

From: [Diane B](#)
To: [Janneth Lujan](#)
Subject: Comments on San Mateo County Planning Commission Agenda, 4/12/23 Meeting, Item 2
Date: Tuesday, April 11, 2023 2:03:17 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Re: File No.: PLN2021-00282
Location: 0 Bernal and Alvarado Ave., Moss Beach
APN: 037-278-040
Owner: Amandeep Singh
Applicant: Chong S. Lim

Chairperson, Commissioners, and Ms. Lujan:

I am writing to express my reservations about the granting of a Design Review Permit, Non-conforming Use Permit, and Coastal Development Permit allowing construction of a two-story single-family residence on a substandard lot in the Riviera Ocean Villa Tract in Moss Beach. I live at 65 Bernal Avenue, directly across from the proposed structure.

My concerns fall into 3 categories:

1. Overwhelming number of variances that are required:

Approval of this application would require variance setbacks on both sides. The accuracy of both lot coverage and height were noted during design review to require reevaluation/recalculation. There is only a one car garage (which has been approved in other recent incidents), but because of the design of the front, there is virtually no driveway.

The combined effect is a structure which so overpowers the lot on which it's built that is unsightly and degrades the character of the neighborhood.

2. High Density in an underserved area:

Because Seal Cove was first laid out in the early 1900's many of the streets are "paper streets". Several are dirt roads, which are barely passable in good weather and mostly mud puddles in wet weather. Many of them, including Alvarado Blvd adjacent to the proposed house, were constructed by neighbors, and are not maintained by the county. To the extent that the county continues to allow significant numbers of new houses on 2500sq.ft. lots, this will continue to diminish the ability for emergency

ingress and egress.

This part of Seal Cove receives a heavy visitor load because of the adjacent Pillar Point Bluff recreation area. Including all the one-car housing recently permitted or historically.

in place in, this creates congestion and likely localized traffic jams in the Coastside, which already has such extreme problems.

3. What happens in the ensuing years:

I firmly support San Mateo County's intent to increase affordable housing stock, especially on the Coastside. There needs to be careful consideration of how individual projects, in the context of their neighborhoods' capacities and the likelihood that those houses will contribute to affordability. In neighborhoods that are served adequately by public transportation, maintained roads, grocery stores, nearby access to other public and residential services, it makes sense to encourage infill. Seal Cove fails all those criteria.

Building a large residence on a small lot doesn't result in affordable housing. A decision to allow all the variances requested is a slippery slope to all the other owners and speculators of 25 X 100' lots in Seal Cove, a circumstance that is completely out of line with the infrastructure capacity, traffic and practical emergency egress from Seal Cove. I bet even today, if an appraiser were asked to place an expected valuation of the proposed house upon its completion, it would be over \$1,500,000.

Respectfully,

Diane Brosin
65 Bernal Ave.