

Sonal Aggarwal

From: Marsha Moutrie <marsha.moutrie@gmail.com>
Sent: Tuesday, October 11, 2022 12:12 AM
To: Sonal Aggarwal
Cc: Camille Leung; Glen Jia
Subject: Comments on Proposed Structure on Bernal Ave., Moss Beach, APN:037-278-040; CDRC Hearing, 10/13/22, Agenda No. 3. PLN2021-00282

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Aggarwal,

As the owners of the property at 30 Bernal Ave., Moss Beach, we write to comment on the proposal to develop a substandard lot directly opposite our property. For the reasons stated below, we oppose the proposed structure's current design and ask the Design Review Committee to recommend against it. Here are three bases for our opposition.

First, the proposed structure is inconsistent with the coastal, semi-rural, small town character of this Moss Beach Neighborhood and with the Design Review Standards which protect that character; and the inconsistencies are multiple. Here are a few examples. The Standards include second story setbacks to avoid boxiness and preserve sightlines (pages10,13). However, the proposed structure consists of what might be simply described as two oblong boxes of the approximately same size, one atop the other, with an entry portico appended to the front. The top box (the second story) is not set back on the building sides, or rear. Indeed, at the home's rear, it overhangs the first story. The Standards call attention to the importance of roof form, massing, and articulation (p.21). However, the roof of the main structure consists merely of two, equally-sized planes that slope downward at equal angles from the roof's center-line gable. The Standards include lowered eave lines (p.11). However, the proposed design's eave line is high on the second floor. As to architectural style, the Standards specify that new homes should compliment existing, nearby homes (p.17). The proposed structure does not. The three homes across Bernal and Alvarado from the proposed structure, though diverse in appearance, all reflect the semi-rural, coastal style described in the Standards as "coastal craftsman" (p.17). However, the proposed structure's design style is neither semi-rural nor coastal. To the contrary, it is typical of dense, urban neighborhoods, consisting of very narrow lots, developed with closely adjacent structures, characterized by height significantly exceeding their width.

Second, adherence to the Standards is particularly important in this case because of the proposed structure's site, which is opposite the main entrance to the Pillar Point Bluff Park. The Standards stress the importance of how proposed structures "blend with surrounding scenic and natural environment" and require consideration of their "proximity to open space" (p.3). The proposed structure would be located on one of the four lots surrounding the intersection of Bernal and the end of Alvarado, which forms the park entrance. Thus, the proposed structure would become part of the park's residential gateway. The structure's design will therefore impact more than the neighbors and neighborhood. It will also impact the many area residents and visitors who come to the blufftop park seeking respite, exercise, and the experience of being in and with Nature.

The three existing houses on lots surrounding the intersection afford a smooth transition from the semi-rural residential neighborhood into the spectacular natural environment of the blufftop park. All three existing structures are set back from the two roadways. Our home and the other home adjacent to the park trailhead are also set back from the trail and separated from it by substantial, planted side yards which create a soft transition from the developed neighborhood

into natural open space. In contrast, the proposed structure's design would cut the required setback from Alvarado by half. Taken together, the proposed structure and its proposed nine-foot high, property line fence along Alvarado would narrow the sight lines into and out from the park, disrupting the existing smooth transition from natural open space to semi-rural neighborhood.

Third, the record is not adequate to support design approval. The record upon which the Committee will base its decision appears to include information about only one of the houses in close proximity to the site. The applicant has apparently focused on that house (at 65 Bernal) solely for the purpose of showing that it is both larger and taller than the proposed structure. The comparison is inapt. In contrast to the proposed structure, the home at 65 Bernal is located on a much larger lot, is set far back from Alvarado, and is creatively designed in conformity with the Standards. The Committee should reject the proposed design for the reasons stated above and because the proposed structure's impact on the neighborhood character (and park visitors' experience) cannot be accurately gauged from the minimal evidence and information provided.

Thank you for your work and for considering our comments.

Respectfully submitted,
David and Marsha Moutrie

Sonal Aggarwal

From: Kate Broderick <katebroderick@gmail.com>
Sent: Tuesday, October 11, 2022 11:03 AM
To: Sonal Aggarwal
Subject: Bernal Moss Beach

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Dear Sonal Aggarwal,

I hope this message finds you well. I am writing to you about the proposed house for Moss Beach on Bernal Ave. I live at [46 Precita Ave Moss Beach](#), the adjacent corner to the proposed property. I am concerned about this proposed home for the following reasons:

(1) The design does not match the surroundings. It is a very small lot with a really skinny/tall home. Its design looks like something for Daly City rather than Moss Beach.

