan. When I built my house on San Carlos Avenue, the original plans called for a larger building and zero lot line. I shrank the plans, parking should not be limited to the street. Please amend the plans so that 2 to 4 cars can be parked in a driveway. NO ZERO LOT LINE. There is a vacant lot that will be eventually developed across the street from the proposed 779 San Carlos Project. There is simply not enough space to have cars parked on the street at the dead end of San Carlos Avenue in the 700 block. As part of this project, should it be approved, please make the turning circle be expanded to the full size of what the road boundaries are on county maps, as part of the project.

There is a question of variances, as raised in the past. "Due to the Arroyo willow, spreading rush and slough sedge, any future development of this parcel must comply with the LCP-required wetland 100-foot buffer zone; this setback may be reduced to no less than 50 feet only where no alternative site or design is possible, and adequacy of the alternative setback to protect wetland resources is conclusively demonstrated to the satisfaction of the County and CA Fish and Wildlife, per LCP Policy 7.18." Fire protection and close brush need to be taken into consideration.

The project backs on to Balboa Avenue. That section of Balboa Avenue has had severe water issues in the past. Moving the project back far enough for a driveway, there must be an inspection on how this will impact water runoff. Please assure a driveway that will hold at least two vehicles is maintained, 4 if ADU. In addition, an extensive review of how

solid the ground is bordering Balboa should take place, as workers have tried various methods of diverting water in the past.

Regards,

Tom Mattusch
723 San Carlos Avenue
El Granada, CA 94018
650.619.0459

Owner/Applicant: Rodrigo Lacasia-Barrios

File No.: PLN2021-00478

Location: 779 San Carlos Avenue, El Granada

Assessor's Parcel No.: 047-105-020

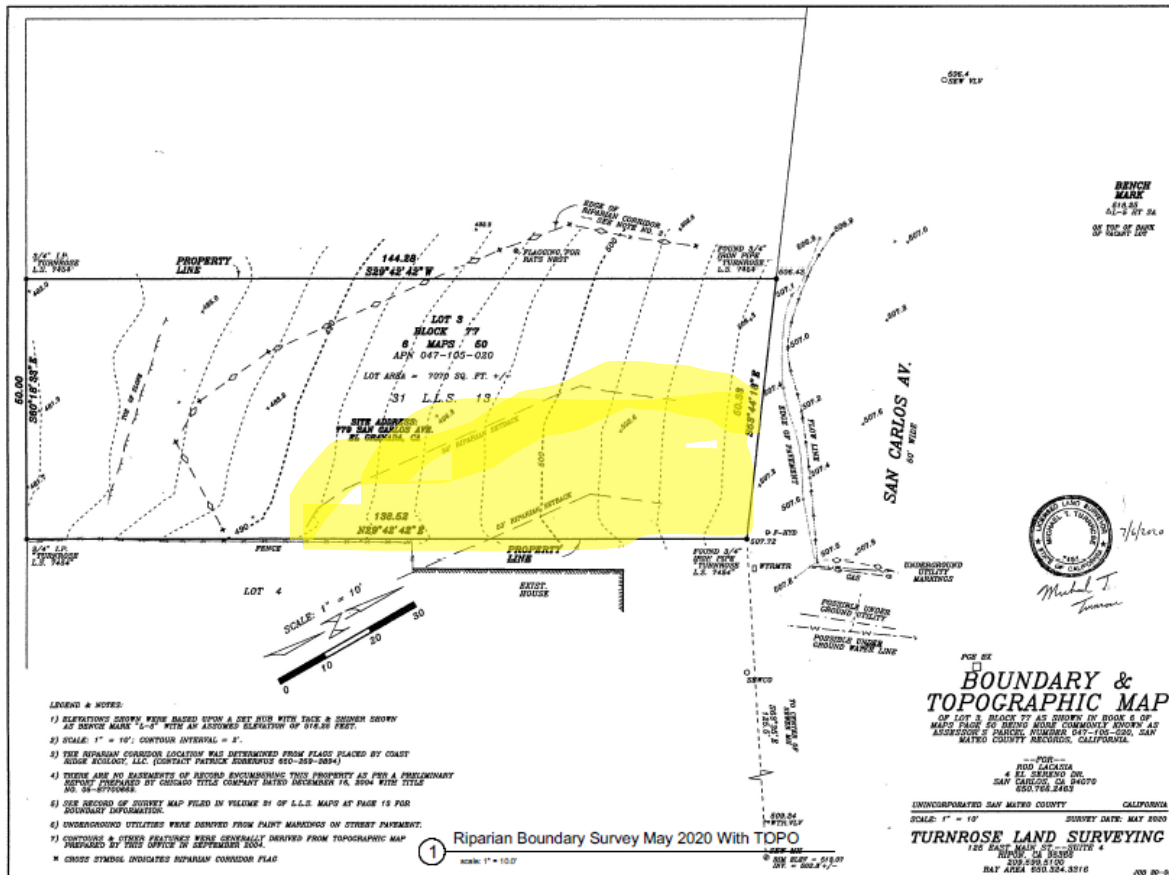
Submitted By: Richard Klein, 771 San Carlos Ave, El Granada (adjoining landowner)

