

Glen Jia

From: Scott Clemens <mossbeach@comcast.net>
Sent: Monday, March 27, 2023 10:11 PM
To: Glen Jia; Camille Leung
Cc: Mark Dinh; Daniel Kennedy; David Alumnaugh
Subject: Design Review for item 2 at the March 30th meeting in El Granada
Attachments: Scanned Image.pdf

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.

From:
Scott Clemens

To:
Glen Jia
Design Review Officer

Re: File No.: PLN2022-00348
Parcel No.: 037-096-120

I'm the owner of 740 Stetson Street, Moss Beach, above and to the side of the lot on Etheldore owned by Wayne and Kelly Robinson. I've lived here for forty-three years. Over the years we gained some view as trees were thinned out or died. We also lost two-thirds of our views from the bottom level with the building of the two houses on Etheldore that flank the Robinsons' lot. I was already resigned to losing the last views from our lower floor, as that seems inevitable no matter what is built. However, I'm not prepared to lose the views from our main floor — dining room, living room and kitchen — without complaint (see Exhibits "A" and "B"). I'm writing to voice my objection to the Robinsons' project as it is currently designed.

Last weekend — March 25th — the Robinsons were good enough to erect story poles for adjacent neighbors to demonstrate the impact their project will have on our views. This only served to confirm my fears. As designed, the building would stand significantly higher than the roof lines of the neighboring houses on Etheldore, blocking much of our view from the main floor. This would negatively impact both the everyday enjoyment and our property value (see Exhibits "C" and "D" For a demonstration of height).

When we suggested changes to mitigate the height by moving the building further forward toward Etheldore, we were informed by the Robinsons that current regulations require each level be stepped back to follow the natural slope of the lot in order to be less obtrusive. In effect, it achieves the exact opposite. Stepping back the four levels pushes the entire structure further uphill toward the back of the lot, obstructing our views and the views of our neighbors at 722 Stetson Street. It would also be out of character for the neighborhood.

In discussion with the Robinsons and other neighbors, in order to come to an amicable compromise which would still allow a level for the ADUs, we believe moving the ADU level forward over the garage and replacing the hip roof with a flat or slightly sloping roof would preserve our views and result in a building more in keeping with the height and character of the existing neighborhood.

Sincerely,
Scott Clemens

VIEW FROM
740 STETSON
DINING ROOM



EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E

The dotted line that extends from Ginny MacShane's roof line to Ehsan's roof line is also the approximate height of the tree at the front of the lot when it's been trimmed. As demonstrated by Exhibit D the pole denoting the Robinson's roof line is taller even than the untrimmed tree.

