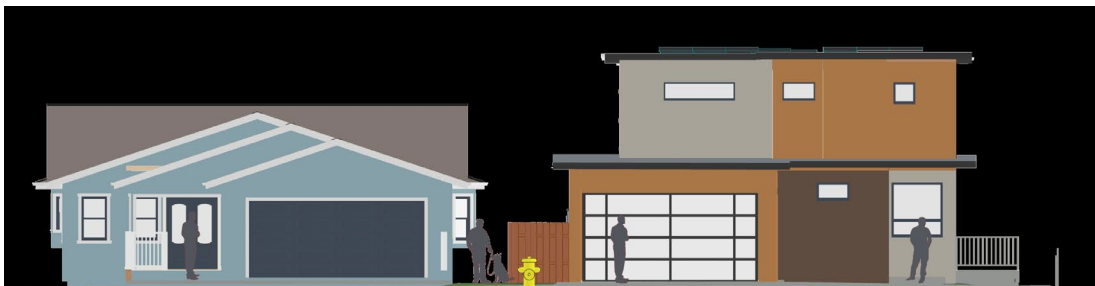


We bought our house with the knowledge that the adjacent lot had a very small buildable surface. Given the riparian and wetland restrictions, we assumed that any allowed structure would conform to the regulations and be small in size, perhaps similar to the bungalow at 715 San Carlos, pictured below.



Instead, Mr. Lacasio is proposing a large structure that would require variances and would loom over our house, as depicted below.



Mr. Lacasio partially justifies the variance requests by citing other houses on the street that have smaller setbacks from the street or have living space above the garage. However, in each case the result was to make the house in question fit in better with the community, with higher designs on the uphill side and lower designs on the downhill side. The one exception is in a case where there is no neighbor on the uphill side.

We have never objected to any other construction or modification in the neighborhood. In each recent case the prospective neighbors shared their plans up front, requested feedback, and moved forward with full support. None of that happened with this parcel, and the results are self-evident.

The recent much-needed rains have reminded us all of the hydrology of this part of town. The bottom part of this parcel, and the adjoining parcels on Balboa, are routinely flooded in wet years, as the sandbags lining Balboa make clear. It will be up to the Coastal Commission to determine if this parcel meets the definition of “wetlands”, but these lands are clearly very wet right now, as they are in every rainy year.

Let’s abide by the rules and ask this developer to design a house that complies with them.

Hi Glen,

Thanks for the updated correspondence and plans re PLN 2021-00478 at 779 San Carlos Ave. El Granada CA.

After presenting my high-level quick thoughts in the session on August 11th I want to lead by indicating my family and I **still very much oppose the proposed project**, even with the changes conducted by the proposed developer which don't go far enough in addressing the various concerns, and in some ways ignores them or tries to justify them.

Rather than re-iterating all the points from the last discussion, I have laid out below my four largest grievances / issues with the revised proposal, and I look forward to sharing them in the discussion on the 12th:

1. **No action to prevent local environmental issues** – as mentioned multiple times by many local constituents the requested wetland setback variance, and the proposed development in the riparian zone are both non-starters from my perspective. We and many others purchased our property in El Granada and San Mateo county given the unbelievable native fauna and flora, and the impact from this project in our view would be significant and unwarranted within the boundaries of our local regulations
2. **Appropriate scale and structure** – the structure as proposed is 4 ft 8 inches higher than the adjacent property, and whilst the front room has been removed from the property it does little to adhere to the similar height and aesthetics of similar houses on the street.

However this 4 ft 8 inch number is **misleadingly low**. The highest point of the 779 San Carlos Avenue property (*see Item 1 below*) is ~25 feet from the property line (hard to exactly assess it from the property plans), whilst the highest point of 771 San Carlos Avenue property is significantly further set back at the rear of the house. At the equivalent distance from the street of the 771 San Carlos Avenue peak it is approximately 7 foot lower at 779 San Carlos Avenue house. Thus from a scale and feel to the street it will be significantly more imposing than the number suggests (as shown in *Item 2 below*), like having the equivalent of 15x 7ft tall NBA players standing shoulder to shoulder on the top of neighbouring houses at 25 feet from the street imposing themselves on the neighbourhood.

I also would like to note the design appears to in no way potentially address the opportunity for a split level property like 755 San Carlos as suggested by the committee on August 11th, which seems much more appropriate in terms of aesthetics and impact to neighbours.

3. **Validity for the property being entitled to variances** – at purchase for this property the topography of the area would have been very evident in all disclosures, and the adjacent lots never having been developed upon for good reason –such I don't think the property owner should receive any special dispensation for variances when they bought knowingly a property with restrictions which likely would have flowed into the market price of the land.

Thus I disagree fully with the below comment by Rod Lacasia - *“compliance to the setback standard, in addition to enforcing the 30 foot buffer zone, is unnecessarily burdensome and granting the variance would do substantial justice to the owner. The strict application of the requirements and regulations prescribed in the zoning standard will unreasonably and substantially deprive the property of privileges enjoyed by other properties in the vicinity, and in the same zoning district, as the subject property”*. Zoning standard and regulations are put in place for a reason, and are as such it is not fair to loosely apply them when the owner / construction team believes it is not in their financial interests to adhere to them.

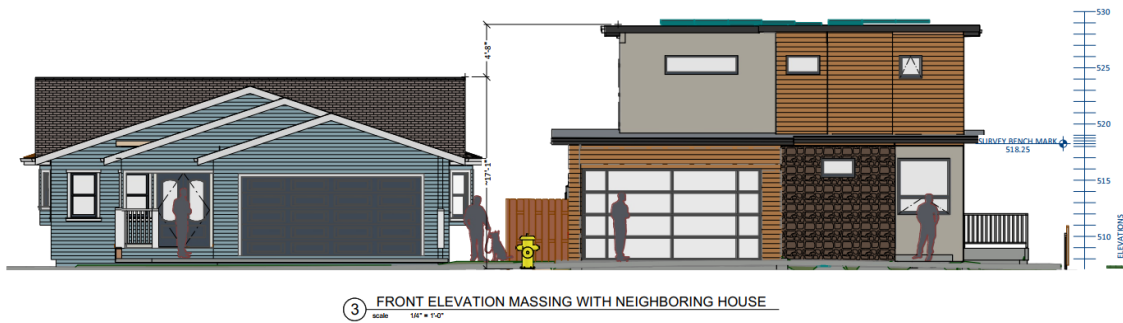
4. **Scale and size of the house** – the revised property is 2,603 square foot including the ADU, which is significantly larger than many of the properties on the upper side of the street

(e.g. 754 San Carlos Avenue is 1,880; 736 San Carlos Avenue is 1,954) despite the aforementioned 'challenging' lot size. To try and build a property larger in floor size than 763 San Carlos Avenue (2,600 sq ft) and 755 San Carlos Avenue (2,532 sq ft) on a challenging lot is not an appropriate or safe comparison, and results in a house that does not fit the style or aesthetics of the street / suburb .

Potentially by **removing the top floor** of this building and combining the ADU into the house it would be 1,908 sq ft which would be in line with other properties on the street and alleviate the abnormality to scale as mentioned above as they try to squeeze a lot of house onto a small plot, and with room modifications could still be a nicely sized 3 bedroom property. With all the challenges re lot size / boundaries etc I don't think this is the property where we should be trying to squeeze every last square inch of house out of it – and there are many other land plots in El Granada where a scale ADU will better fit the community needs.

Thanks for your consideration, I will voice my concerns on the call on Thursday.

Regards, Matthew Quinn, Owner of 754 San Carlos Avenue, El Granada, 94018



Item 1



Item 2