

Glen Jia

From: Patricia Young <youngpatricia964@gmail.com>
Sent: Wednesday, June 7, 2023 4:40 PM
To: Glen Jia
Subject: PLN2022-00348

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June 7, 2023

To Whom it may concern

Our house is two houses from the proposed building on Etheldore St. I am concerned about the possible impact on our view and most of all neighborhood parking, The continuation letter proposes moving the Robinson home structure down and toward the front property line to lower the overall height by 4+ feet. My neighbor next door to the Robinson home would lose much of her views even from her highest windows.

Most importantly, if the Robinson's were required to move their home outside of the normal setback their garage would be right at the road shoulder I have lived here for 50 years and no houses or garages here on Etheldore are right at the street. We can only park on one side of the street in this area as the east side is the drainage ditch. I am concerned that there won't be enough parking if these three new units lose the driveway that was in the original plans.

I am looking out my window now and I see two AT&T trucks in front of their building and every other space is taken. This will only get worse after the 8 unit apartment is built next to the AT&T building. It would be very helpful if the design committee could ask the Robinsons to build their home at the normal setback and leave a full driveway to help us all with the parking and allay our concerns.

Sincerely,
Patricia Young
739 Etheldore St. Moss Beach

Glen Jia

From: Francesca Civoli <fragia3@gmail.com>
Sent: Thursday, June 1, 2023 5:24 PM
To: Glen Jia
Subject: 717 Etheldore June 8 review committee meeting

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Dear Mr Jia/ Coastal Review Committee

I am writing this to express my support for the proposed home, ADU and JADU at 717 Etheldore in Moss Beach.

I believe the Coastside needs more housing, especially smaller and more affordable units provided by ADUs. I hope that the CDRC will allow this project to include the planned off-street parking as that is important to our coastal community.

This particular building is very well designed and would be a beautiful addition to our community.

Kelly and Wayne Robinson are very nice people who love our coastal community, and I look forward to the time when they will be able to call Moss Beach home.

Best Regards,
Francesca

Francesca Civoli
645 Filbert Street, Half Moon Bay, CA 94019
[Fragia3@gmail.com](mailto:fragia3@gmail.com)

Glen Jia

From: Scott Clemens <mossbeach@comcast.net>
Sent: Wednesday, June 7, 2023 2:07 PM
To: Glen Jia
Subject: Item 1 on the June 8th, CDRC Agenda

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June 7, 2023

From: Scott Clemens, 740 Stetson Street, Moss Beach

Re: Item 1 on the June 8, 2023 CDRC Agenda:

Owner: Wayne C. and Kelly G. Robinson

Applicant: Rebecca Katkin

File No.: PLN2022-00348

Parcel No.: 037-096-120

Etheldore Street, Moss Beach

To:

Glen Jia: Design Review Officer

Coastside Design Review Committee (CDRC)

Glen, I want to register my disappointment with the revised plans, which have done little to mitigate the negative impact this project will have on our views and our property values. I thought we had come to an amicable compromise at the March 30 meeting, in asking that the project be:

- moved downslope toward Etheldore Street *to make the overall height of the project more in keeping with the height of the rooflines of neighboring houses on Etheldore* (it's only been moved two-feet forward)
- that the height of the garage be reduced (from over 11 feet to approximately 9 feet)
- and that the hip roof to be replaced with a flat roof (the new plans call for a hybrid roof of flat and gabled sections that only reduces the overall height of the building by two feet).

Had these changes been made in good faith, the overall height should have been reduced by four to six feet.

Furthermore, no proper story poles with netting have ever been erected to ascertain the actual impact this project will have on the upslope neighbors on Stetson St. Until that is done, I respectfully ask that the CDRC refrain from making a recommendation in favor of the project until our concerns have been addressed.

Sincerely,

Scott Clemens

June 7, 2023

To: Coastside Design Review Committee (CDRC)

From: David Alumbaugh, 722 Stetson Street, Moss Beach

Re: Item 1 on the June 8, 2023 CDRC Agenda:

Owner: Wayne C. and Kelly G. Robinson

Applicant: Rebecca Katkin

File No.: PLN2022-00348

Location: Etheldore Street, Moss Beach

Assessor's Parcel No.: 037-096-120

Dear Committee members:

I found myself heartened at the March 30th hearing for this project by the way the CDRC responded to the proposal itself and to the substantial public comment and then gave sound, clear direction to the project proponents on ways to improve the project and bring it more closely into conformance with the committee's design standards and the neighborhood.