(2) The location of the lot is at the trail head. Over the past 5 years, there have been 7 new homes built on Bernal and Ocean Blvd all one block or two from the entrance to the trail head. Such construction has forced numeriors daily visitors to park on the street, condensing an already small city street with parked cars. Why hasn't the county dedicated one of these lots for parking at the trail head?

(3) As mentioned in #2, there has been a lot of construction in our small neighborhood these past 3 years with no improvements to our neighborhood streets. Currently there are only two exits out of our neighborhood (including Ocean Blvd). As you may already know, Ocean blvd is slowly being lost to erosion. With the numerous construction trucks and near cliff construction, Ocean blvd deterioration has been exacerbated to the point that we will likely lose the road in the next decade. Leaving us with just one exit. This is not safe for our community-we need another access road before you approve more homes to be built in our neighborhood.

I plan to be at the meeting tomorrow and speak during public comment as well. Thank you for your time.

Sincerely,

Kate

--

Kate Broderick, Esq.

(650) 580-2361

Preferred Pronouns: She/Her

Consider the environment before printing this e-mail

From: [Tim Machold](#)
To: [Sonal Aggarwal](#)
Cc: [Glen Jia](#); [Camille Leung](#)
Subject: Comments on Proposed Structure on Bernal Ave Moss Beach, APN: 037-278-040
Date: Wednesday, October 5, 2022 11:09:06 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Ms. Aggarwal

I hope you received the plan elevation I sent. Upon further consideration I feel that our home at 65 Bernal Ave, used in the required notice is not the closest structure to the proposed project but our 14 ft high garage building on Alvarado Blvd is. In fact, three other homes are as close as ours and not sure why ours was chosen, among the four it looks least like the proposed project and is on 1/3-acre lot with a separate garage building. Further, the use a few square feet of signage in the middle of the lot as a means to alert the community of pending large new structure does not have impact and true representation that story poles do and allows an applicant to graphically skew the data, omitting detail and use tiny font. In this case a misrepresentation of the height of my home by least four feet and no dimension other than heights for the proposed building. Story poles would reveal a 15 X 60 X 25 ft long and narrow warehouse like structure.

I know these decisions are fraught with tension and hope that adherence to regulations and to the surrounding community standards can yield the right recommendations, as in the past with no building permits issued on this extremely undersized lot. Three of the four recently permitted structures on adjacent lots have required much more minimal exceptions in lot coverage and setbacks, and the neighbors have been reluctantly accepting of these decisions. This is the third structure proposed for this lot-and not a single-story cottage or small structure has been conceptualized in the process. This lot is 1/8 (13%) of the size required by zoning regs, and proposed setbacks are 50% of the requirements. This design should not be allowed in its proposed configuration because it does not come close to requirements.

Because this correspondence may be shared on a public website, I ask that a summary of the last two proposals for structures on this lot by Design Review Committee be briefly shared at the meeting, or even better on the website before the meeting. Important comparisons are lot coverage, setbacks, height, ceiling heights, square footage, and elevations revealing the building articulations and finishes compared to this design, highlighting improvements over the previous two rejected designs. From recollection this is the largest and least compelling of the three and represents a step backwards, besides its great lack of zoning compliance.

Again, our neighborhood realizes the need for housing and has worked with the permitting process to welcome four new homes in the immediate area within the past couple of years. This project does not fit and should once again be rejected. Thank you and others for reviewing my comments.

Respectfully Submitted,

Tim Machold

Tim Machold
(650)759-5669 Cell
[*timmachold@ymail.com*](mailto:timmachold@ymail.com)

Glen Jia

From: Michael Yolken <michael.yolken@comcast.net>
Sent: Sunday, October 9, 2022 5:35 PM
To: Glen Jia
Subject: October 13, 2022 Coastside Design Review; AGENDA ITEM #3, PLN2021-00282

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Coastside Design Review Committee,

With respect to agenda item #3, please let it be known that I object to the development of this non-conforming parcel for the following reasons:

- 1) The proposed 1,153 sq. ft. home does not fit in with the traditionally larger homes and would detract from the overall appearance of our Seal Cove neighborhood.
- 2) The conforming set-backs are designed to provide separation between homes which effects the density and desirability of Seal Cove.
- 3) The applicant should be held to neighborhood standards which are reasonable, especially in light of the flurry of new construction over the past two years on Bernal Ave.

