

September 9, 2021

Coastside Design Review Continuance
1120 Columbus Drive, El Granada
APN 047-275-050; County File No. PLN 2017-00296
Revised Questions

Dear Coastside Design Review Committee,

These are revised concerns we wish to have considered as part of the Coastside Design Review today.

- 1) The proposed retainer design plan in the most recent landscape drawing appears to cumulatively raise the rear yard ground level elevation significantly higher than the 4 to 6 feet elevation increase as stated in the agenda description. How is the "4 to 6 feet" ground level elevation increase calculated?
- 2) We are concerned that the proposed large amount (240 cubic yards) of fill dirt, grading and retainers will change the original hillside contours and raise elevations in such a way as to potentially:
 - a. Cause additional rain water run-off onto neighboring properties,
 - b. Cause hillside erosion, and
 - c. Cause water to then collect on neighboring properties.

May we suggest that the new construction and neighboring properties could be better served by restricting retainers to the existing steepest part of the slope and placing them closer together. Hopefully this would support the integrity of the existing house structure and also provide a larger, more level area to the lower 2/3rds of the yard. Such a plan would require significantly less fill dirt, simplify grading and be more consistent with existing topography of adjacent properties.

Thank you for your consideration.

- Ed & Alexis Abell