I left the meeting hopeful that the committee's comments would be respected, taken to heart, and applied to produce a better project.

Instead, the project proponents have chosen to push forward with a proposal that is essentially unchanged from the initial proposal. The revised proposal essentially dismisses your direction, disregards the concerns expressed by the majority of those of us who spoke at the meeting, and continues its substantial non-conformance with the design standards.

- The revisioned proposal does not move the structure down and towards the front property line but for two feet.
- It does not flatten the roof.
- It does not meaningfully mitigate the substantial and unnecessary impacts to views from the neighboring uphill properties.
- It does not meaningfully reduce the excessive ceiling heights of the garage or main floor.
- It does not bring the structure's massing into conformance with its flanking properties.
- It does not reduce the paved surface parking lot fronting Etheldore Street.
- It does not remove the two non-required surface parking spaces.
- It does not reduce the massive amount of excavation, but increases it.
- It does not correct the incomplete, inaccurate, and wholly inadequate demonstration of project scale, and it still excludes the relationship with my property and those of the other flanking neighbors, as is legally required.
- It does not in any way seek the middle ground the committee had asked the proponents to work towards.

The revised proposal seems to laugh in the face of us all.

Sadly, as a result, I have the same issues today with the project and its disregard of your comments, and its substantial non-conformance with design standards as I did with the original proposal.

I will not reiterate those issues again, but refer the committee to the extensive comments I made at the first public meeting, as there is little to no substantial changed.

But as someone trained as a landscape architect, I feel I must reiterate to this committee just how poorly and inappropriately sited this project is as now proposed. It is an egregious affront to Etheldore Street, to the Moss Beach neighborhood, to the nearby marine refuge to which it will drain, and to professional standards of responsible, sustainable design.

The entire lot frontage and forecourt of the house save for narrow strips on each flank—an area 35' wide and 32' deep—1,120 square feet—nearly 25% of the 5,000 square foot parcel itself—would be paved over and mostly given to a steeply sloping surface parking lot. To non-required surface parking. To surface parking that should be discouraged, that should never be allowed. Especially given that there are at least 20 never-used on-street parking spaces just feet away on Etheldore Street, and a public transit stop is just feet away. Insult to injury.

Call it permeable if you want, but this steeply sloping (12% grade!) paved area will not reliably absorb runoff, but will drain to the street.

If it is built as now proposed, this unsightly paved parking forecourt will be an embarrassment to any passing official who had a hand in allowing it to move forward as now designed. Trading away responsible, sustainable design and respect for community for a couple of unsightly and non-required surface parking spaces is a terrible deal. It shouldn't be allowed to be this bad. It doesn't have to be this bad. Not a single house in Moss Beach offers such an egregious affront to its street and to its neighbors. Not a single house. Require it to be moved forward to the property line.

I urge this committee once again to reiterate its concerns about how this proposal does not conform to the design standards nor sensitive neighborhood design, and how it needs to be made to do so.

And given the poor siting, the immense size, and its potential impacts to its neighbors and the community, I urge the committee to instruct the project proponents to erect story poles to clearly demonstrate the project's impacts and to partially atone for the continued incomplete, inaccurate, and wholly inadequate demonstration of project scale, as it has done with other projects not nearly as egregious and misconceived as this one.

Thank you for your time,

David Alumbaugh



Visual Impacts as Initially Proposed



Visual Impacts if Structure Were Moved 20 Feet Towards Etheldore and With Flat Roof

June 7, 2023

To: Coastside Design Review Committee (CDRC)
& Glen Jia: Design Review Officer
From: Mark Dinh, 722 Stetson Street, Moss Beach
Re: Item 1 on the June 8, 2023 CDRC Agenda:

Owner: Wayne C. and Kelly G. Robinson

Applicant: Rebecca Katkin

File No.: PLN2022-00348

Location: Etheldore Street, Moss Beach

Assessor's Parcel No.: 037-096-120

Consideration of a Design Review (DR) permit recommendation for the construction of a new 1,710 sq. ft. three-story, single-family residence with an attached 441 sq. ft. garage, 495 sq. ft. junior accessory dwelling unit (JADU), and 800 sq. ft. accessory dwelling unit (ADU) on a legal 5,000 sq. ft. parcel (Recorded Certificate of Compliance, PLN2022-00242), associated with a staff-level Grading Permit (GP). The project involves 770 c.y. of grading (Cut: 770 c.y.; Fill: 10 c.y.) and the removal of four (4) significant trees.