Thank you,

Michael Yolken
90 Bernal Avenue
Moss Beach
650-245-2445

Glen Jia

From: Sonal Aggarwal
Sent: Tuesday, October 11, 2022 12:27 PM
To: Glen Jia
Cc: Chong Lim; Andy Singh
Subject: FW: Comments Re. Proposed Home, PLN2021-00282

Hi Glen,

Please see below for the 5th correspondence for Item no.3, PLN2021-00282.

Copying the applicants as well for their consideration.

Regards,
Sonal Aggarwal

-----Original Message-----

From: TJ Glauthier <tjglauthier@gmail.com>
Sent: Tuesday, October 11, 2022 12:02 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Brigid O'Farrell <mbrigidofarrell@gmail.com>
Subject: Comments Re. Proposed Home, PLN2021-00282

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ms.Aggarwal,

We are writing regarding the application for a new two-story single family residence at the corner of Bernal and Alvarado Avenues, file number PLN2021-00282. We are homeowners less than one block away, at 1001 Ocean Blvd. This application is the subject of a review by the Coastside Design Review Committee this week, on October 13th.

We oppose the application as currently submitted because we feel the plans for the house and the lot are not consistent with the character of the local community and with the Design Review Standards. We support the detailed comments submitted to you by David and Marsha Moutrie. Our feeling is that the proposal falls short on several criteria, including: (1) that the design of the building is "boxey" without features that help break up the flat planes and surfaces that the Design Standards recommend; (2) that the setbacks requested are inconsistent with the Standards and illustrate just how severely the proposed structure does not conform with the other homes and the County's standards for lots in this area; and (3) that there have not been story poles installed to give the neighbors and the public a full perspective of the proposed size of the home.

We understand the need for additional housing in the County, including allowing for Accessory Dwelling Units (ADUs) which are much smaller than the original residential units on their lots. This proposed home is so small that, in other locations, it might even qualify as an ADU. However, this structure is proposed not as an ADU, but as the sole house on the lot. In our view it is inconsistent with the character of the Seal Cove neighborhood and should not be recommended to go forward.

Thank you for your consideration,

TJ Glauthier & Brigid O'Farrell

1001 Ocean Blvd.
Moss Beach, CA 94038

Sonal Aggarwal

From: Kate Broderick <katebroderick@gmail.com>
Sent: Tuesday, October 11, 2022 11:03 AM
To: Sonal Aggarwal
Subject: Bernal Moss Beach

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Dear Sonal Aggarwal,

I hope this message finds you well. I am writing to you about the proposed house for Moss Beach on Bernal Ave. I live at [46 Precita Ave Moss Beach](#), the adjacent corner to the proposed property. I am concerned about this proposed home for the following reasons:

(1) The design does not match the surroundings. It is a very small lot with a really skinny/tall home. Its design looks like something for Daly City rather than Moss Beach.

(2) The location of the lot is at the trail head. Over the past 5 years, there have been 7 new homes built on Bernal and Ocean Blvd all one block or two from the entrance to the trail head. Such construction has forced numeriors daily visitors to park on the street, condensing an already small city street with parked cars. Why hasn't the county dedicated one of these lots for parking at the trail head?

(3) As mentioned in #2, there has been a lot of construction in our small neighborhood these past 3 years with no improvements to our neighborhood streets. Currently there are only two exits out of our neighborhood (including Ocean Blvd). As you may already know, Ocean blvd is slowly being lost to erosion. With the numerous construction trucks and near cliff construction, Ocean blvd deterioration has been exacerbated to the point that we will likely lose the road in the next decade. Leaving us with just one exit. This is not safe for our community-we need another access road before you approve more homes to be built in our neighborhood.

I plan to be at the meeting tomorrow and speak during public comment as well. Thank you for your time.

Sincerely,

Kate

--

Kate Broderick, Esq.

