



San Bruno Mountain Watch • PO Box 53, Brisbane, CA 94005

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SBMW is a non-profit 501c3 corporation

Road  
3/31/14  
Jheri

Brisbane City Council

RE: Design Permit DP-1-13 for 8 Thomas Ave.

Dear City Council Members,

San Bruno Mountain Watch is opposed to granting a variance to Brisbane's Ridgeline Ordinance BMC 17.12.040L for 8 Thomas Ave. We think the building as it is planned will obstruct views of the mountain. Preserving views of San Bruno Mountain from public places is important to us because we are interested in increasing positive public awareness of the mountain. If the public sees that people around the mountain care about it, they are more likely to care about preserving it.

The property owner has options for meeting the requirements of the ordinance, while still building a beautiful spacious home in a prime location.

The community of Brisbane has the right to preserve and further shape the atmosphere and quality of life in Brisbane that they find attractive and comfortable.

The 1994 General Plan, adopted to guide decisions that affect the communities interests, suggests protection of the ridges in Policies 17 and 19: *Program 17a: Prohibit land use changes that would result in development that would break the natural ridgeline. Program 17b: Adopt hillside development standards that protect against ridgeline development through regulation of the siting of structures, location of access, landscape requirements and other pertinent factors.*

The Ridgeline Ordinance attempts to put those policies into a legal framework. What was of value to Brisbane in 1994 is even of greater value now. Please preserve the integrity of the ordinance.

Sincerely,

Ken McIntire  
Executive Director  
San Bruno Mountain Watch