This project was originally brought forward to the CDRC at the March 30th meeting. At the meeting, many neighbors voiced their concerns about the placement, sizing, and planned use for the property. We were encouraged that the committee heard these concerns and provided recommendations to the applicant and owners on design changes.

Upon review of the revised plans submitted for the June 8th meeting, it does not appear the revisions sufficiently addressed the CDRC recommendations nor the conflicts with SMC [Standards for Design for One- and Two-Family Residential Development in the Midcoast](#) ("Midcoast Design Standards") and therefore **we recommend that the committee not provide a permit recommendation for this project based on the June 8 plan revisions.**

Included below is my assessment of how the revised plans did not address CDRC recommendation #1 (as summarized on [page 3 of the June 8 plans](#)):

*Recommendation #1: 1. SECTION 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT; 1. Integrate Structures with the Natural Setting; b. Grading. (p5)
-Consider moving entire structure down and toward the front property line. (Confirm with County Planning if the structure can have the garage at the front property line due to the slope of the topography.) Confirm impact to ADU in relation to the garage with County Planners. -This would allow the building to move down and maintain the required driveway elevations required by Public Works. -Consider lower plate height of garage.*

In comparing the June 8th plans to the March 30th plans (see Exhibit A for East Elevation from sheet A3.1):

- Property is moved approximately 2' forward from rear setback and towards Etheldore Street.

- The elevation of the roof peak / ridge went from 124'-10.5" to 122-10".
- The plate height for garage was reduced from 11'10.5" to 11'3.5".

While these are trending in the right direction, I feel these are rather minimal changes (2' reduction in height and distance from rear properties and a 7" reduction in plate height for the garage). Of particular concern is the placement of the property so close to the rear setback. In the March 30th meeting, the owners were informed that SMC Zoning Regulation Section 6118 (Parking) and Section 6439.5 Article 4a (ADU - Coastal Zone) allow both the garage and ADU units to be built up to the property line due to the slope of the property, after they had incorrectly informed the neighbors that the county did not allow them to do so. In making a single shift of the property 20' forward on the lot to the front property line as recommended by the committee, this would bring the project in alignment with neighboring properties as showing in Exhibit B and address the conflict with the Midcoast Design Standards Section 6565.20(C) that I feel the most strongly about.

Additionally, the revised plans still do not address neighbor's concerns with mass (e.g., 11' full height "basement" with a bathroom and laundry facility is still not counted in the allowable building square footage), but it doesn't appear that the verbal recommendation provided by Katie made it into the CDRC's written recommendations.

Thank you for your service to community and I look forward to Thursday's discussion on this project.

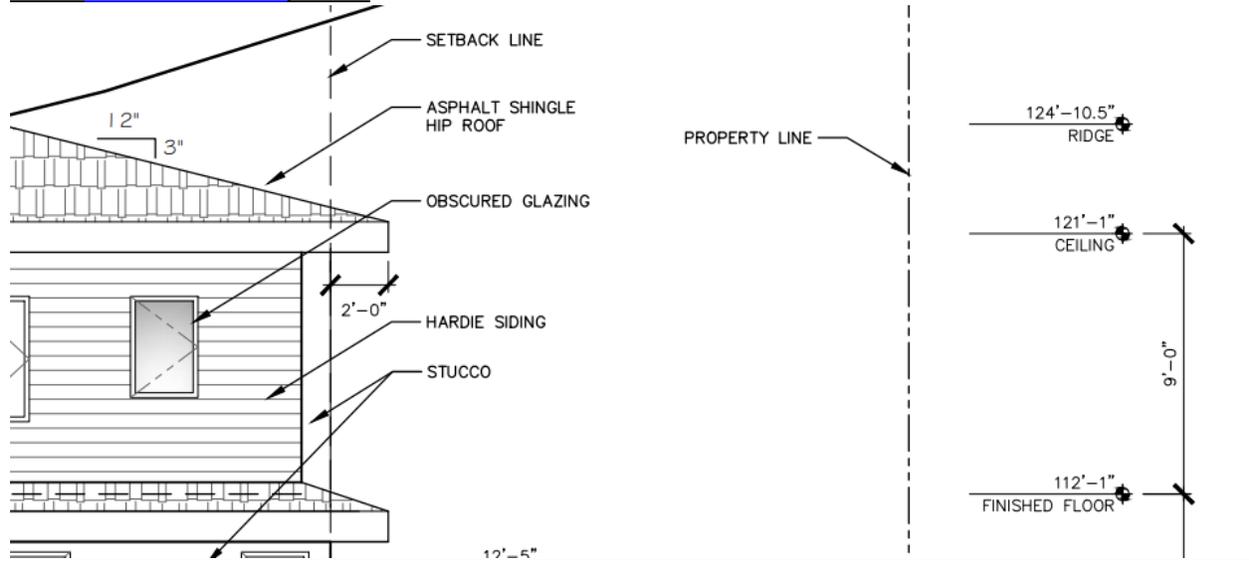
Respectfully,



Mark Dinh

Attachment A: Plan Revision Changes

From [March 30th Plan, A3.1:](#)



