

January 11, 2023

Dear Camille Leung and Glenn Gia,

My name is Susana van Bezooijen. My husband Roel and I have lived at 730 San Carlos Ave. El Granada since 1990 when San Carlos Ave and Paloma Ave were dirt and gravel roads. We have serious concerns about the proposed development plans for 779 San Carlos Ave. and oppose it for the following reasons.

1. Safety The development proposes a variance to the required setback from the street. When this block of San Carlos was paved by the homeowners, the El Granada Fire Department required that no parking signs be posted in front of the 779 lot. Large vehicles especially fire emergency vehicles need to be able to access and turn around at the end of the street. Already plants have grown over the asphalt and one of the no parking signs has been obscured by pampas grass. Building a home and ADU there without the required setbacks from the street and without extra off street parking for visitors (as was done at 755 San Carlos) will worsen an existing turn-around problem and cause a fire hazard to the residences.
2. Justice and Unnecessary Burden We were living on San Carlos Ave. when Mr Roy was selling the lot at 779 San Carlos Ave. One of the days it was being shown to the public, my husband and I were working in the front garden. A man, returning to his car stopped to talk to us about the lot. He lamented that it was a beautiful setting and a good price, but that with all the limitations due to the wetland setback requirements, it wasn't feasible to build a big enough house for himself and his father. From this conversation, I understand that the parties interested in purchasing 779 San Carlos Ave had been informed of the restrictions involved in property development near wetlands. The restrictions were also reflected in the lower than market price for land with scenic views, and sewer and water permits. Lack of justice (for an example) would be shown to the man and his father were someone else be allowed to work around the law.
3. Environment During years with normal rainfall, the creek at the end our block of San Carlos Ave. flows year-round into Princeton Harbor. The willows surrounding the creek absorb much of the water and hold moisture in the soil, preventing runoff onto roads and overflowing gutters. Attached are photos (taken Jan. 10) of water flowing out of drainage pipes placed into the hillside below 779 San Carlos Ave. The drainage pipes were placed during the construction of a home and recreation area on Balboa Ave on land that had been covered in willows. Another home built in the wetland there could create more flooding for homes on that lowest part of Balboa Ave. These homes are very low due to having been built in the creek bed (before wetlands were protected) when that part of the creek was put into a culvert. That stretch of Balboa Ave. (about 20') often floods after heavy rain.
4. ADUs Additional affordable housing is needed in San Mateo County and especially on the San Mateo coast. We strongly support homeowners to consider ways to add housing units to their property. In fact my husband and I hope to place an ADU on the lot we use as a garden next to our home. The size and scope of the design for this home is already larger than the buildable portion of the lot at 779 will allow and is well beyond the square

footage of the other homes on the block. He would need to scale down his plan considerably in order to stay within rules for 100ft setback from the wetlands.

Thank you for considering our objections to the proposed design for 779 San Carlos Ave. I strongly recommend the design be scaled back to conform to the legally build area that does not violate the rules for wetland protection. I will attend tomorrow and plan to share my views at tomorrows CDRC meeting.

Sincerely,

Susana van Bezooijen
Roel van Bezooijen

730 San Carlos Ave. El Granada