Date: 6 February 2023

Summary

Mr. Lacasia's plans, as submitted to the Committee, are inconsistent enough to indicate a lack of good faith in preparing the plans. The committee should reject this application. The project is obviously inconsistent with county policy regarding wetlands, which require at least a 50-foot setback. The project purports to conform, more or less, to the riparian setbacks which require a 30-foot setback, but the project's own documents demonstrate clearly that these requirements have not been met. An architectural design that does not meet the county-mandated guidelines should be rejected, especially if appears to be deceptive.

The topographic map, reproduced from Mr. Lacasia's plans, clearly indicate a very restricted area which can be developed assuming a 30-foot buffer from the riparian zone. Note the shape of the 30-foot setback zone, which angles upward from left to right, and then turns rightward and downward to remain parallel to the riparian zone boundaries, just outside the property line, and roughly corresponding to the current Arroyo Willow growth. The area within setback is approximately halfway from the property boundary. Note that the buildable area, even excluding required setbacks from the street and the neighbor, is small.



DESIGNER:
 ROD LACASA-BARRIOS
 4 EL SERENO DR.
 SAN CARLOS, CA
 650.768-2463

STRUCTURAL ENGINEER:
 TBD

ENERGY CALC:
 TBD

DATE	BY	REVISION

779 SAN CARLOS AVE
 EL GRANADA, CALIFORNIA
 NEW RESIDENCE

TOPO, BOUNDARY AND BIOLOGICAL SURVEY

SCALE: AS SHOWN
 DATE: 05-20-2020
 DRAWN BY: ROD LACASA-BARRIOS
 CHECKED BY: [Signature]
 SHEET NO: 0020

ALL INFORMATION IS UNCORRECTED

Diagram 1. Note the very small area which is outside the 30-foot buffer, never extending more than halfway across the lot.

The building plans, also reproduced from Mr. Lacasia's own submissions, show a quite different picture. Instead of conforming to the 30-foot line on the biological survey, the proposal simply ignores it as it gets to the upper portion of the lot. The house extends well into the 30-foot buffer zone, far beyond the self-admitted encroachment of the deck. The house and driveway extend right up to the property line, which is also approximately the very edge of the riparian zone, as evidenced by the presence of Arroyo Willows. The plans also admit an encroachment on the deck portion of the house. We recently had to replace our deck and the county disallowed any encroachment on the riparian zone from a deck extension, with the 50-foot buffer enforced.

