

To the Coastside Design Review Committee

My name is Cynthia Stern. My home is at 430 8th Street in Montara. I have lived there since 1991.

I am writing to express my concern about the design of the house that the buyer of the lot at 450 8th Street is proposing to build.

The design appears to show a 40+-ft line of horizontal windows facing my back yard.

As I studied the proposed design, I was - and am - very concerned by the inevitable loss of my privacy if the proposed design stays as is. The 3 rooms that make up the entire BACK of my house would be in plain view of the bank of windows that make up the all-but-entire FRONT of the proposed house.

There is also the issue of a potential blinding glare in the planned design of these windows.

My 1,540 sq. ft. house dates from 1906. It has undergone many upgrades and improvements over the decades, yet retains its rustic character and modest scale, in keeping with the overall charm of Montara. This is why I am writing the Committee about my concern regarding this very large proposed structure that will potentially loom over my house.

From: [abbie murthy](#)
To: [Luis Topete](#)
Subject: Public Comment for File PLN2025-00328 MONTARA
Date: Wednesday, August 12, 2026 2:46:53 PM

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To THE COASTSIDE DESIGN AND REVIEW COMMITTEE,

We are the owners of 459 8th St., Montara CA, submitting our comments re FILE NO:PLN2025-00328

1. Drainage.

The proposed property's elevated driveway is directly across our own, since our driveway sits at a lower slope, we fear that the additional run-off onto the front area of our garage may cause flooding. Can the Committee please seek confirmation that their proposed storm drainage will be adequate as to not cause this issue.

2. Parking

The proposal includes a 2 car garage, and doesn't include sufficient parking for a second independent unit (ADU). This will cause any additional occupants to park along a narrow 8th St, increasing congestion and potentially traffic safety.

3. Visual Obstruction

The proposed construction will be directly to the south of our property, we request the Committee to require story-poles to assess visual obstructions.

4. Construction Congestion

Can the Committee please confirm that we will not be hampered with construction obstructions/traffic accessing our driveway.

May we also state for the record that we received the Committee's Notice Of Public Hearing and saw the visual notice on Mr. Akhavan's property fence first week of August 2026 and to submit comments no later than August 13th, 2026 is not adequate time to fully review the impact this project will have on our lives. Currently, one of us is out of the country and just to be able to meet this deadline- we are both haphazardly writing this joint statement. In addition, we are also dealing with other complexities in life that need our full attention. Humbly, we are requesting more time to fully assess all the information available to us and hope that the committee would grant us such.

Regards,

Mark and Abigail Murthy

From: [Kai Conragan](#)
To: [Luis Topete](#)
Subject: Written Comment – 450 8th Street, Montara, Design Review (Agenda Item – #1])
Date: Wednesday, August 12, 2026 2:57:11 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Members of the Coastsides Design Review Committee,

Please include this written comment for tomorrow's CDRC meeting, August 13th, regarding the proposed residence at 450 8th Street, Montara:

We own the property at 475 8th Street, which is across the street from and downhill of this site. Like other property owners, we request an independent verification of the 28-foot height limit given the roughly 50-foot grade change across the lot, and clarification of whether the "Second Level – East Wing Entry" (with its own separate stair, two bedrooms, bathroom, and rec room) constitutes a second dwelling unit.

We'd like to add concerns specific to our property:

1. **Visual impact:** Because we sit downhill and directly across the street, we will be looking uphill at the full two-story elevation facing 8th Street. We request that the Demonstration of Scale visual simulation specifically include a street-facing view before approval.
2. **Drainage:** The grading plan shows the lot converting from 0 SF of impervious surface today to 3,164 SF proposed, with stormwater piped downhill toward 8th Street. We request confirmation that the proposed storm system won't concentrate runoff onto our frontage.
3. **Parking:** The four-bedroom program supporting a nearly 5,000 SF home against a limited two-space garage will likely spill parking onto a narrow street with already strained capacity. We request the Committee evaluate this realistic parking demand and condition approval on a parking management plan to prevent chronic overflow onto 8th Street.
4. **Construction impacts:** Given the project's scope, we anticipate an extended construction timeline. We request conditions addressing construction-hour noise limits, contractor/worker parking and traffic management on 8th Street, and site security during an extended build, given the direct proximity of neighboring homes.

We request that approval be continued until these issues are addressed.

Respectfully,
Julie Brookman and Kai Conragan
475 8th Street, Montara, CA 94037

Dear Members of the Coastsides Design Review Committee:

My wife and I are the owners of **474 8th Street, immediately adjacent to the proposed 450 8th Street project**. We respectfully request careful consideration of the proposed **4,983-square-foot, two-story residence** and its direct impacts on our property.

Although the project appears within stated FAR, lot-coverage, and 28-foot height limits, numerical compliance does not necessarily establish neighborhood compatibility or address impacts on adjoining properties.

Our concerns are:

1. **Mass, scale and height:** Nearly 5,000 square feet is substantial for Montara. Because the lot slopes, please independently verify the 28-foot height calculation and evaluate the structure's actual visual bulk and scale as seen from our property.
2. **Story poles:** We request **story poles be installed before final approval** so that neighbors and the committee can better evaluate the top of foundation, actual building height, mass, sight lines, privacy impacts, and shadowing.
3. **Privacy and noise:** The **upper-level stairs to the "Rec Room," along with its windows and other living areas**, may create direct views into our bedroom and other private areas. Their elevated location may also increase voices and other residential noise toward our property.
4. **Vehicle headlights:** The proposed driveway/access from the **west side** appears capable of directing vehicles up the grade toward our home. Headlights from vehicles entering or exiting the driveway could illuminate **multiple rooms of our house**, particularly at night. Please evaluate this impact and require appropriate screening, lighting controls, or driveway design modifications.
5. **CEQA exemption:** The notice invokes **CEQA Guidelines §15303(a)**. Please explain the factual basis for applying this exemption to a 4,983-square-foot residence and confirm that applicable exceptions, including unusual circumstances and cumulative impacts, were considered.
6. **Solar access:** The proposed structure may cast shadows on our existing solar panels. Please require a **solar/shadow study** to evaluate year-round impacts and identify appropriate mitigation.

For these reasons, we respectfully request that approval be continued until these concerns have been fully evaluated.

Respectfully,

Charles Lintell & JoAnn Uhelszki
474 8th Street, Montara