

From: [monique laliberte](#)
To: [Hope Atmore](#); [Randall Cohen](#); [Luis Topete](#)
Cc: [Kathy Caloca](#); [Matt B](#)
Subject: Public comment
Date: Wednesday, July 22, 2026 6:59:25 PM

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COASTSIDE DESIGN REVIEW COMMITTEE AGENDA SPECIAL MEETING 7/23

EL GRANADA
1. Owner: Joe Bettencourt
Applicant: Jeff Guinta,
Guinta Designs
File No.: PLN2025-00019
Location:
Coronado Street, El Granada

Structural Massing Privacy & Street parking

This design review for an aggressively large duplex that will contain both a 4 bedroom/ 2 bathroom and a 3 bedroom/2 bathroom unit appears to be significantly larger than the actual available space, on combined parcels:

4074 square-foot duplex with a

1048 ft.² attached garage

118 ft.² balconies on 2 vacant parcels

= 5000 ft. on the corner of Fernand and Coronado.

We understand that a build to the maximum height threshold is permitted for this zoning S-3 districts.

The elevation requirements are 36' max (33'-5" proposed, and 3 stories 2 family duplex allowed)

What we question is:

Is such an massive structure necessary for a 2 family duplex ??

The long back side wall of this duplex will be directly facing my neighbors home.

The right side wall will be facing our front windows and decks at 486 The Alameda.

As stated by Mr. Cohen;

"Privacy is a main concern for this review committee.

If anyone feels they are being exposed in an unreasonable manner -perhaps a different window configuration can be proposed."

Adding trees any where on these lower lying parcels in El Granada, is a dangerous solution to screening and ensuring privacy.

The wind rips through EG and massive trees fall, yearly.

We would like to request a review of this massive building on such a small combined lot:

***height of duplex**

***windows & their exact layout-configurations**

***deck(s) & their layout**

We would like to evaluate potential **privacy impacts** and loss of sunlight on our established living space, windows, and decks at 486 The Alameda on the corner of Coronado.

To acknowledge-this lot needs a **proper sidewalk around its border**; which will consume some footage from the frontal space. Tree removal services are necessary to continue the sidewalk from Fernand to Avenue Alhambra. Please note* the heavy rains accumulate along the entire Fernand street from The Alameda and spills into newly installed drains at Avenue Alhambra.

It is evident that this duplex is not intended to serve as a rental property for two single families. Any family desiring 3 or more bedrooms would be renting a single family dwelling with a yard.

Though, Airbnb and VRBO are permitted in the incorporated El Granada, this substantial building imposes overcrowding of street parking on Coronado and Fernand. This is a significant concern in El Granada, particularly given the potential loss of beach parking at the jetty due to proposed and approved Bernal strip and RV projects.

We are very concerned and have resided at # 486 The Alameda since Nov of 2012.

I encourage you,

The Coastside Planning Committee,

to please take the time to hear all the neighbors's concerns and in promoting such large dwellings in our El Granada community.

Thank you for your time and considerations,

Monique Laliberte'

Matt Bystrom

"Be the change you wish to see in the world." -Gandhi

From: [monique laliberte](#)
To: [Randall Cohen](#); [Luis Topete](#); [Hope Atmore](#)
Cc: [Kathy Caloca](#); [Matt B](#)
Subject: 2nd public notice
Date: Wednesday, July 22, 2026 9:09:04 PM

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El Granada 7/23 meeting:

Part two of my public comment:

I would like to clarify that not all of my neighbors will be able to attend your meeting or participate in the discussion tomorrow.

Specifically, they are unable to express their concerns regarding your design review because you did not adhere to the 30-day notice .

Property owners received their notices on July 13th, and your meeting is scheduled for 10 days from your delivery note. As per the regulations, you are obligated to notify the public within 30 days.

Additionally, I would like to address the issue of the signs you posted. The measurements on the signs were missing and difficult to read due to their poor focus. This lack of clarity is misleading and has caused confusion among the neighborhood.