(650) 580-2361

Preferred Pronouns: She/Her

Consider the environment before printing this e-mail

From: [Lynn Cookinham](#)
To: [Sonal Aggarwal](#)
Cc: [JoJo Joseph Cookinham](#)
Subject: Bernal Ave, Moss Beach, 037-278-040
Date: Monday, October 17, 2022 6:06:07 PM
Attachments: [10-17-22 Pic 2 parking at Bernal trail head looking south.jpg](#)
[10-17-22 Pic 1 parking at Bernal trail head looking west.jpg](#)
[10-17-22 Pic 3 parking at Bernal trail head looking north.jpg](#)

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Sonal,

This correspondence is in regards to the above mentioned parcel in Moss Beach. I live at [51 Precita Ave, Moss Beach](#). I tried to voice my concerns at the meeting but was having problems with the audio portion of the Zoom application.

I am very concerned about the structure that is being proposed for the following reasons:

1. **Erosion:** As you may know, Ocean Avenue has been falling into the ocean at a rate of 15' per year. Ocean Avenue is 1 of 2 ingress/egress ways to reach our Seal Cove neighborhood. With this additional development in the area (to the 8 new homes in the last 18 months), it will surely increase the vulnerability of the fragile cliff and accelerate the erosion patterns, leaving current residents with 2 problems:

a) we will soon be living in a "cul-de-sac" as Ocean Avenue will not be drivable, with increased traffic through the surrounding neighborhood on the narrow streets. *I urge you to drive to my home/our neighborhood via San Lucas Avenue to Ocean Blvd*

b) property values will decrease at a faster rate because of this erosion

**** Most importantly, why isn't the county taking proactive measures to solve for the eroding infrastructure issue, versus exacerbating the problem with additional housing?**

2. **Lack of parking/little infrastructure/impediment of service vehicles:** As noted by my attached pictures, you will see how crowded our area becomes for people who want to recreate on our surrounding bluffs. I just took these pictures and it's a Monday afternoon, not even a busy weekend. With the house that is being proposed with only 1 garage, and at least a married couple living in it (min of 2 car household), where are all these cars going to park? What about the new home adjacent to the west that has 4 bedrooms and only a 1 car garage? Where are all those cars going to park or people going to walk? There are no sidewalks. Service vehicles such as fire trucks and police cars will not have access through the neighborhood and frankly, it is unsafe for the families with small children that live in the area. We need to solve for the infrastructure challenge before adding more housing to that block in particular.

3. **In-fill/Change of neighborhood character:** One of the things that attracts many to the coast is the artistic and unique character of our neighborhoods. With the in-fill that is being proposed and is already happening, it changes what Moss Beach was intended to be: a small beach community with unique places to live. What is being proposed should be a cute beach bungalow, not an in-fill rectangle with no character. If the community wanted to live with in-fill, we would be living in San Francisco. These are long term decisions being made that will impact the feel of our small community for a very long time. It should be a red flag that there

are 3 significant non-conformities in order to build a home there, with barely enough room for a car in a 1 car garage.

Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham
51 Precita Avenue
Moss Beach, CA
650-219-2534

From: [Lynn Cookinham](#)
To: [Sonal Aggarwal](#)
Subject: Re: Bernal Ave, Moss Beach, 037-278-040
Date: Thursday, October 27, 2022 10:35:30 AM
Attachments: [image_50366209.JPG](#)

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Thank you Sonal for the update.

As a follow up to my letter, and passing on this picture that I just took yesterday. Please note the number of cars that are parked here at the trailhead. With the recent homes being built and lack of parking at the individual homes, and the proposed home with four eligible drivers and barely enough room for one car, there really is no infrastructure to support all of this on street parking. It inhibits service vehicles like fire trucks, police cars, and even Montara Sewer and Water (who comes through 2x/week).



Thank you so much for keeping me abreast of when the next meeting is so our comments can be heard and considered.

Best regards,

Lynn.

On Thu, Oct 27, 2022 at 10:30 AM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

Hi Lynn,

Thanks for your comments. Your letter was received and will be shared with the CDRC Committee before the next meeting. As the following steps, the project will be heard by CDRC at a future date (undecided now) and reviewed by Planning Commission. Please note that CDRC is only the recommending body, and the Planning Commission will make the final decision.

Thanks!

