

From: [Uma Dorn](#)
To: [Planning_CDRC](#)
Subject: April 9th Hearing - Agenda Item #2 845 San Ramon Ave
Date: Tuesday, April 7, 2026 11:35:56 AM

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To the Coastside Design Review Committee:

We are commenting on Agenda item #2:

Owner: Arturo M Tafolla and Romy Trigg-Smith
Applicant: Edward C Love
File #: PLN2024-00131
Location: 845 San Ramon Ave, Moss Beach
Assessor's Parcel No: 037-259-200

Our name is Dominic & Uma P Dorn and we a resident and property owner at 847 San Ramon Ave in Moss Beach are submitting these comments in strong opposition to the proposed new residential construction at 845 San Ramon Ave and urge the Committee to require redesign of the project before any approval is granted.

NATURE OF THE IMPACT

The adjacent lot at 845 San Ramon is currently vacant. The proposed new structure, sited on that lot, will be placed directly in front of our dining room window and will completely eliminate our existing ocean view, a view of the Pacific Ocean that we currently enjoy from our primary living/dining space.

This is not a question of building height. The issue is the placement and siting of the proposed structure on the lot. As currently designed, the building footprint is positioned in a way that directly blocks our ocean view corridor. I am submitting photographic documentation of our existing view for the record.

SITING IS A CDRC DESIGN CONSIDERATION

The Coastside Design Review Committee has explicit authority to evaluate whether new development is compatible with the physical setting of the site and the visual character of the Moss Beach community.

We respectfully ask the Committee to require the applicant to demonstrate that the proposed siting of this structure on the vacant lot is the only feasible option, and that alternative placements that would reduce or eliminate the visual impact on neighboring properties have been fully considered.

LCP COMPLIANCE

The San Mateo County Local Coastal Program requires that all new development in the

Coastal Zone protect visual resources and be compatible with the physical setting of the site and the visual character of the community. The complete and permanent elimination of an ocean view from a neighboring primary living space caused by siting a new structure on a previously vacant lot is precisely the type of coastal visual resource harm that the LCP was written to prevent.

REQUESTED RELIEF

1. STORY POLES: Require the applicant to install story poles depicting the full height and footprint of the proposed structure as sited, so the Committee and affected neighbors can evaluate the complete visual impact before any approval.
2. ALTERNATIVE SITING: Require the applicant to explore and present alternative placements of the structure on the lot that would reduce or eliminate the blockage of the ocean view corridor from our dining room window.
3. FINDINGS: If any version of this project is approved, require explicit written findings that the siting of the structure has been evaluated for visual resource impact and mitigated to the maximum extent feasible under the LCP.

This vacant lot has never had a structure on it. Once built, the loss of our ocean view will be permanent and irreversible. The Committee has the opportunity and the responsibility under the LCP to ensure that the development of this lot does not come at the permanent expense of our coastal visual resources.

Thank you for the opportunity to be heard.

Respectfully submitted,
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