To rectify this situation, I request that you immediately set up story poles to display the true size of the project. This will ensure that all residents of El Granada can clearly see the dimensions and understand the scope of the work.

I extend my gratitude to you and our neighbors for your attention to these matters.

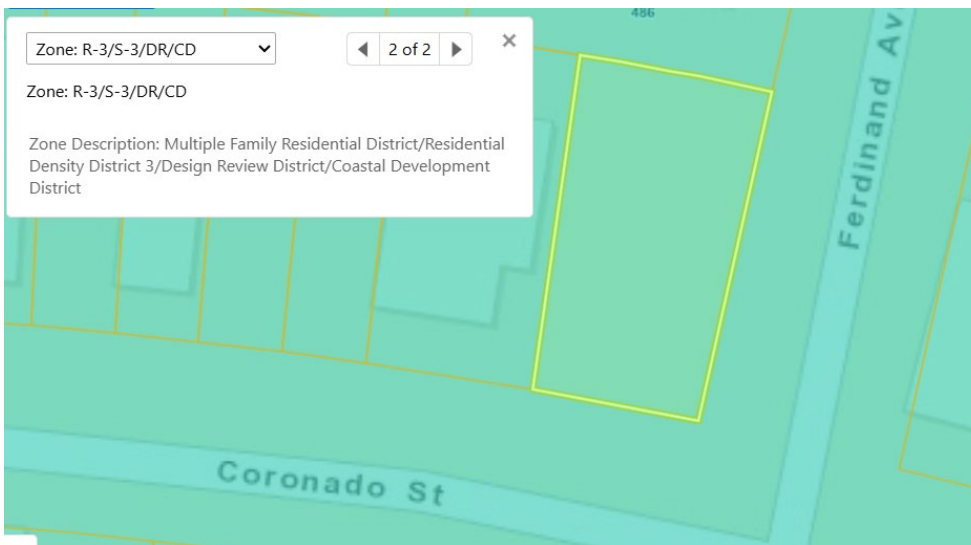
Sincerely,
Monique Laliberte
Matt Bystrom

"Be the change you wish to see in the world." -Gandhi

From: [Randall Cohen](#)
To: morgan@coastwave.com
Subject: RE: Coronado @ Ferdinand Duplex - - - PLN2025-00019
Date: Thursday, July 23, 2026 7:36:40 AM
Attachments: [S-Districts - - San Mateo County - Zoning Regulations.pdf](#)
[R-3 - - San Mateo County - Zoning Regulations.pdf](#)
[image001.png](#)

Good day Morgan,

The structure is located within the S-3 District (Zoning Attached) where the elevation requirements are 36' max (33'-5" proposed, and 3 stories allowed). Additional zoning is under the R-3 District, where multi-family units are allowed. I will forward your concern to the Coastside Design Review Committee for their consideration as well.



Please join us at the meeting so you can discuss your concerns to the Applicant.

Sincerely,

Randall

From: AU Taxation Department <morgan@coastwave.net>
Sent: Wednesday, July 22, 2026 5:44 PM
To: Randall Cohen <rcohen@smcgov.org>
Subject:

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July 22, 2026
Coastside Design Review Committee
Project Planner: Randall Cohen
RE: PLN2025-00019

Dear Mr. Cohen,

I am writing this to express reservations regarding the above-referenced project located at Ferdinand and Coronado (APN 047-207-390). I assert that this project is not in compliance with the Coastside Design Review Standards for the following reasons:

1. The project presents with a three-story height of 33 feet 5 inches. This violates the requirement of a maximum height of 2 stories (including garage.)
2. The project does not present with the requirement that the project be consistent with "the neighborhood size, scale and character" (please see attached photographs.) There is no other structure within the immediate vicinity that is consistent with this design. I assert that the apartment house immediately to the east of the proposed property is not consistent with this design, being of the "modern" style, and was built in the 1980's. Therefore, the proposed project is not in compliance with the standard.

I respectfully request that this project be lowered to a height of two stories, and that the project style be revised, to bring it in compliance with these requirements of the ordinance.

Respectfully submitted,

Morgan Walford