

Janneth Lujan

From: Ruemel Panglao
Sent: Tuesday, May 07, 2019 9:14 AM
To: Janneth Lujan
Subject: FW: Bay View Road, MontaraFile # PLN2017-00017
Attachments: Correspondence_Brogna_3_6_18_PLN2017-00017.pdf; Correspondence_Brogna_9_18_18_PLN2017-00017.pdf

Hi Janneth,

This is the correspondence received regarding PLN2017-00017 (Item #2) for tomorrow's PC meeting. I've also attached the previous comment letters received during the CDRC process.

Thanks,
Ruemel

From: Shelia Brogna [mailto:sheilabrogna@sbcglobal.net]
Sent: Monday, May 06, 2019 4:32 PM
To: Ruemel Panglao <rpanglao@smcgov.org>
Subject: Bay View Road, MontaraFile # PLN2017-00017

Mr. Panglao, I received the Notice of Hearing on Mr. Brasher's project before the County Planning Commission on Wednesday, May 8, 2019, and wish once again to lodge my objection and inquiries regarding this project. I don't pretend to understand the various committees and hearings that the process for approval requires, but I am asking that you *please submit, for this hearing, copies of the objection letters and emails I have sent to you in the past two years*, (rather than me repeating it all over again.)

Particularly, though, I want to raise the issue about water to this property.... I questioned you last April about the "Recommended Conditions of Approval" that were issued by Montara Water & Sanitary District on March 23 2017, and referred to in the Building Approval report, where it states that **"the property appears to front an existing water main"**...I do not believe that is true. There is no county water to that location...everything is on wells...and there is NO FIRE HYDRANT anywhere near the proposed property. There is no "public drinking water well" anywhere near this property. Bay View Road does not even exist---it is on paper only.

As I have said before, this proposal is not legitimate, and includes not just permission to develop one house, but as it reads, THREE ADDITIONAL parcels.... thus, four houses--- on about four acres. This is entirely too dense and completely out of character for the surrounding area.

My neighbors and I are concerned about the excavation, leveling, tree removal (*twenty-two* substantial trees!?) and construction required to even put in a road and utilities to this property, let alone the actual building of this residence... larger than any other residence around us. We are also genuinely concerned about the risk of fire, with the construction and the inadequate water supply to this area.

Please provide a copy of this email and all the supporting letters and documents I have sent you and Mr. Holbrook in the past, and advise the Commission members that I vehemently oppose this proposed development. I would appreciate hearing of the deliberations and results from the meeting. Thank you for your continued assistance.

Sheila L. Brogna (Bruno) JD, CWLS
40 Hermosa Rd. Montara, CA

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SHEILA L. BROGNA BRUNO
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27 February, 2018

TO: Coastside Design Review Committee
San Mateo County Planning and Building Department
455 County Center
Redwood City, CA 94063

I am writing in response to the Notice of Public Hearing regarding Regular Agenda item for Thursday, March 8, 2018: PLN2017-00017 Ned Brasher.

I own and live on the adjoining property to Mr. Brasher and the parcels he proposes to develop. The area is completely rural; there are only 3 houses in the surrounding 15 acres or so; this proposal to build a two story house, and the "development of three other parcels", is an affront to our land and the surrounding homes, which have been undisturbed for over 30 years.

Mr. Brasher has been clearing small trees and brush from the hill behind our houses for the past two years; this a fairly steep hill; any further "cut and fill and remove... 23 significant trees" will render the area bare and unstable, and I suspect, subject to flooding and mudslides. The trees he references are huge Monterey cypresses—heritage trees, I would guess--- and the clearing where he proposes to build the first house is habitat for many deer, bobcats, birds, and native coyotes. Indeed, as you can see from the attached photos, taken 2/28/18, there has been cutting and clearing already where the proposed outline of the house is.

This is not suburbia. My home has been here since 1929; it has over 6 acres, on part of which my horses live. Down the street, my neighbors the Steinhoffs have 5 acres of agricultural property and horse acreage as well. Further up Las Flores Road, the Meeks have approximately another 5 acres with horses too, as does the next house down Grant Road. On the other side of Mr. Brasher's property, the Crabbenschmidts have a 5 acre horse property, and adjacent to that is the even larger property known as "Spring Fever farm". Behind his property are miles of Open Space land which is part of the Rancho Corral de Teirra Golden Gate National preserve. (Please see attached photos of Mr. Brasher's property next to my house.)

All of this area, except for his property and mine, belong to the Portola Neighborhood Association, which was formed to preserve the land for horseriding trails and other recreational uses.

Mr. Brasher's proposal will render four houses on less than a half acre each, while each home in this entire neighborhood *has at least 5 acres of open land per dwelling*. The concept of four additional houses on Mr. Brasher's small property, along with his present house, -- *all jammed onto an area of maybe 4 acres total*, will make a little pocket of Daly City right here in rural Montara!

