

July 9th, 2025

To Whom It May Concern,

I am writing to express a number of concerns regarding the proposed remodel and addition at 120 Ellendale Street, Moss Beach. After a detailed review of the plans and consideration of neighborhood context, I believe the current design presents significant issues related to scale, architectural cohesion, and community impact.

The overall form of the proposed addition and remodel is out of scale with the surrounding neighborhood. The long, vertical linearity of the façade facing Ellendale lacks articulation in its plane, contributing to a monolithic and commercial appearance. The garage door, intended to accommodate an RV, introduces a form not present elsewhere in the neighborhood. Even with concealment attempts, its scale pushes the top plate significantly higher than that of the existing structure. This, in combination with a single-pitch roof, contributes to an appearance that is incongruous with the established residential character of the area.

The proposed addition does not sufficiently relate to the existing structure. A continuation of materials and roof forms would help establish visual harmony. The massing of the new garage could be significantly reduced by lowering the door height, particularly if it were used for a standard vehicle rather than RV storage. Aligning the garage door header height with the existing garage would further reduce the apparent scale and improve consistency. Repeating the roofline of the original house into the new structure would also help unify the two volumes. If RV storage is indeed the intended function, additional consideration should be given to ADU tenant parking locations. Exterior tenant parking should be minimized to maintain neighborhood character.

Architectural Recommendations:

- Provide articulation in the wall plane of the Ellendale-facing façade.
- Continue the existing roof form into the new addition to create architectural consistency.
- Lower the ADU garage door height to eliminate RV storage, aligning with neighborhood precedent and reducing overall massing.
- Match the form and language of windows throughout the structure, avoid introducing disconnected elements such as the round rear windows.
- Add exterior architectural interest; avoid designs driven solely by interior layout.
- Use materials that match or complement those to be used on the existing structure.
- Break up the front elevation with larger fenestration above the garage.
- Consider relocating the living room deck to the front or adding a pop-out to increase architectural interest.
- Select and consistently apply an architectural language across both structures.

Lastly, the design should fully comply with the **Standards for Design for One-Family and Two-Family Residential Development in the Midcoast** (Section 6565.20), especially the guidelines outlined on pages 12–16, 18, 20, 21, 23, and 31. These standards are critical to maintaining the integrity and character of the El Granada, Miramar, Moss Beach, and Montara communities.

Thank you for your attention to these matters. I trust that the feedback will be given due consideration as part of the ongoing review process to ensure a design that aligns with community values and planning standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Williams Barter', written over a horizontal line.

Shannon Williams Barter

Founder and President of Id.3 Interior Design

Former member Tahoe Basin Design Review Committee (DRC)

Daughter of David and Kris Williams (370 Nevada, Moss Beach)