

Agenda Item B-Bouchard, L.

Viana, Alberto

From: Luc Bouchard <luc.bouchard@gmail.com>
Sent: Thursday, September 16, 2021 4:31 PM
To: Planning Commissioners
Cc: Swiecki, John; Johnson, Kenneth; Paul Jimenez; <jtrotter@jtad.net>
Subject: RE: 296 San Benito Road; Grading Review 2021-EX-3

Brisbane, 16 September 2021.

To: City of Brisbane Planning Commission
CC: Brisbane City Staff, Jimenez Family, Jim Trotter
Re: **296 San Benito Road; Grading Review 2021-EX-3**

Honorable Chairman Gooding, Honorable Vice-Chairman Patel, Honorable Commissioners
With Copy to Staff.

I support the Jimenez family in their application for Grading Permit 2021-EX-3, in the pursuit of the development of their property located at 296 San Benito Road.

According to the staff report, I observe that the design developed by Mr. Jim Trotter, Architect “*complies with all applicable development standards*”. On the grading permit application in particular, I note the grading required to develop the project “*is minimized and designed to reflect or fit comfortably with the natural topography*”, and “*designed to avoid large exposed retaining walls*”. As well, “*this grading review application has been reviewed by the City Engineer/Department of Public Works, Building Department and North County Fire Authority and there were no exceptions or comments*”. With all applicable findings met, and no mention of any derogation from any requirement, I for one see no reason to deny this application, and many reasons to support it.

First, this project will replace the existing structure with a new home for the Jimenez family, one that combines the benefits of better suiting their needs, rectifying a number of existing non-conformances found in the current circa-1932 structure and, not least, bringing another beautiful home into our community. Everybody wins.

Second, after a years-long effort to make this project come to fruition (despite a number of challenges), seeing Mr. Trotter involved is another indication of the steadfast commitment of the Jimenez family to invest in Brisbane. I know Mr. Trotter’s work first-hand: he designed our own residence, and I recognize in the Jimenez project design’s his ability to create “*form in the service of function*”, with style. Brisbane will benefit in having yet another Trotter-designed home, something that the immediate neighbors and the community at large will benefit from.

Third, three generations of this long-time Brisbane family call Brisbane home, and this project is the single biggest investment of Paul and Glenda’s life – one that makes efficient use of a very small lot in the service of a young local family and one that will bring economic activity to our fair city.

Last, as stated in its Housing Element, Brisbane must “*plan for the housing needs of all economic segments of the City’s population, in balance with land-use, environmental and the other goals set forth in the other*

General Plan elements". Approving this project will be a very direct and concrete way to put Brisbane's plan into action.

I hope you give the Jimenez family the support they need in making the Brisbane General Plan satisfy *their* housing needs, by approving this application in support of their project.

With kind regards,

Luc Bouchard
Brisbane resident.