Regards,

Sonal Aggarwal

From: Lynn Cookinham <lynncookinham@gmail.com>
Sent: Tuesday, October 25, 2022 6:08 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Re: Bernal Ave, Moss Beach, 037-278-040

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Hi Sonal,

Just wanted to be sure you received my letter? What are the next steps? Thank you for keeping me abreast of the developments with this lot. Many concerned residents are in the area and we are looking for additional information.

Thank you,

Lynn

On Mon, Oct 17, 2022 at 6:05 PM Lynn Cookinham <lynncookinham@gmail.com> wrote:

Sonal,

This correspondence is in regards to the above mentioned parcel in Moss Beach. I live at [51 Precita Ave, Moss Beach](#). I tried to voice my concerns at the meeting but was having problems with the audio portion of the Zoom application.

I am very concerned about the structure that is being proposed for the following reasons:

1. **Erosion:** As you may know, Ocean Avenue has been falling into the ocean at a rate of 15' per year. Ocean Avenue is 1 of 2 ingress/egress ways to reach our Seal Cove neighborhood. With this additional development in the area (to the 8 new homes in the last 18 months), it will surely increase the vulnerability of the fragile cliff and accelerate the erosion patterns, leaving current residents with 2 problems:

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increased traffic through the surrounding neighborhood on the narrow streets. *I urge you to drive to my home/our neighborhood via San Lucas Avenue to Ocean Blvd*

b) property values will decrease at a faster rate because of this erosion

**** Most importantly, why isn't the county taking proactive measures to solve for the eroding infrastructure issue, versus exacerbating the problem with additional housing?**

2. **Lack of parking/little infrastructure/impediment of service vehicles**: As noted by my attached pictures, you will see how crowded our area becomes for people who want to recreate on our surrounding bluffs. I just took these pictures and it's a Monday afternoon, not even a busy weekend. With the house that is being proposed with only 1 garage, and at least a married couple living in it (min of 2 car household), where are all these cars going to park? What about the new home adjacent to the west that has 4 bedrooms and only a 1 car garage? Where are all those cars going to park or people going to walk? There are no sidewalks. Service vehicles such as fire trucks and police cars will not have access through the neighborhood and frankly, it is unsafe for the families with small children that live in the area. We need to solve for the infrastructure challenge before adding more housing to that block in particular.

3. **In-fill/Change of neighborhood character**: One of the things that attracts many to the coast is the artistic and unique character of our neighborhoods. With the in-fill that is being proposed and is already happening, it changes what Moss Beach was intended to be: a small beach community with unique places to live. What is being proposed should be a cute beach bungalow, not an in-fill rectangle with no character. If the community wanted to live with in-fill, we would be living in San Francisco. These are long term decisions being made that will impact the feel of our small community for a very long time. It should be a red flag that there are 3 significant non-conformities in order to build a home there, with barely enough room for a car in a 1 car garage.

Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham

[51 Precita Avenue](#)
[Moss Beach, CA](#)

650-219-2534

From: [Diane B](#)
To: [Sonal Aggarwal](#)
Subject: Planning process
Date: Wednesday, October 19, 2022 3:13:24 PM

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[Regarding Bernal Ave, Moss Beach, 037-278-040](#)

Dear Ms. Aggarwal

I attended the Design Review Committee meeting on Oct. 13 regarding the development of this parcel. I am interested in following all meetings/hearings and decisions regarding this project. I would like to understand what responsibility the DR committee has for considering public comment. In the meeting on Oct. 13, the committee did not address or respond to any of the public comments made. Are they obliged to engage on any of the issues raised prior to making their recommendation?

I'm unfortunately not familiar with what additional steps take place going forward. I understand the applicant has requested another follow up meeting with the design review committee, but what happens after that? Can you outline for me what the next steps will be between now and when the project is ultimately approved or denied and a building permit is issued?

Thank you in advance for your timely response.

