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From: Ann Marie LaRocco <agiusti@pacbell.net>
Sent: Tuesday, January 23, 2024 7:33 PM
To: pbscommissions
Subject: Fw: CDP_2021-0011 Comments for Public Hearing 1/25

Planning & Building Services

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Good morning everyone,

I am the neighbor next door to the north. My home has been in my family for over 40 years (and we have been in this community over 100 years). It is not a vacation rental.

My points and asks are as follows: **1)** We are not in favor of the non-conforming workshop to become a 3rd residence, **2)** We are requesting they obtain a well on their own property or new water source. **3)** The private road was not addressed.

Explanations referencing numbers above:

1). We do not understand the logic on page 5 related to the workshop. Please explain why it's ok to ignore a setback of only 2 feet for the workshop (when it states the code is 20') just because it is already done. There was no notice given to us when that was approved. It sounds like it is saying this was not to code when we approved the first one, but, because it was already done it is ok to continue to renovate (?). Also, this 2' setback is next to my fence – I was recently asked to split the cost of a new fence behind this structure.

The ask is that the workshop not be converted to a residence.

2) The Ground water source mentioned on page 7 is a huge concern. We have not been contacted by anyone to inspect this situation- it is not accessible otherwise. We disagree with the Categorical Exemption to this impacting the environment. The surveys did not include where this ground water comes from.

This ground water is accessed from a well on my property. Historically, allegedly, there is permission for this. It is from a shallow "Dug Well" or surface well in a sensitive bluff area close to the beach. Built in the late 1940's. I do not think anyone was aware of this.

There are at minimum three parcels that tap into this specific spring. With recent droughts the supply is much less (and has dried up on two occasions in our experience). With recent erosion, it is precarious, and maintenance of this well could be a problem. It is directly in the bluff. It has been serviced a minimum of one time per year since 2014 for filters as the water is not potable. Other times for mechanical issues. This will increase significantly with more than tripling the use*

(*More because the short-term rentals do not just add bodies but add cleaning after every few days- not normal domestic use).

This affects not just the neighbors but the surrounding ecosystem. This is a not a great of plan all around, and the original use 75 years ago is not feasible today.

The ask is that this plan includes a different water source.

1 & 3) Private Road - the report addressed Pacific Way but not the private road. This parcel (and mine) has access to our properties through a private road off Pacific by a Right of Way from the Parcel to the Northeast. We do not own these roads we just have permission to use them. Nothing in this process

ensures these units will be long term rentals. So far, it's just a small hotel that has already resulted in increased traffic and wear and tear on our shared private road.

It is not just new people we don't know every few days - there are maintenance and cleaning crews that add to that traffic. This proposal will substantially increase that and is not consistent with to the residential neighborhood with children.

Again, the ask is that a 3rd residence not be approved for this plan.

In addition:

The Three examples of neighboring property improvements on page 3 all have their own wells, much more space for leach lines. Two have only one residence and the other has two wells. Not really comps (if that is the intent)

I see 2 septic tanks but only one leach line. One is 1200 gallons; the other is not listed (that I see). I want to know how you verify this was done correctly (is it dug up?). Is one leach field sufficient for this capacity? And, if this system fails could it overflow onto my property?

Thank you for your time and consideration of my comments

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