

**From:** [Olivia Boo](#)  
**To:** [ruthsclawson@gmail.com](mailto:ruthsclawson@gmail.com)  
**Cc:** [Ruemel Panglao](#)  
**Subject:** RE: 037-118-110  
**Date:** Wednesday, September 1, 2021 11:08:24 PM  
**Attachments:** [APN 037118119 resubmittal 239 Beach street Planning DR submittal Virginia Ave \(14 pages\) 8.12.21.pdf](#)

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Hello Ruth,

Thank you for your email. I'm sorry for the delay, I was asking the applicant to take a look at the window location concern.

The applicant will not be doing story poles but rather has posted the plans at the property. Applicants are given the option to do story poles or display the project plans. I have attached a set of plans here.

Regarding the window line up, the applicant did take a look at this concern. Here is his reply, in regards to the 325 Virginia Ave property.

There are very small vent windows on that side and one door (325 Virginia Ave) substantially lower than the windows on their house.. the upper windows (of the proposed house) are above theirs and are vent as well in the bathroom and closet, with one larger window that does not align horizontally or vertically with theirs . If there is an issue I can certainly relocate but I think I am good.

Also note that their finished floor is 59 (325 Virginia Ave) , ( 239 Beach St. ) is 54.8 so that the floor levels are offset by more than 4'. Looks like 325 Virginia Ave might be an issue with a couple bedroom windows towards the front of their share PL. If this is the case I will certainly adjust 239 Beach st, so they have both vertical and horizontal offset.

I hope this information helps.

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**From:** Ruth Clawson <[ruthsclawson@gmail.com](mailto:ruthsclawson@gmail.com)>  
**Sent:** Monday, August 30, 2021 1:12 PM  
**To:** Ruemel Panglao <[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)>; Olivia Boo <[oboo@smcgov.org](mailto:oboo@smcgov.org)>  
**Subject:** 037-118-110

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Hello, Olivia. I see you're the planner working on 239 Beach St, Moss Beach. When will the story

poles go in? This house is diagonally behind our project at 322 California Avenue. We would love to see how the structure will sit on the property. Also, the paperwork shows an empty lot next door (037-094-280), but that house is only days away from completion, and it looks as though no effort was made to look at window line ups. Has that been addressed? Thanks so much,  
Ruth Clawson