

June 9, 2022

To: Coastside Design Review

Glen Jia, AICP, Design Review Officer

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From: Mary Larenas

301 Nevada Ave.

Moss Beach, C94038

Regarding Project: Item 2. PLN2021-00445; 379 Nevada Ave., Moss Beach, CA 94038

Good morning,

My name is Mary Larenas. I have been a resident at 301 Nevada Ave. with my husband for almost 30 years. My husband and I live 3 houses south of the proposed project. I have reviewed the proposed plans and have some questions and concerns which I am requesting the Design Review consider and resolve. The proposed project appears to be a lovely two-story, single-family residence to be built on the empty lot located at 379 Nevada Ave. in Moss Beach. However, upon reviewing the plans:

1. PROJECT SCOPE (page 1): NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE. MINIMAL GRADING IS PROPOSED, NATURAL LANDSCAPING TO REMAIN, AND NO TREES ARE PROPOSED FOR REMOVAL. "No trees are proposed for removal." This is inconsistent with statements made in the planning document which shows the removal of the Cypress tree listed as #4. In addition, the Design Review notice tacked to one of the Cypress trees specifically states that one Cypress tree will be removed due to limb failure. If the tree is removed then a tree must be planted yet I did not see in the landscape plans a replacement tree of the appropriate gallon size. These Cypress trees are critical for noise reduction from Highway 1, bird habitat and keeping the neighborhood as a whole looking more natural and vibrant versus just a row of houses.
2. Landscape plans call for ANIGOZANTHOS "BUSH RANGER" or Kangaroo Paw, "ROYAL VELVET" ENGLISH LAVENDER, "LEMON CORAL" SEDUM. I would like to request that native, drought tolerant plants be considered.
3. Placement and type of exterior lighting. The lighting choice of EXTERIOR SCONCES: 10" GOODYEAR LED BARN LIGHT W/TRADITIONAL ARM, MATTE BLACK (DARK SKY COMPLIANT) OR SIMILAR. PENDANT LIGHT AT ENTRY TO MATCH SCONCE.

Although the requirement is that all exterior lights be shielded and facing downward, the plans call for a type of light that protrudes from the side of building making, for example, a light placed at the rear of the building also visible from the side of the building. I respectfully request all exterior lights be recessed, shielded so that no light falls onto neighboring property, does not shine directly into neighbor's windows, use muted bulbs, and limit the total number. This type of lighting would be more in keeping with the intentions of Dark Sky and would be less intrusive to the community. My light fixture count may be in error but I believe the number to be 15 total exterior lights? 5 at rear facing neighbor, 5 at front facing Ellendale, 5 shining towards neighbors to west and 6 shining towards Nevada Ave. Please clarify the number of lights and reduce the total number.

4. Is the purpose of the Detention basement located at the rear of the house, between the house and the neighbor's fence to collect roof runoff? Does the placement fall within the water main area and 20-foot easement? How will water collected not impact the neighbor's property? Will roots from adjacent Cypress be disturbed by building the detention basement? Can it be located elsewhere on the property?
5. The proposed building site is within 75 feet of Sunshine Valley/Deans creek to the north. The creek leads directly into the Fitzgerald Marine Reserve which is a protected marine environment. Any runoff must be contained and prevented from entering the marine environment. Is the proposed building up to code regarding runoff pollution?
6. Plans call for a Spiral staircase at the rear of the residence. Does a spiral staircase comply with building and fire safety codes? If the staircase is made of metal, it will rust quickly here on the coast.

Thank you for considering my comments.

Mary Larenas



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Moss Beach, CA

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