Yours truly,
Diane Brosin
65 Bernal Ave.
Moss Beach, CA
650.759.5668

From: [Diane B](#)
To: [Sonal Aggarwal](#)
Cc: [Marsha Moutrie](#); [Brigid O'Farrell](#); [Kate Broderick](#); [Leslie Wakasa](#); [Pete Fingerhut](#); [Tim Machold](#)
Subject: Re: Planning process
Date: Tuesday, November 22, 2022 1:26:08 PM

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Hi Sonal

I wanted to provide a noteworthy update/clarification regarding **Parcel # 037-278-040**. One of the Design Review Committee members lauded the applicant for their boldness in being one of the earliest in the unincorporated area to build a home on a 25 x100 lot and encouraged the architect to borrow ideas from some similar projects in Miramar, specifically, 100 and 120 Coronado Ave. I went out to take a look at them, and then checked out specifications on those homes. The articulation and design is definitely more attractive and less boxy than the proposed design for Bernal Avenue. They are each built on lots which are 4399 sq. ft., and therefore not comparable at all. Those lots are essentially twice the size of the one being discussed. The size of the home on 100 Coronado is only about 200 sq ft larger than the one proposed for Bernal, and even on a lot twice the size, looks large for that lot. Additionally, if the intent of the county is to promote infill which will provide more affordable housing, it is noteworthy that one of these houses sold last year for over \$2.9 million, and the other is currently listed for that same amount.

I hope the committee gives deserved weight to these comments.

Best,
Diane

From: Sonal Aggarwal <saggarwal@smcgov.org>
Date: Thursday, October 20, 2022 at 1:53 PM
To: Diane B <dlbrosin@gmail.com>
Subject: RE: Planning process

Hi Diane,

Thanks for your comments. Your comments will be shared with the CDRC Committee before the next meeting. The Design Review Committee considers all comments, but they are the recommending body and not the decision making body. It is up to them to reply to public comments, if the time permits.

This project will be brought again to the Design Review Meeting at a future date. The Design Review Committee will evaluate the design of the project with the previous recommendations. If the project complies with the Design Review Standards, then it will be recommended to the Planning Commission for approval.

The Planning Commission meeting will also be scheduled at a future date, at which time, the project will be approved or denied. I'll share your comments with CDRC and the Planning Commission before the meeting.

Thanks for taking your time and providing your comments for this project.

Regards,
Sonal Aggarwal

From: Diane B <dlbrosin@gmail.com>
Sent: Wednesday, October 19, 2022 3:13 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Planning process

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[Regarding Bernal Ave, Moss Beach, 037-278-040](#)

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Thank you in advance for your timely response.

Yours truly,
Diane Brosin
65 Bernal Ave.
Moss Beach, CA
650.759.5668

From: [David Shafer](#)
To: [Sonal Aggarwal](#)
Subject: Bernal Ave, Moss Beach, 037-278-040
Date: Wednesday, October 19, 2022 3:09:23 PM

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Sonal Aggarwal,

I am writing to you about the proposed house for Moss Beach on Bernal Ave. I am concerned about this proposed home for the following reasons:

Streets in this neighborhood are narrow, barely able to accommodate the large construction equipment required to construct such houses much less 2 way traffic. Also, there is only one way in and out of this neighborhood. Ocean Blvd washed away 20 years ago. There are no stop signs or other road markings.

The house in question is only 2 small bedrooms to accommodate a family of 4, two of which are opposite sex teenagers. 15feet wide is barely able to handle a single car garage. Parking more than 1 car would require parking on the street. Street parking is already limited especially on weekends and holidays. The standard in this neighborhood for off street parking is a 2 car garage. Recently single car garages are rubber stamped for a variance. In addition to the existing houses there could be an additional 2 houses on substandard lots adjacent to the one in question. These houses would have to be long and narrow to fit the lots if standard setbacks are observed. In addition there are 3 lots behind those which could be built on in the near future. These long narrow row houses will have no view except the neighbors' bedroom windows. To allow such small, small houses to be built would set a lower standard for future houses to be built thus overcrowding the neighborhood.

When descriptors like Sub-Standard, variance, and non-compliant are used multiple times for one projects, the project needs to be reexamined.