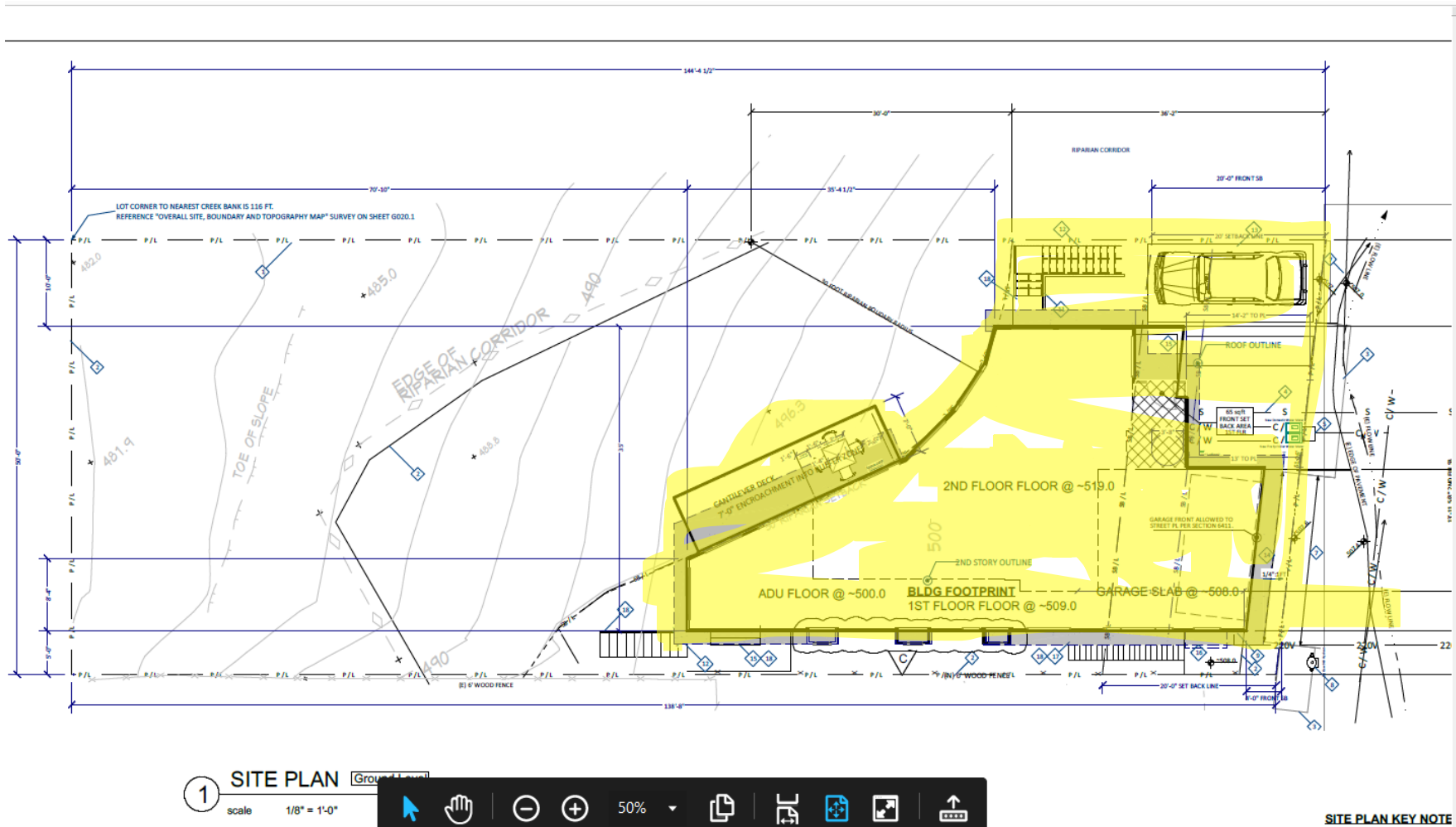


Diagram 2. Note the development goes right to the lot line, clearly encroaching on the 30-foot buffer, which disappears from the drawing, instead of continuing on as it does in the biological survey. Visual inspection (see photo below) confirms that Arroyo willows are located right up to the property line at the street.

Kathy and I walked the street and photographed the lot to confirm our suspicions. The plans, which pretend to (almost) conform to county guidelines, clearly do not respect them. This is the gist of the neighbor's concerns, which require the dismissal of this self-evidently non-compliant application.

Photos

These photos were taken Sunday 2/5/2023.



Photo 1. From our deck, we see the back of the Lacasia property with sandbags on the neighbor's lot to prevent water flow into their yard. These sandbags were in place well before the recent storms, and there have also been extensive prior ditch-digging to steer the normal creek overflow away from the neighbor yard.



Photo 2. From San Carlos Ave facing the Lacasia property on the far left, and the riparian zone (Arroyo Willows) that grow right up to the property line. On this portion of the property, the development would encroach tens of feet into the riparian buffer.

Please reject this application. The plans do NOT conform to either the wetland setbacks OR the riparian setbacks. Just compare the developer's biological survey to the developer's plans.