

9 February 2023

To: Coastside Design Review Committee

**Re: Lacasia-Barrios Project- PLN2021-00478**

We are the Rosenberg Family, owners of the property at 763 San Carlos Ave, which is two doors down from the proposed project PLN2021-00478 ("the Project").

We were present at the recent meeting of neighbors on the block to discuss this Project and agree with the summary of concerns listed in the letter to the Committee from Susana and Roelof von Bezooijen dated February 7, 2023. We also agree with the concerns raised in the letters from the Lang family dated February 8, 2023 and Richard Klein dated February 6, 2023.

We are grateful for the committee's diligence in reviewing the Project and listening to the community's concerns. We are also grateful for the recent revision to the Project description to acknowledge that wetland setbacks are not met. Because we believe that the current plans for the Project are based on incorrect assumptions about the buildable footprint on the lot, **we suggest that other aspects of the Design Review process be paused pending confirmation from the proper authority on the buildable footprint.** We recognize that the Committee's time is valuable. While we and our neighbors have many concerns about specific design elements in the plan, those concerns are only relevant if the footprint of the plan is within a buildable area. We don't believe it is, and we see that the Committee has also acknowledged this in its recent revision to the description. It seems to be the best use of everybody's time to get clarification on this point before proceeding with review or approval of any specific design elements.

We understand that an Initial Study/Negative Declaration will subsequently be prepared and made available for public review in the event the CDRC approves the house design. We would be grateful to receive a copy of the IS/ND when it is available. We would also like to receive the Notice of the Planning Commission's Public Hearing. Our email address is [jrosenberg430@gmail.com](mailto:jrosenberg430@gmail.com).

Thank you for your consideration and for your service to our community.

Jamie and Jessica Rosenberg  
763 San Carlos Ave.