From [June 30th Plan, A3.1:](#)

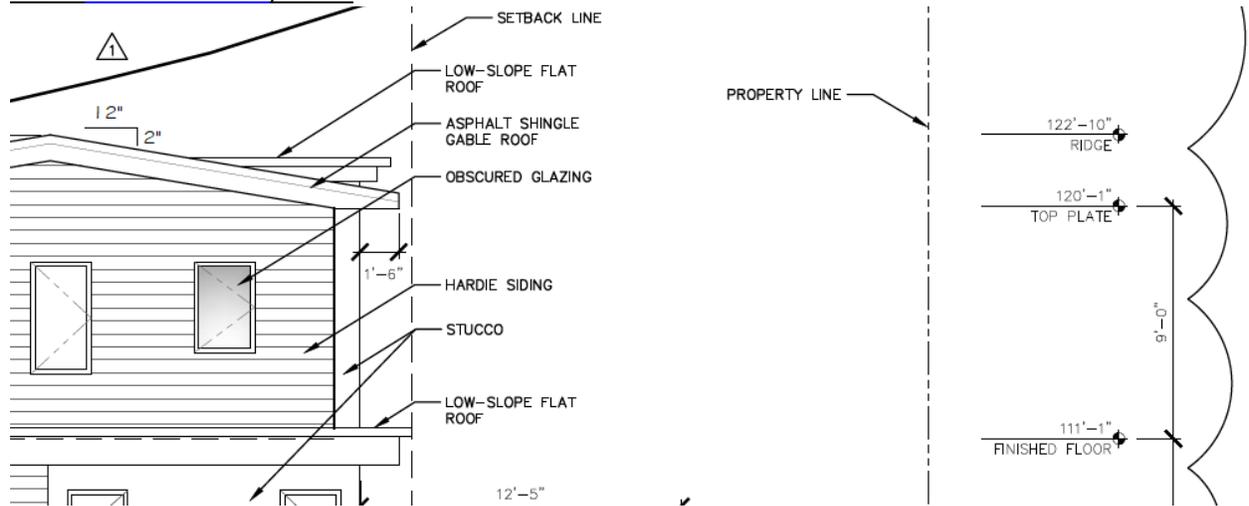


Exhibit B: Neighboring house alignment on Etheldore and Stetson (street above)