I also question whether the land could actually support that much construction, and again, as you can verify from past records, these lots (especially Steinhoffs and Meeks, which are located at a similar elevation to where Mr. Brasher proposes to develop) have been subject to significant mudslides. As you also know, there are limited water wells available in this area; there are *no* wells on the property that Mr. Brasher wants to develop, and I am also concerned that any drilling for wells will significantly undermine the hills. Moreover, the area has only narrow and single roads, roughly paved, some not even county roads-- and the area accessing Brasher's proposed development does not have a road at all.

To allow building of this sort will completely change the rural environment of this quiet back corner of Montara and significantly devalue of all the existing properties. The additional traffic, noise, and construction equipment coming through the area to reach Mr. Brasher's property (which is at the very end of this valley) will destroy our roads, disrupt the wildlife, terrify our horses, and ensure that I and my neighbors will have no peace or quiet for years to come.

I urge you to visit this area yourselves to see how out of character Mr. Brasher's proposed development actually is, and to deny/disapprove this application on March 8th.

Your notice states that there will be separate hearings before the Planning Commission on the "Negative Declaration", the Coastal Development Permit, Resource Management and Grading Permits -- and I ask that I and all my neighbors be notified when those hearings are scheduled so that I can continue to register my strong opposition to development of this magnitude.

Thank you.



Sheila Brogna Bruno
40 Hermosa Rd. Montara, CA 94037







Lot
Marker →



Note →
Tree
Stubs



SHEILA L. BROGNA BRUNO
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Moss Beach California 94038
Tel: 650/728-0454
e-mail: sheilabrogna@sbcglobal.net

8 September,2018

TO: Project Planner Ruemel Pangloa
Coastside Design Review Committee
San Mateo County Planning and Building Department
455 County Center
Redwood City, CA 94063

I am writing having received a new notice of Mr. Brasher's re-submission, file No. PLN2017-00017. I want to renew my objections in my letter dated February 27,2018, and ask that you make that letter and the accompanying photographs part of the record of my renewed objection this date.

It appears that since Mr. Brasher was told to re-do the plan, he is now applying to build a LARGER home (3476 sq.ft in place of 3,442 square feet , and a LARGER garage (by 5 square feet) than before!!

Moreover, the submission reports that there are plans to build another three additional houses on an area of less than 2 acres!! And now only 22, instead of 23, "significant trees" will be removed?....I am surprised there are that many left to be removed, as Mr. Brasher has been clearing those parcels for the past three years.

I have not seen plans for this house, but from the outline erected, it appears to be at least two stories, which will be directly behind my property and undoubtedly have windows facing into my home. This proposed house, and its accompanying three other residences, are completely out of character with the surrounding neighborhood,where homes are single story, and spread out across 5 acres parcels each. As I have said before, such a "development" does not comport with the Montara area; moreover, our narrow roads, steep hills, and creeks will not support this level of development.

I am certain that such a large scale development will also adversely affect the wildlife here, which should not be allowed. And finally, I have grave concerns that this building, erected higher than my

home and the surrounding homes, as well as the access road, will cause severe runoff and mudslides in the winter seasons.

This is not suburbia. My home has been here since 1929; it has over 3 acres of horse property. Down the street, my neighbors the Steinhoffs have 5 acres of agricultural property and horse acreage as well. Further up Las Flores Road, the Meeks have several acres with horses too. On the other side of Mr. Brasher's property is a 5 acre horse property, and adjacent to that an even larger property known as "Spring Fever Farm". Behind his property are miles of Open Space and the Rancho Corral de Tierra Golden Gate National preserve. Mr. Brasher's proposal will render four houses on less than a half acre each, while each home in this entire neighborhood *has at least 5 acres of open land per dwelling*. The concept of four additional houses on Mr. Brasher's small property, along with his present house--*all jammed onto an area of less than 4 acres total*, will make a little pocket of Daly City right here in rural Montara!

All of this area, except for his property and mine, belongs to the Portola Neighborhood Association, which was formed to preserve the land for horseriding trails and other recreational uses. Were it not for the fact that Mr. Brasher's own house is an old farmhouse grandfathered in to the area, this kind of development would never be allowed.

I understand that your Design Review Committee looks at each Plan separately, but in this case, I urge you to also consider the *overall effect* of what Mr. Brasher's stated intention to build four residences will do. To allow building of this sort will completely change the rural environment of this quiet back corner of Montara and significantly devalue of all the existing properties. The additional traffic, noise, and construction equipment coming through the area to reach Mr. Brasher's property (which is at the very end of this valley) will destroy our roads, disrupt the wildlife, terrify our horses, and ensure that I and my neighbors will have no peace or quiet for years to come.

I urge you to visit this area yourselves to see how out of character Mr. Brasher's proposed development is, and to disapprove this application on September 13th. The notice states that there will be separate hearings before the Planning Commission on the "Negative Declaration", the Coastal Development Permit, Resource Management and Grading Permits, and the California coastal Commission—and I ask that I and all my neighbors be notified when those hearings are

scheduled so that we can continue to register our strong opposition to this development.

Thank you.

**Sheila Brogna Bruno
40 Hermosa Rd. Montara, CA 94037**



