

Fw: Design Review of Proposed Home Construction at Madrone Avenue in Moss Beach - PLN2019-00326

Ruemel Panglao <rpanglao@smcgov.org>

Mon 5/4/2020 10:59 AM

To: Bruce Chan <bacla@sbcglobal.net>; katie@fatpenstudios.com <katie@fatpenstudios.com>

Cc: Camille Leung <cleung@smcgov.org>; Joe LaClair <jlaclair@smcgov.org>; Kelsey Lang <klang@smcgov.org>

Hello CDRC,

Correspondence (below) has been received regarding Item #1 (PLN2019-00326) of next week's (5/14) CDRC meeting. The project planner's response has also been included for context.

Thanks,
Ruemel

From: Kelsey Lang <klang@smcgov.org>

Sent: Monday, May 4, 2020 7:44 AM

To: Ruemel Panglao <rpanglao@smcgov.org>

Subject: FW: Design Review of Proposed Home Construction at Madrone Avenue in Moss Beach - PLN2019-00326

Forwarding an objection for CDRC below, with my response for context.

From: Kelsey Lang <klang@smcgov.org>

Date: Monday, May 4, 2020 at 7:43 AM

To: Stacy Sabol <stacy.sabol@sbcglobal.net>

Cc: Sonya Jason <sonya@saxtigress.com>, Lennie Roberts <lennie@darwin.ptvy.ca.us>, Lennie Roberts <lennieroberts339@gmail.com>

Subject: Re: Design Review of Proposed Home Construction at Madrone Avenue in Moss Beach - PLN2019-00326

Hello Stacy,

Thank you for your email – I will share it with the Coastside Design Review Committee. However, please note the current proposal (PLN2019-00326) considers the design of the home and the issuance of a Coastal Development Permit only. This 5,000 sq ft property was legalized for residential development in 2014 through PLN2014-00067, and the current proposal conforms to the maximum lot coverage of 25% and the maximum building floor area of 48%.

If you would like to attend the virtual CDRC hearing you can find information here:

<https://planning.smcgov.org/events/coastside-design-review-hearing-may-14-2020>

Best,

Kelsey Lang, AICP

Planner III

Planning & Building Dept. | County of San Mateo

455 County Center, 2nd Floor | Redwood City, CA | 94063

klang@smcgov.org | planning.smcgov.org

From: Stacy Sabol <stacy.sabol@sbcglobal.net>

Date: Saturday, May 2, 2020 at 6:54 PM

To: Kelsey Lang <klang@smcgov.org>

Cc: Sonya Jason <sonya@saxtigress.com>, Lennie Roberts <lennie@darwin.ptvy.ca.us>, Lennie Roberts <lennieroberts339@gmail.com>

Subject: Design Review of Proposed Home Construction at Madrone Avenue in Moss Beach - PLN2019-00326

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Dear Kelsey,

I am writing on behalf of myself and my spouse, Sonya Jason, to register our opposition to the development referenced above. Since the minimum allowable lot size in the S-105 Zoning District is 20,000 square feet, an 2,121 square foot residence should not be allowed to be constructed on this 5,000 square foot lot. In Seal Cove, the lot sizes are large because of pervasive subsurface faulting. These lot sizes need to be maintained not only to avoid the faults but also to maintain the character of the neighborhood we have all invested in.

Thanks for your consideration.

Best regards,
Stacy Sabol & Sonya Jason
121 Bernal Ave., Moss Beach, CA