David Shafer
125 Precita Ave

Moss Beach, CA

From: [Diane B](#)
To: [Sonal Aggarwal](#)
Cc: [Marsha Moutrie](#); [Brigid O'Farrell](#); [Kate Broderick](#); [Leslie Wakasa](#); [Pete Fingerhut](#); [Tim Machold](#)
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CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Sonal

I wanted to provide a noteworthy update/clarification regarding **Parcel # 037-278-040**. One of the Design Review Committee members lauded the applicant for their boldness in being one of the earliest in the unincorporated area to build a home on a 25 x100 lot and encouraged the architect to borrow ideas from some similar projects in Miramar, specifically, 100 and 120 Coronado Ave. I went out to take a look at them, and then checked out specifications on those homes. The articulation and design is definitely more attractive and less boxy than the proposed design for Bernal Avenue. They are each built on lots which are 4399 sq. ft., and therefore not comparable at all. Those lots are essentially twice the size of the one being discussed. The size of the home on 100 Coronado is only about 200 sq ft larger than the one proposed for Bernal, and even on a lot twice the size, looks large for that lot. Additionally, if the intent of the county is to promote infill which will provide more affordable housing, it is noteworthy that one of these houses sold last year for over \$2.9 million, and the other is currently listed for that same amount.

I hope the committee gives deserved weight to these comments.

Best,
Diane

From: Sonal Aggarwal <saggarwal@smcgov.org>
Date: Thursday, October 20, 2022 at 1:53 PM
To: Diane B <dlbrosin@gmail.com>
Subject: RE: Planning process

Hi Diane,

Thanks for your comments. Your comments will be shared with the CDRC Committee before the next meeting. The Design Review Committee considers all comments, but they are the recommending body and not the decision making body. It is up to them to reply to public comments, if the time permits.

This project will be brought again to the Design Review Meeting at a future date. The Design Review Committee will evaluate the design of the project with the previous recommendations. If the project complies with the Design Review Standards, then it will be recommended to the Planning Commission for approval.

The Planning Commission meeting will also be scheduled at a future date, at which time, the project will be approved or denied. I'll share your comments with CDRC and the Planning Commission before the meeting.

Thanks for taking your time and providing your comments for this project.

Regards,
Sonal Aggarwal

From: Diane B <dlbrosin@gmail.com>
Sent: Wednesday, October 19, 2022 3:13 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Planning process

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[Regarding Bernal Ave, Moss Beach, 037-278-040](#)

Dear Ms. Aggarwal

I attended the Design Review Committee meeting on Oct. 13 regarding the development of this parcel. I am interested in following all meetings/hearings and decisions regarding this project. I would like to understand what responsibility the DR committee has for considering public comment. In the meeting on Oct. 13, the committee did not address or respond to any of the public comments made. Are they obliged to engage on any of the issues raised prior to making their recommendation?

I'm unfortunately not familiar with what additional steps take place going forward. I understand the applicant has requested another follow up meeting with the design review committee, but what happens after that? Can you outline for me what the next steps will be between now and when the project is ultimately approved or denied and a building permit is issued?

Thank you in advance for your timely response.

Yours truly,
Diane Brosin
65 Bernal Ave.
Moss Beach, CA
650.759.5668

Sonal Aggarwal

From: Kate Broderick <katebroderick@gmail.com>
Sent: Monday, January 9, 2023 10:01 AM
To: Sonal Aggarwal
Subject: Bernal Moss Beach

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sonal Aggarwal,

I hope this message finds you well. I am writing to you about the proposed house for Moss Beach on Bernal Ave. I live at [46 Precita Ave Moss Beach](#), the adjacent corner to the proposed property. I am concerned about this proposed home for the following reasons:

(1) The design does not match the surroundings. It is a very small lot with a really skinny/tall home. Its design looks like something for Daly City rather than Moss Beach.

(2) The location of the lot is at the trail head. Over the past 5 years, there have been 7 new homes built on Bernal and Ocean Blvd all one block or two from the entrance to the trail head. Such construction has forced numeriors daily visitors to park on the street, condensing an already small city street with parked cars. Why hasn't the county dedicated one of these lots for parking at the trail head?

(3) As mentioned in #2, there has been a lot of construction in our small neighborhood these past 3 years with no improvements to our neighborhood streets. Currently there are only two exits out of our neighborhood (including Ocean Blvd). As you may already know, Ocean blvd is being lost to erosion. With the numerous construction trucks and near cliff construction, Ocean blvd deterioration has been exacerbated to the point that we will likely lose the road in the next 5years. Leaving us with just one exit. This is not safe for our community-we need another access road before you approve more homes to be built in our neighborhood.

In sum, I am concerned about current park access and the safety of this community. Before any new homes are built can the county please dedicate space for park access and check to make sure that we have sufficient exit and our current roads are stable?

