

## Ruemel Panglao

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**From:** Olivia Boo  
**Sent:** Wednesday, October 13, 2021 10:56 PM  
**To:** Davis, Christopher (Oakland); Ruemel Panglao  
**Subject:** RE: Notice of Public Hearing October 14, 2021; Item 3 PLN2019-00378

Hi Mr. Davis,

Thank you for clarifying that you are not able to attend the meeting.

Regarding the exterior lighting, I'm not sure if the existing lights in the area pertain to older homes, or newer homes. The Design Review guidelines have existed since 2010, so existing exterior lights may not have been regulated.

Thank you.

Olivia Boo  
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Planning and Building  
455 County Center, Second Floor  
Redwood City CA 94063

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**From:** Davis, Christopher (Oakland) <Chris.Davis@aecom.com>  
**Sent:** Wednesday, October 13, 2021 5:11 PM  
**To:** Olivia Boo <oboo@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>  
**Subject:** RE: Notice of Public Hearing October 14, 2021; Item 3 PLN2019-00378

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Thank you for the reply. I wrote the email because I am unable to attend the meeting and would like my issues to be considered as part of the public record, as implied in the Notice.

As for the tree, I see now that it is close to the building footprint, maybe it could be saved if the building were moved forward on the lot a few feet.

The issue of blocking the primary living space view of multiple houses is still an issue, it is my understanding that this is not allowed.

Also, I thought there was a pyramid rule, it looks to me that the peak of the house will exceed the 45 degree angle to the back of the lot. Perhaps the orange plastic is set up such that it does not show the true height and placement of the roof angles.

Any way you look at it, it is a giant house on the smallest possible lot, and if the other 4 adjacent lots get developed in a similar fashion, it would be a significant change to the neighborhood.

I am glad to hear that downward lighting is a Design Review requirement to avoid shining light to adjacent parcels. There are too many houses with bright lights shining out into ours and other houses in the area, many of which continue to do so (all existing homes).

Anyway, I am just bringing these issues up for review and verification, and to be in the record. Please make my comments part of the public record. That is all I can do, just make my issues known.

Many Thanks,

Chris and Fiona Davis

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**From:** Olivia Boo <[oboo@smcgov.org](mailto:oboo@smcgov.org)>  
**Sent:** Wednesday, October 13, 2021 3:13 PM  
**To:** Davis, Christopher (Oakland) <[Chris.Davis@aecom.com](mailto:Chris.Davis@aecom.com)>; Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Subject:** [EXTERNAL] RE: Notice of Public Hearing October 14, 2021; Item 3 PLN2019-00378

Hello Mr. Davis,

Thank you for your email.

Your comment will be public record for the Coastside Design Review meeting.

The house does abide by the required setbacks and footprint, without requiring an exception. The S-17 regulations do not limit a house to two stories, thus a three story house may be allowed, so long as all other areas comply with regulations. The tree is proposed to be removed as it is with the proposed footprint of the house. Downward lighting is a Design Review requirement to avoid shining light to adjacent parcels. If you are able to attend the zoom meeting this Thursday, you are welcome to voice your concerns for the committee to consider.

Thank you.

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**From:** Davis, Christopher (Oakland) <[Chris.Davis@aecom.com](mailto:Chris.Davis@aecom.com)>  
**Sent:** Wednesday, October 13, 2021 1:09 PM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>  
**Cc:** Olivia Boo <[oboo@smcgov.org](mailto:oboo@smcgov.org)>  
**Subject:** Notice of Public Hearing October 14, 2021; Item 3 PLN2019-00378

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**RE: Notice of Public Hearing October 14, 2021**  
**Item 3 PLN2019-00378**  
**Meeting Zoom ID: 998 8373 6749**  
**Agenda Item: Moss Beach (3:30 PM), Owner/Applicant: Michael Freestone**  
**File Number: PLN2019-00378**  
**Location: Sierra Street, Moss Beach**  
**Assessor's Parcel No: 037-147-160**

To the Coastside Design Review Officer;

As owner/residents at 715 California Avenue, on the opposite corner from the proposed construction, we definitely have issues with the project as proposed:

1. The 2,246 sq ft house with an additional 576 sq ft garage is too large for the 5,738 sq ft parcel. **This lot is minimal size and such a large building is inordinately large for a parcel that is only 50 ft wide.**
2. **Three stories is too high.** The orange plastic outline currently set up on the property to show **the building footprint is way too tall, and will block the primary living space view of multiple houses.** There is only one fully 3-story home nearby, and it sits on a lot that is at least 4 parcels wide (NE corner of Sierra and California Avenues). **The proposed building is simply too tall and too large for the lot.** I do not see any variance request mentioned, but find it hard to believe this does not exceed pyramid setback rules. **We object to the height; and object to any height/size variance for this building,** if applicable. **The proposed building is too tall for the lot and location, and should be scaled back to a two-story home more consistent with the lot size and neighborhood.**
3. **The “removal of one significant tree” is absolutely uncalled for.** The tree in question is magnificent and healthy, and is located on the back corner of the lot. This tree will not interfere with construction or placement of the building. It will shield the neighbors’ homes above from the overly large new house. We object to the removal of this healthy heritage tree, its removal is not necessary for the development of this lot. **DO NOT ALLOW THIS TREE TO BE CUT DOWN.**
4. **We are very concerned that this overly large house will bring on large amounts of lighting** that will interfere with the pleasant rural setting with few lights. **Please ensure that all outdoor lighting is required to be recessed, or at a minimum does not spotlight beyond the property borders.**
5. **Overall, this project is oversized for the lot and will have too large of an impact on the location. This is one of 5 lots for sale on this corner property, and if all 5 lots had houses this large placed on them, the impact on the neighborhood would be significant. Simply stated, the building is too large for the lot.**

Thank You for your consideration, **hopefully this building will not be approved as proposed, will be scaled down, and the large, healthy heritage tree will not be cut down.**

Christopher Davis ([chris.davis@aecom.com](mailto:chris.davis@aecom.com)) and Fiona Davis ([fionatdavis@gmail.com](mailto:fionatdavis@gmail.com))  
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