

September 10, 2024

Coastside Design Review Committee
RE: PLN 2021-00478
Elizabeth Lacasia

Dear Committee,

My name is Susana van Bezooijen. My husband Roel and I have lived at 730 San Carlos Ave since 1990. We are responding to the modified plan for 779 San Carlos Ave. Please consider our comments and concerns about this project for the upcoming CDRC meeting on September 12, 2024.

First of all we want to thank the CDRC for requiring that story poles be constructed. We hope everyone on the committee has had the opportunity to view the result. They help to illustrate the considerable challenge that the constraints on this lot present to a designer. I have outlined our concerns below:

- 1) Our primary concern with the proposed design for 779 San Carlos Ave is the very small area of the lot that is legally available for building. Even with a successful appeal to the Coastal Commission to reduce the buffer zone to the riparian area from 100' to 50', as well as attaining a variance from 20' required distance from the street to 13', the buildable portion of the lot would only support a footprint of less than 80 sq. ft. We encountered 2 neighbors who considered this lot when it was being sold at below market price around 2003. Both parties decided against it because the legal restrictions (which were disclosed by the owner) would not allow for enough space to build the structure they wanted.) The building proposed now is unrealistic for the constraints on this lot.
- 2) The request for a variance to reduce the front yard setback from 20' to 3.3' will not allow for parking in front of the house. There will already be reduced parking for the residence due to the fire hydrant in front of the lot. San Carlos Ave. is a substandard private road which creates difficulty for larger vehicles to turn around. Garbage trucks and other large vehicles have to back out when cars are parked along the road.
- 3) The design doesn't conform to the 2004 Midcoast Standards for Residential Design. The overall height, roofline and proximity to the street do not fit with the 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) The tall house does not step down the lot. It looks like 4 stories from the back lower slope. (2004 Standards... p. 10,11) Are these standards no longer considered?

Thank for your consideration of our concerns. The committee has put a considerable amount of time, patience and effort into working with this design. We would appreciate receiving a copy of the IS/ND when it is released as well as the Notice of the Planning Commission's Public Hearing when it is released. My email is below. Thank you.

Best Regards,

Susana and Roel van Bezooijen
730 San Carlos Ave. El Granada 94018
svanb9@gmail.com