

**From:** [Bruce Cunningham](#)  
**To:** [Ruemel Panglao](#)  
**Subject:** Fw: File No PLN2021-00236  
**Date:** Friday, January 7, 2022 3:03:49 PM  
**Attachments:** [Holbrook 2014 Letter.pdf](#)  
[Cortez Plat Map.pdf](#)

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**From:** Bruce Cunningham <[rruiz20@pacbell.net](mailto:rruiz20@pacbell.net)>  
**To:** Bruce Cunningham <[rruiz20@pacbell.net](mailto:rruiz20@pacbell.net)>  
**Sent:** Friday, January 7, 2022, 02:57:47 PM PST  
**Subject:** File No PLN2021-00236

Ruemel Panglao,

I am the owner of 180 Cortez Ave., directly across the street. The plat map shown for this project is misleading; it does not show the County right of way for the western portion of Cortez Ave to connect with Alameda Ave. A more complete plat map is attached as exhibit A.

The Landowner (Carey) also owns undeveloped APN 048-013-910 which abuts my property on the east and is on the west side of Alameda Ave. He has erected an illegal fence on this lot, effectively blocking all but one lane of the County right of way. A letter from the County to Carey outlining its position on the County right of way is attached as exhibit B. A picture of the fence and one lane road is attached as exhibit C.

Even if the County does not enforce its right of way, there is a prescriptive easement for the one lane road. It has been continuously and openly used daily by the residents, delivery people, service people, first responders, tourists, etc. for the entire 21 years I have lived here.

The plans indicate Carey's intention is to narrow the road or place barriers in front of parcel 048-013-790, effectively blocking the one lane road. Coupled with his illegal fence, all residences on Cortez Ave and First Ave would be prevented from accessing Alameda Ave for ingress/egress. Essentially, Cortez Ave becomes a cul-de-sac, a stated goal of Carey.

It is critical access to/from Alameda Ave be preserved. The only other access is Mirada Rd. which abuts the ocean. On a stormy day, the road floods making it virtually impassable. In a presentation to the neighborhood, the County informed us that sea level rise would cause more flooding on Mirada Rd and, by 2030 or so, it would likely cease to exist. Several years ago, the County applied rip-rap on the ocean side of the road to slow down the erosion, but it was considered a stopgap measure. County Supervisor Horsley has expressed the County is done with any expensive maintenance to preserve Mirada Rd. Effectively, Mirada Rd will no longer provide any access to the neighborhood in about eight years. If Carey is able to block any access to Alameda Ave, the property owners on Cortez Ave and First Ave will have no ingress/egress to their properties rendering their properties worthless. This can not be a desired outcome for the residents or the County.

I am asking that plans for development of this property be modified so as not to block access to Alameda Ave. from Cortez Ave. nor to allow the owner to usurp part of Cortez Ave beyond his property line.