

## Glen Jia

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**From:** Shondra Mayer <shondramayer@gmail.com>  
**Sent:** Monday, June 5, 2023 12:08 PM  
**To:** Glen Jia  
**Subject:** 717 Etheldore Moss Beach

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To the Coastal Review Committee:

I am in support of the proposed home, ADU and JADU at 717 Etheldore in Moss Beach.

I am downhill and across from this project. The grading proposed is not a concern for me because of the drainage system and water run off retention tank.

I am concerned about keeping off-street parking within this project. Please do not allow this project to built into the front setback. We need off-street parking for the area businesses like mine and for the new 8 unit apartment complex being built on the same block.

Thank you,

Shondra Mayer

2305 Carlos St.

[Shondramayer@gmail.com](mailto:Shondramayer@gmail.com)

## Glen Jia

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**From:** Charlene Trudel <ctrudel001@gmail.com>  
**Sent:** Monday, June 5, 2023 11:16 AM  
**To:** Glen Jia  
**Subject:** File no. PLN2022-00348

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File no. PLN2022-00348  
Location: Etheldore Street, Moss Beach  
APN: 037-096-120

To the Coastside Design Review Committee,

I have reviewed the plans and the Coastside Design recommendation letter posted on the county website. The design is beautiful and I like that it looks like one single family home. I support additional housing in Moss Beach when it is done well like this.

I am concerned about the increased density in our neighborhood because this project will add 3 units and the another project in the planning phase for the same block of Etheldore adds 8 more units. That project provided parking for every tenant plus extra off-street parking for guests. This project should also provide off-street parking for every unit and guests.

All projects in our neighborhood should adhere to the 20 foot setback. Per the prior plan and current plan it is clear that the grade of the lot is not so steep that a driveway is infeasible. Please do not encroach on the setback and change the feel of our neighborhood by having this new home and garage closer to the street than existing homes.

I appreciate the committee listening to the public concerns about our parking.

Charlene Trudel  
520 Lancaster Blvd.  
Moss Beach, CA 94038

## Glen Jia

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**From:** Scott Trudel <trudelconstruction@yahoo.com>  
**Sent:** Monday, June 5, 2023 11:08 AM  
**To:** Glen Jia  
**Subject:** Regarding the June 8, 2023 CDRC Public Hearing for File no. PLN2022-00348

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Regarding the June 8, 2023 CDRC Public Hearing for  
File no. PLN2022-00348  
Location: Etheldore Street, Moss Beach  
Assessor's Parcel No.: 037-096-120

To whom it may concern,

I am in support of the project at 717 Etheldore St. However, I am concerned about the home being built outside of the normal setbacks. We would like the project to include a full driveway to maximize off-street parking and be built at the 20-foot setback. Encroaching on the set back would go directly against page 20 of the San Mateo County Planning and Building Department's Standards for Design guidelines, by making the garage "the dominant feature as seen from the street".

Additionally, per page 12 of the same guidelines, "homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood." According to the design committee's letter following the 3/30/23 meeting posted on the county website, this project "Aligns well with the other houses of the same setback and scale". Moving the home forward would cause misalignment with the other homes on the block. The nearby homes have driveways and so should this and all other homes in our neighborhood.

We are supportive of the additional housing being created by this project and hope the tenants and owners can have off-street parking as in the original plan.

Thank you for hearing my concerns.

Scott Trudel  
520 Lancaster  
Moss Beach, CA 94038

## Glen Jia

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**From:** Theresa McLaughlin <theresamcl.625@gmail.com>  
**Sent:** Wednesday, June 7, 2023 6:05 AM  
**To:** Glen Jia  
**Subject:** Comment for June 8, 2023 public CDR hearing regarding PLN2022-00348, agenda item 1

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Hello. I am writing this public comment in support of Coastside Design Review Hearing 6/8/23 Agenda Item 1, project PLN2022-00348. I am very impressed with the thoughtfulness of this design and want to especially commend these features:

- 1) Breaking up the square footage into separate dwelling units makes the home suitable for multigenerational families as well as landlord/tenant. This makes it more likely that the spaces will be utilized for housing in different future circumstances.
- 2) Off-street parking improves safety for pedestrians and bicycle riders. With on-street parking there is less room for cars to pass and cyclists risk being doored.

Thank you for considering my comments. Please let me know if you have any questions.

Best regards,  
Theresa McLaughlin  
670 Stetson St  
Moss Beach, CA

## Glen Jia

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**From:** Marchini, Marco <mmarchini@tusd.net>  
**Sent:** Wednesday, June 7, 2023 6:37 AM  
**To:** Glen Jia  
**Subject:** Robinson Residence

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.

Hello my name is Marco Marchini and I own 815 Etheldore street. I am writing you today about the proposed Robinson residence. I was told that they are being asked to move their home forward and down on their property. This would eliminate two driveway parking spots. I am not in favor of this. They need their driveway parking. This being a residence as well as an ADU, there will be multiple vehicles to park. There is already very little parking on Etheldore. This residence combined with the proposed multiple family structure down the street will highly impact our streets ability to function. I do not want to see Etheldore turn into a parking lot. It is a busy street and people drive too fast. There are no sidewalks and no where for pedestrians to walk if the street is full of parked cars. It is too narrow of a street already and I fear for the safety of my family and other residents. Please allow the Robinson's to retain their two car driveway.

Thank you,

Marco Marchini

Sent from my iPhone