

Concerned Neighbors on Proposed Building Plan for 371 El Granada

Hi,

We are a group of concerned neighbors living in close proximity from the proposed building plan for 371 El Granada. The following are some of our top concerns:

1. **Hill Stability Concern** - We don't understand how the house is sitting on the grade. The lot is on an unusually steep hill. We are worried it will affect the stability of the entire hill - especially if new construction would change the grades, which might cause the land to move, and affect the foundations of surrounding homes.
 - a. Has there been engineering studies done on how the construction would affect the stability of the steep hill?
 - b. Can we get the reports so we can verify the findings?

2. **Building Height Concerns** - The county has a 28-ft limit for single family homes, and "building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above."

It appears there is some discrepancy between the drawing and the lay of the land(see exhibit 1).

- a. How is your drawing measured?
- b. Can we see the land survey report?

3. **Parking Concerns** - the opposite side of the street has been marked as fire lane, so parking in the neighborhood has been limited to one side of the street. Currently most street parking has been taken by existing residents. We are concerned that the new construction will not only remove some existing street parking, but with the new home that will be built, more demand for parking is inevitable.

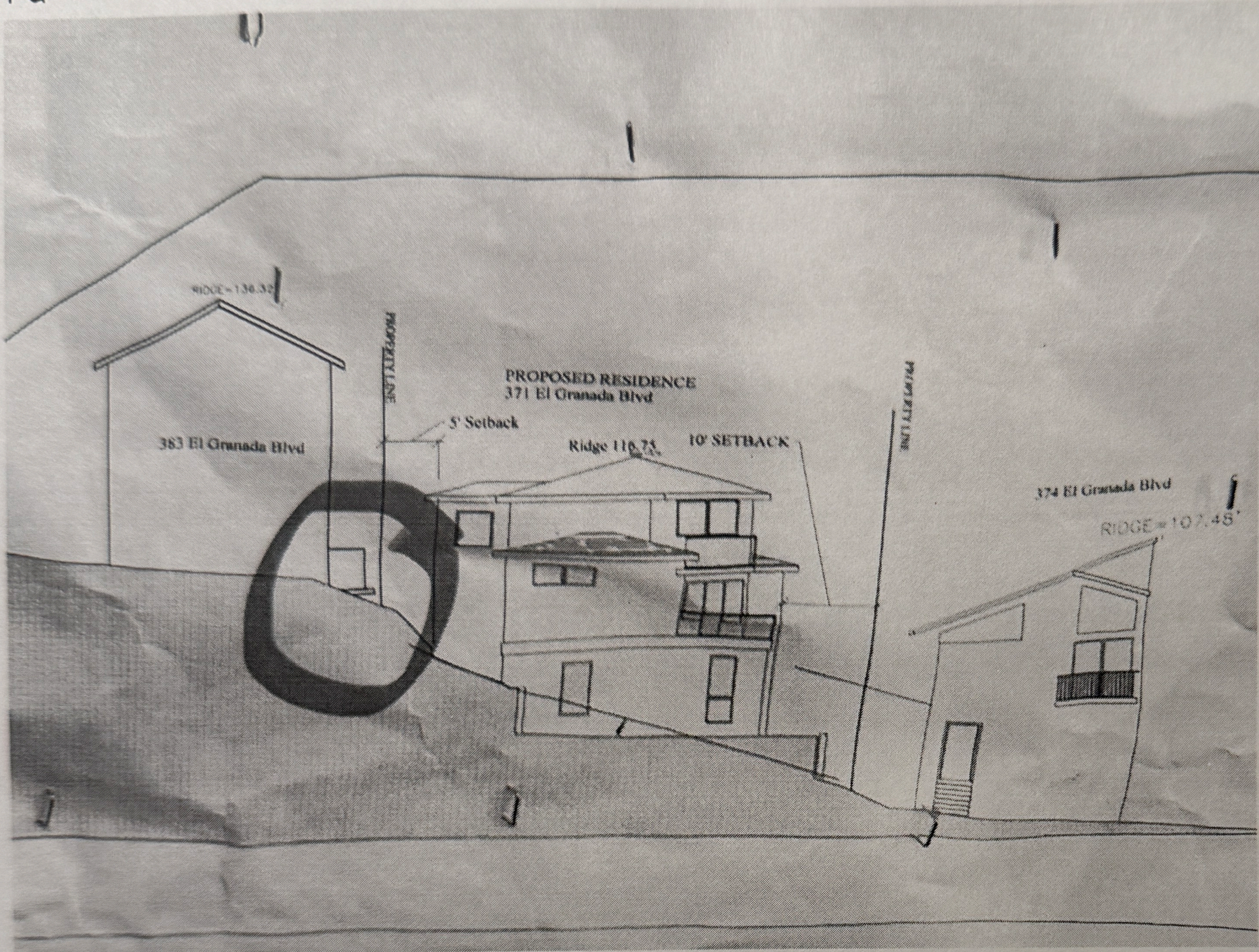
- a. How are you planning to remedy the parking situation?

Name(Print)	Address	Signature	Date
Yans Xiao Cory Stern	383 El Granada		12/9/2025
CINDY & CHRIS NIKKA	374 EL GRANADA		12/9/25
RICHARD & VYVO	355 El Granada Blvd		12/9/25
Peter Kavafsky	370 EL Granada Blvd		12/9/25
Jackie Aronson	351 EL Granada Blvd		12-09-2025
Mike + Cara Fisher	378 El Granada Blvd		12-09-2025

Exhibit 1

The drawing below(1-a) circled in red clearly shows the side deck of 383 el granada to be close to grade, but that's not matching the actual natural grade. See picture in 1-b.

1-a



1-b

