

**From:** [Mark Dinh](#)  
**To:** [Planning Commission](#)  
**Cc:** [Camille Leung](#)  
**Subject:** Correspondence on 1/28 Planning Commission item 4 (PLN2025-00232)  
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Dear Planning Commissioners,

I am writing regarding **Item PLN2025-00232** on the January 28, 2026 Planning Commission agenda. I am a resident of Moss Beach and also serve as a community representative on the Coastside Design Review Committee (CDRC). However, I submit these comments solely in my capacity as a county resident.

First, I want to express my appreciation for the County's work in updating the Design Review Ordinance to incorporate objective standards in response to recent State legislation, including SB 9, SB 35, and ongoing ADU reform. These changes are necessary to ensure the County remains compliant with State requirements while still maintaining baseline design expectations for our communities. I would especially like to acknowledge county planning staff, in particular Senior Planner Camille Leung, for their diligence in interpreting these complex legislative mandates and for consistently engaging with the affected communities throughout the drafting process.

In particular, I was pleased to see the updates to the story pole requirements. The revised provisions establish clearer triggers for when story poles are required, while also creating reasonable exemptions for smaller and less impactful projects. These thresholds acknowledge the cost and effort associated with constructing story poles while still ensuring that larger or more significant projects offer the visual clarity neighbors and review bodies need.

In my experience serving on the CDRC, lack of story poles has frequently contributed to frustration, mistrust, or misunderstandings between applicants and neighbors. Many community members felt that digital renderings lacked accuracy or minimized the perceived scale of proposed structures. By strengthening story pole requirements in a clear and objective manner, I am hopeful that the updated ordinance will lead to better early-stage communication, fewer conflicts, and more informed and productive dialog during the review process.

I also appreciate the County's incorporation of feedback from a recent Midcoast Community Council regarding exterior lighting standards. The intent to reduce glare, protect dark skies, and preserve neighborhood character is well-reflected in the updated standards. However, I have one suggested edits to the proposed requirement that all exterior lighting use lamps rated 2200K or lower. While I fully support the dark-sky objectives, a maximum of 3000K would still provide warm, low-impact lighting and aligns more closely with the specifications already being used for "dark-sky compliant" fixtures in many recently approved projects. Adjusting the standard to 3000K or below would maintain the ordinance's intent while offering homeowners a more practical range of compliant fixtures.

Overall, I believe the draft ordinance represents a significant and thoughtful step toward balancing State

mandates, local community character, and the need for clear, enforceable standards. I thank staff and the Commission for their continued work on this effort, and I appreciate the opportunity to provide input.

Sincerely,  
Mark Dinh  
Moss Beach Resident