I plan to be at the meeting Thursday and speak during public comment as well. Thank you for your time.

Sincerely,

Kate

--

Kate Broderick, Esq.
(650) 580-2361
Preferred Pronouns: She/Her

Consider the environment before printing this e-mail

Sonal Aggarwal

From: Lynn Cookinham <lynncookinham@gmail.com>
Sent: Monday, January 9, 2023 7:58 AM
To: Sonal Aggarwal
Subject: Re: Bernal Ave, Moss Beach, 037-278-040

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Sonal,

We received the letter stating the next design review committee meeting is this Thursday at 3 and I plan on attending. Will the committee address my concerns or will they just approve without addressing them? Please, if possible, come see what the weather has done just this past week to the bluff and Ocean Avenue here on the coast.

Thank you,
Lynn

On Thu, Oct 27, 2022 at 10:30 AM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

Hi Lynn,

Thanks for your comments. Your letter was received and will be shared with the CDRC Committee before the next meeting. As the following steps, the project will be heard by CDRC at a future date (undecided now) and reviewed by Planning Commission. Please note that CDRC is only the recommending body, and the Planning Commission will make the final decision.

Thanks!

Regards,

Sonal Aggarwal

From: Lynn Cookinham <lynncookinham@gmail.com>
Sent: Tuesday, October 25, 2022 6:08 PM

To: Sonal Aggarwal <saggarwal@smcgov.org>

Subject: Re: Bernal Ave, Moss Beach, 037-278-040

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Hi Sonal,

Just wanted to be sure you received my letter? What are the next steps? Thank you for keeping me abreast of the developments with this lot. Many concerned residents are in the area and we are looking for additional information.

Thank you,

Lynn

On Mon, Oct 17, 2022 at 6:05 PM Lynn Cookinham <lynncookinham@gmail.com> wrote:

Sonal,

This correspondence is in regards to the above mentioned parcel in Moss Beach. I live at [51 Precita Ave, Moss Beach](#). I tried to voice my concerns at the meeting but was having problems with the audio portion of the Zoom application.

I am very concerned about the structure that is being proposed for the following reasons:

1. **Erosion:** As you may know, Ocean Avenue has been falling into the ocean at a rate of 15' per year. Ocean Avenue is 1 of 2 ingress/egress ways to reach our Seal Cove neighborhood. With this additional development in the area (to the 8 new homes in the last 18 months), it will surely increase the vulnerability of the fragile cliff and accelerate the erosion patterns, leaving current residents with 2 problems:

a) we will soon be living in a "cul-de-sac" as Ocean Avenue will not be drivable, with increased traffic through the surrounding neighborhood on the narrow streets. *I urge you to drive to my home/our neighborhood via San Lucas Avenue to Ocean Blvd*

b) property values will decrease at a faster rate because of this erosion

**** Most importantly, why isn't the county taking proactive measures to solve for the eroding infrastructure issue, versus exacerbating the problem with additional housing?**

2. **Lack of parking/little infrastructure/impediment of service vehicles**: As noted by my attached pictures, you will see how crowded our area becomes for people who want to recreate on our surrounding bluffs. I just took these pictures and it's a Monday afternoon, not even a busy weekend. With the house that is being proposed with only 1 garage, and at least a married couple living in it (min of 2 car household), where are all these cars going to park? What about the new home adjacent to the west that has 4 bedrooms and only a 1 car garage? Where are all those cars going to park or people going to walk? There are no sidewalks. Service vehicles such as fire trucks and police cars will not have access through the neighborhood and frankly, it is unsafe for the families with small children that live in the area. We need to solve for the infrastructure challenge before adding more housing to that block in particular.

3. **In-fill/Change of neighborhood character**: One of the things that attracts many to the coast is the artistic and unique character of our neighborhoods. With the in-fill that is being proposed and is already happening, it changes what Moss Beach was intended to be: a small beach community with unique places to live. What is being proposed should be a cute beach bungalow, not an in-fill rectangle with no character. If the community wanted to live with in-fill, we would be living in San Francisco. These are long term decisions being made that will impact the feel of our small community for a very long time. It should be a red flag that there are 3 significant non-conformities in order to build a home there, with barely enough room for a car in a 1 car garage.

Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham

51 Precita Avenue
Moss Beach, CA

650-219-2534