

San Mateo County Planning Commission  
San Mateo County Planning & Building Department  
County Office Building  
455 County Center  
Redwood City, CA 94063

August 16, 2017

Project: PLN 2017-00002      Parcel: 047-275-060      Columbus Avenue, El  
Granada

Dear San Mateo Planning Commission;

We are submitting two attached letters concerning Erica Adams' (parcel No. 047-275-060; File No: PLN 22017-00002) Columbus St., El Granada application under review at your Aug. 23<sup>rd</sup> meeting. Though our letters were previously submitted to the Coastside Design Review Committee, we are unclear if they will be included in Ms. Adams' current application file so we are resubmitting them now.

We apologize that we are unable to attend your August 23<sup>rd</sup> meeting in person. As owners of the neighboring Columbus Street 25 ft. parcel we thank you for your consideration of our concerns.

Sincerely,



Edward and Alexis Abell  
PO Box 1553, El Granada, CA 94018

San Mateo County Planning & Building Department  
Coastside Design Review Committee  
County Office Building  
455 County Center  
Redwood City, CA 94063

March 2, 2017

Project: PLN 2017-00002 Parcel: 047-275-060 Columbus Avenue, El Granada

Dear Mr. Dennis P. Aguirre and Members of the Coastside Design Review Committee:

We are writing in regard to the upcoming March 9<sup>th</sup> design review for application PLN 2017-00002. Our interest is that we own the neighboring non-conforming lot (parcel 047-275-070) to the left of the applicant's. It should be noted that in the mailed notification for the March 9<sup>th</sup> Coastside Design Review Public Meeting as well as in the notice in the Half Moon Bay Review newspaper the parcel's location was mistakenly listed as being on Avenue Portola, El Granada; whereas parcel number 047-275-060 is actually located on Columbus St.

While we wish the applicant well on her building project, we would like to submit that legalizing the parcel in question (047-275-060) for building would, in fairness, also make it incumbent upon the San Mateo Planning and Building Department and California Coastal Commission to do the same for our adjacent parcel at such a time as when similar permits are needed to build on our matching 25 ft. parcel next door. We therefore request that as permits are reviewed for this current application, that eventually two homes, side-by-side, on each substandard lot, be envisioned for this neighborhood location.

We are unfamiliar with all the elements that are taken into account for this property review. However, in case it is relevant to the decisions, it may be important for the Review Committee to know that though our parcel had not been listed for sale, because of Ms. Adams contacting us and being seemingly interest in purchasing our lot, we asked our real estate agent to offer our parcel for sale to her. Ms. Adams did not enter into negotiations concerning a possible purchase. Months later (December, 2016), Ms. Adams offered an extremely under value offer for our parcel. We then re-offered the parcel at a lower price than previously. Ms. Adams again did not enter into any negotiations concerning a possible purchase. If more details are pertinent to this review you may contact us.

A significant part of the property values for this Columbus Street neighborhood are the magnificent ocean views for homes on an easily accessible street. With the current application (PLN 2017-00055) under review, we respectfully request that all aspects of the proposed design of building height, setbacks and parking, be evaluated with an awareness of the equally limited narrow dimensions of our bordering parcel. We ask that thoughtful consideration be given to reasonably maintaining the ocean view value for a future home on our neighboring property as well as for the applicant's.

Thank you for you time and respectful consideration.

Sincerely,



Edward and Alexis Abell  
PO Box 1553, El Granada, CA 94018

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Redwood City, CA 94063

May 9, 2017

Project: PLN 2017-00002      Parcel: 047-275-060  
Columbus Avenue, El Granada

Dear Mr. Dennis P. Aguirre and Members of the Coastside Design Review Committee:

We apologize for the delay in submitting our comments. We understand from Dennis the revised plans and supporting documents were only made available last Friday, May 5<sup>th</sup>. The link was sent to us by Dennis on Monday (thank you, Dennis). So we had only three days to review these documents prior to the Thursday, May 11<sup>th</sup> Design Review.

When you review Ms. Adams' building plans, as we had previously submitted in our March 2<sup>nd</sup> letter, we again respectfully remind the committee to also visualize a future second long, narrow house on our adjoining 25 foot wide parcel. In consideration of two side-by-side homes on these two narrow lots, the overall height of the proposed building seems excessively high. We realize the challenges presented by the limited parcel width and understand the economy of a straight-sided, wall-like structure design. Though the proposed house height of 33 feet is potentially allowable via exemption, it exceeds the San Mateo County Building and Planning guideline height of 28 feet, and would unnecessarily block more of a neighboring small home's natural light and views.

Thank you for your time and respectful consideration.

Sincerely,



Edward and Alexis Abell  
PO Box 1553, El Granada, CA 94018