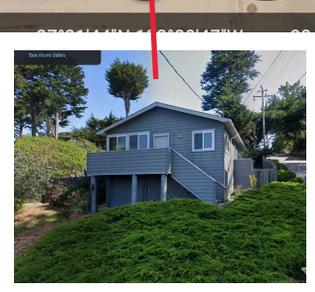
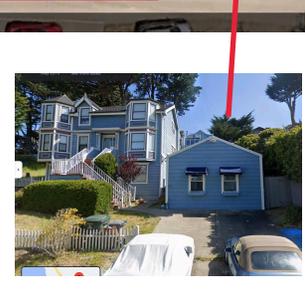
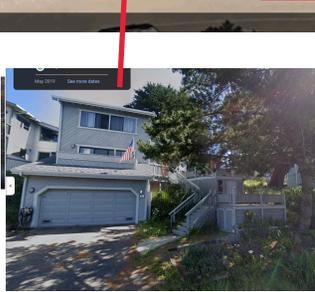
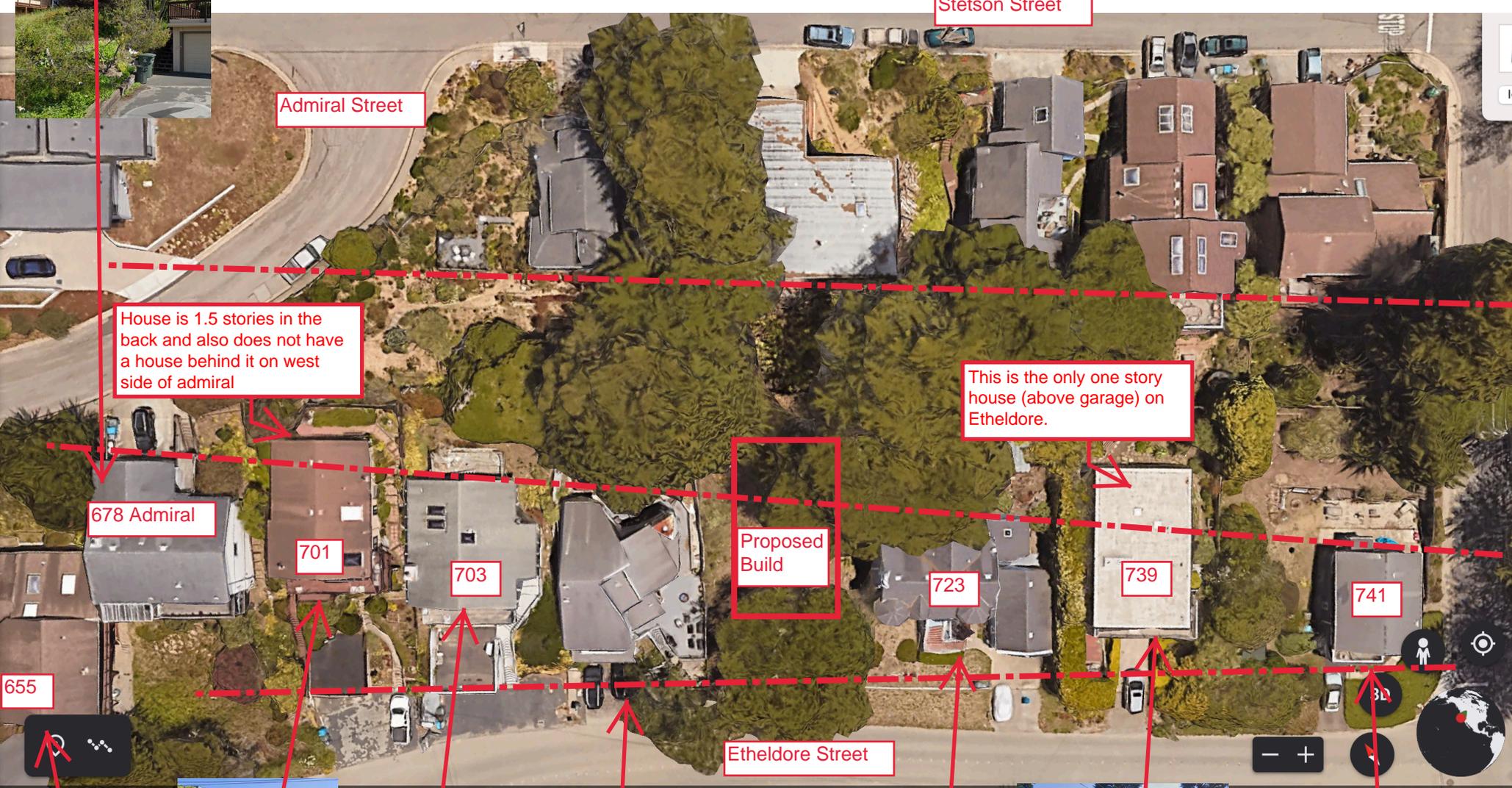


Exhibit B, page 2:

Address	Front setback to house or garage(ft)	Height at front	Rear setback to house (ft)	Height from back	Notes
600 Etheldore	4.5	3 stories	4	2.5 stories	Corner house on Etheldore / Admiral. No house behind on Admiral
655 Etheldore	24	2 stories (1 over garage)	25	1 story	No house behind on Admiral. House goes from Etheldore to Admiral Streets
678 Admiral	6	1 story	51	3 stories	House is on Admiral with rear yard on etheldore
701 Etheldore	7.5	3 stories (2 stories over garage)	12.5	1.5 stories	No houses directly behind it on Admiral
703 Etheldore	0	3 stories (2 stories above garage)	26	1.5 stories	No houses directly behind it on Admiral
711 Etheldore	0	3 stories (2 stories above garage)	34	1.5 stories	back has high retaining wall. lower floor lower than retaining wall
723 Etheldore	12.5	3 stories	40	2 stories	Tall blue "Victorian" house
739 Etheldore	18	2 stories (1 story above garage)	23	1 story	Relatively flat house with one story above garage.
741 Etheldore	10	2 stories (1 story above garage)	47	1.5 stories	corner house on Etheldore and California

*Setback data from the county GIS mapping tool. Height in front/back are estimates from Google Maps, Google Earth and walking the area