

PUBLIC COMMENTS  
IN OPPOSITION

**From:** [Terry F. Kleeman](#)  
**To:** [Nai Saephan](#)  
**Subject:** 1528 Barth Avenue  
**Date:** Thursday, September 18, 2025 7:52:44 AM

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Dear Nai,

I just received notice of a proposed new house at 1518 Barth Avenue. I strongly protest against this new construction. It is a tiny, nearly vertical lot and the proposed structure is huge.

It specifically raises three concerns for me:

1. Safety – That steep a slope would be hard pressed to hold the house should there be any seismic activity, and even normal shifting and settling might raise issues.
2. Aesthetics – Going from a 20 foot setback to only 9 feet means the house would be right on the street, changing the character of the neighborhood significantly.
3. View – This new house would be due east of our house. It would certainly impede our views to the West and Southwest, i.e. towards Marin and San Francisco. This would significantly diminish the value of our house.

For all these reasons, I urge you reject the variances and request a scaled-down plan that actually fits the lot.

If necessary, I would participate in a hearing on this issue, though it may have to be remotely as I have some travel coming up. Please feel free to contact me with any questions you might have.

Yours,

Terry Kleeman  
1526 Barth Avenue, Richmond, CA 94806  
(720) 345-3946

**From:** [Peter Pryputniewicz](#)  
**To:** [Nai Saephan](#)  
**Subject:** File #CDVR24-01044 - 1518 Barth - Response to Notice of intent to Render Administrative Decision  
**Date:** Friday, September 19, 2025 4:46:04 PM

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To Nai Saephan  
Contra Costa County Dept. of Conservation and Development

I am writing in response to the Notice of intent to Render Administrative Decision for the project at 1518 Barth. This will also be mailed to the address given on the letter.

My comment is that I am adamantly opposed to approving any variances or of the project to move forward at all, given concerns about the scope and risks it presents related to the steepness of the lot and landslide risks, and **request that this application be denied.**

According to reports obtained by records request, the site has experienced a major landslide, remains a landslide risk and was never properly secured. Requirements to secure the land are far above and beyond what the preliminary report proposed.

I am reviewing additional documents shared by a neighbor that apparently have been accumulating for the last year without having been shared with us. I started to read the Geologic Peer Review from January of this year and see that further review is being at least recommended which is good to see.

If this and other comments and information is not enough cause to deny the application, I am **requesting a public hearing.**

I will be traveling starting Saturday 9/22, returning 10/5, so also request that the **hearing be held after 10/5.** Along with one other neighbor, my home is directly below this site and will be the most affected. Therefore it is critical for me to participate in the hearing.

Thank you,

Peter

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Peter Pryputniewicz, PMP  
Creative & Technical Project Management  
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**From:** [Lizz Milota](#)  
**To:** [Nai Saephan](#)  
**Subject:** #CDVR24-01044 Opposition to Variance Application and Request for Public Hearing  
**Date:** Monday, September 22, 2025 8:00:22 AM

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Dear Nai Saephan,

I am writing to express my opposition to the proposed variance application (County File #CDVR24-01044) submitted by BACILIA MACIAS ARCHITECTURE and Eduardo Landeros for the construction of a two-story single-family residence at 1518 Barth Avenue in the unincorporated San Pablo area.

I am concerned about the requested variance to reduce the front setback from 20 feet to 9 feet and the removal of two code-protected coast live oak trees. These changes will negatively impact the neighborhood's character and environment.

**I formally request a public hearing to be held regarding this matter to allow for further discussion and community input.**

Thank you for your attention to this request.

Lizzy Milota

PUBLIC COMMENTS  
IN SUPPORT

**From:** [Royer Ramirez Ruiz](#)  
**To:** [Nai Saephan](#)  
**Subject:** Letter of Support - 1518 Barth Avenue, San Pablo  
**Date:** Tuesday, September 23, 2025 10:56:57 AM

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Royer Ramirez Ruiz  
6143 Rose Arbor Ave  
San Pablo, CA 94806  
September 23rd, 2025

Att: Nai Saephan  
Contra Costa County Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Dear Nai Saephan,

I'm writing in support of the proposed construction at 1518 Barth Ave, San Pablo, CA. As a neighbor and someone who deeply cares about our community, I strongly believe this project will bring positive change to our neighborhood. Thoughtful new housing projects like this are essential to addressing California's critical housing shortage, one development at a time.

I feel this project aligns well with the existing character of our neighborhood. Many homes in the area are built on hillsides, and several on this very street feature reduced front variances to accommodate the terrain. I have no objections to reducing the front variance, as it follows an established precedent and allows the new home to harmonize with the hillside. Furthermore, many homes on this very hillside were built decades ago, and with today's advances in construction methods and materials, I have every confidence that building on this lot can be done safely and responsibly.

I am genuinely excited about this new addition and the investment being made in our community, and I look forward to welcoming the future homeowners. To help the home integrate seamlessly with the neighborhood, I suggest a few small design enhancements such as a higher pitched roofline, a more distinctive entryway, or a larger front porch. Additionally, replacing the live oaks that will be removed with native trees, along with thoughtful landscaping, would also strengthen erosion control while enhancing the property's appeal and the overall beauty of the street.

Thank you for your time and thoughtful review of this project.

Respectfully yours,

Royer Ramirez Ruiz  
[royerramirez.com](http://royerramirez.com) | 206.537.5251