From: David Alumbaugh
To: Glen Jia
Subject: Inadequate site posting pursuant to County of San Mateo Policies for Coastside Design Review
Date: Thursday, March 23, 2023 4:13:32 PM

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Re: Proposed Project at Etheldore Street, Moss Beach APN 037-096-120, PLN2022-00348.

Non-compliant site posting as per adopted San Mateo County policy does not allow the Coastside Design Review Committee (CDRC) to hear the above proposed project at its Special Meeting of March 30, 2023, and requires that the agenda item be continued until the full and adequate County-defined Demonstration of Project Scale information is prepared and properly posted on the subject site at least ten days prior to any public hearing on the proposed project.

Discussion: The proposed project does not comply with Policy 1: Demonstration of Project Scale (Pre-Approval) of the County of San Mateo Policies for Coastside Design Review within the urban Midcoast communities of El Granada, Miramar, Moss Beach and Montara, as Revised May 28, 2020.

Policy 1 states that visual methods in lieu of story poles **must be posted at the site at least ten days prior to the scheduled hearing date.** As of March 21 but also March 22 and 23, the site posting consisted only of an updated Notice of Coastside Design Review and a single sketch of the street-side facade of the proposed structure from Etheldore Street (see photos of March 22 @ 12:14 PM, below; other photo documentation can be provided if requested).

Policy 1 defines other visual methods in lieu of story poles as "digital imaging simulations, computer modeling, and/or other visual techniques" that **"represent all sides of the project along with immediately adjacent structures,"** to be displayed 'to scale' in poster format **at the project site at least ten days prior to the scheduled hearing date.**"

The legally required site posting fails to include the required Demonstration of Project Scale. It is therefore in violation of public posting requirements. The above-referenced policies state that failure to demonstrate that the proposed project meets project scale "may result in denial of a project." Clearly, the posting fails.

As well, the CDRC itself should be concerned that it does not have the complete and proper Demonstration of Project Scale information it needs to properly evaluate the proposed project against its own Standards for Design.

The Coastside Design Review Committee ought not to hear the above proposed project at its Special Meeting of March 30, 2023, but postpone the agenda item until the full County-defined Demonstration of Project Scale information is prepared and properly posted on the subject site at least ten days prior to any public hearing on the proposed project.

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