

Glen Jia

From: Camille Leung
Sent: Monday, May 8, 2023 12:14 PM
To: Glen Jia
Subject: FW: 5/11/23 CDRC Meeting - Written Public Comment

From: Julia Thollaug <juliathollaug@gmail.com>
Sent: Monday, May 8, 2023 11:24 AM
To: Camille Leung <cleung@smcgov.org>
Subject: 5/11/23 CDRC Meeting - Written Public Comment

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Hello,

I am submitting a written public comment for the Coastside Design Review Committee Meeting on May 11, 2023 concerning Agenda Item #2. This is the project proposed by Gipson Purayampallil for an 8 apartment complex at the intersection of California and Etheldore in Moss Beach.

I would like the committee to approve this project. This type of housing is vital for the Coastside as apartment options are in short supply. I am a single adult who teaches in the Cabrillo Unified School District. Housing for people like me is very hard to find, which deprives CUSD of the qualified teachers and staff. The children in our community would be well served by creating housing for young teaching professionals that could bring their skillset to the Coastside and establish themselves as long-term community members.

Thank you for your consideration.

Julia Thollaug

April 6, 2023

To: Coastside Design Review Committee
& Glen Jia: Design Review Officer
From: Mark Dinh, 722 Stetson Street, Moss Beach
Re: Item 3 on the April 13, 2023 CDRC Agenda:

Owner: Gipson Purayampallil, Coastside Market Llc
Applicant: Edward C. Love
File No.: PLN2019-00143
Location: 2385 Carlos Street, Moss Beach
APN: 037-097-200

Consideration of a Design Review (DR) permit recommendation for the construction of two (2) new 4-unit, three-story, multi-family buildings (Building 1: 5,346 sq. ft.; Building 2: 4,815 sq. ft.), on a 20,851 sq. ft. legal parcel, associated with a hearing-level Coastal Development Permit (CDP) and Grading Permit (GP). The project involves 925 c.y. of grading (cut: 600 c.y.; fill: 325 c.y.) and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards.

I am writing in advance of the April 13, 2023 meeting with the following requests, questions and comments:

1. Could the applicant or owner describe design changes, if any, that incorporated public comments from [the pre-application workshop held on Thursday February 20, 2020](#), in the upcoming April 13 meeting? Please post the most recent plans, if available, or confirm the most recent plans are found on [this county webpage, Etheldore Apartments](#).
2. The Midcoast Community Council (MCC) provided [comments for the project](#) on June 26, 2019. Does the design review committee concur with their assessment of compliance to midcoast standards, specifically height and mass of the proposed buildings? The comments also reference zoning regulations, C-1 (Neighborhood business districts). Does the committee and county agree that C-1 zoning requirements apply to a parcel that is zoned PUD-121?
3. Which standards does the committee utilize to review this project? The [Midcoast Design Standards](#) are for 1 and 2 family residential development. The [Community Design Manual \(1976\)](#) does have a section starting on page 27 for Non-Residential Development. Additionally, there is a [Moss Beach Community Plan \(1978\)](#).
4. The committee began work in 2018 on a Midcoast Design Review Standards update. Are there considerations from that update that will inform the review of this project? If so, can the committee share these considerations on Thursday?

I support the addition of housing units that will positively contribute to the rich fabric of the Moss Beach community and look forward to hearing more about this project next Thursday. Best of luck to Mr. Purayampallil on this project. The Coastside Market is a Moss Beach gem!