From: Jessica Rosenberg
To: Planning_Commission
Subject: July 23 planning commission hearing, Lacasia, file number PLN2021-00468
Date: Tuesday, July 22, 2025 5:27:18 PM

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Hello Planning Commission,

I am writing to echo and amplify the letters of my neighbors:
Jennifer Allen
Susana and Roel van Bezooijen
Richard and Kathleen Klein

My primary concern (in addition to the environmental impacts and the fact that the height of the home as planned is a mismatch for our street) is for the safety of the current residents of San Carlos Avenue. As it is, our street is fairly narrow and provides a difficult turn-around for cars, trucks, and delivery vehicles. I am concerned that in the event of an emergency, ambulances and fire trucks will be unable to quickly and safely access our homes if the turn-around is limited further. Parking is already scarce on our street, and this project will create a potentially unsafe scenario.

Thank you for reading my comments. I request that the planning commission deny this permit for construction.

Jessica Rosenberg
763 San Carlos Avenue
El Granada, CA

July 23, 2025

Planning Commission
Re: Agenda Item 2 – Elizabeth Lacasia Project- PLN2021-00478

Dear Members of the Commission,

We are Tim and Elizabeth Emmott-Torres, previous owners of 754 San Carlos Ave. and current owners of 755 San Carlos Ave. **We respectfully urge the Coastside Design Review Committee to reject this application, along with the two requested variances.**

Having lived int eh neighborhood for over two years, we have quickly come to appreciate the natural beauty of this area and the delicate balance of its ecosystem. Our almost three-year-old son has been fortunate enough to observe mountain lions, owls, and red-tailed hawks right in our neighborhood—an experience that speaks to the rich biodiversity that this environment supports. The established setbacks, including the riparian buffer zones, are designed to protect this crucial habitat and ensure the ongoing health of the wildlife and natural systems that thrive here.

Additionally, the importance of these setbacks extends beyond ecological preservation. The riparian systems play an essential role in moderating water flow and preventing downstream flooding—a concern that has grown all the more pressing given the increased frequency of storms in recent years. The developer's current plan intentionally disregards these critical buffer zones, as highlighted in the response from Kathleen and Richard Klein. We want to urge the committee to prioritize the broader community's well-being by enforcing these environmental protections as written, without variance. Allowing these variances would set a dangerous precedent, jeopardizing not only the ecosystem but also the safety and infrastructure of the area.

The second variance request, reducing the front yard setback to just 3.3 feet where 20 feet is required, raises significant concerns about both safety and practicality. Earlier in the year, a delivery van hit our friend's car because of how the street narrows around the site of the proposed plan. The addition of an ADU in the developer's plan will only magnify the issue, increasing parking problems and reducing emergency vehicle access. This is particularly concerning for residents at the cul-de-sac's end, including Elizabeth's elderly parents. Should emergency services be required, limited access could result in dangerous delays. It also appears that the plans place the house and driveway too close to a fire hydrant, potentially restricting lifesaving access to firefighters in an area identified as high risk for wildfires.

Finally, we believe that the design of the proposed development is out of harmony with the street and neighborhood. The view from our previous house and neighbors' houses will be significantly impacted, potentially reducing their value and that of the street.

The sheer size and scope of the construction will encroach on a fragile ecosystem, increase parking issues, and challenge safety corridors. The design appears to be that of a developer aimed at maximizing profit without consideration for wildlife, community or family values.

We sincerely urge the committee to consider our concerns, as well as those of our neighbors, and reject both this application and the requested variances. Thank you for your time and careful consideration.

These pictures show the narrowness of the street and how additional cars in front of the project's driveway would create access issues to emergency vehicles.

These pictures show how big and imposing the project is compared to the other houses and how it impacts the ocean views of our property.