



Outlook

Fw: File No.: PLN2025-00328 Location: 8th Street, Montara Assessor's Parcel No.: 036-095-190

From: clintell <chucklintell@yahoo.com>
Date: Wed 10/14/2026 3:08 PM
To: PLANNING_PlanningProjects <planningprojects@smcgov.org>

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I am forwarding this as directed by the OOTO email ->

Luis Topete
From: ltopete@smcgov.org
To: clintell

Wed, Oct 14 at 3:02 PM

Thank you for your email. I am currently out of the office and will return on Monday, October 19th. I will respond to your message upon my return. For immediate assistance, please contact the Planning team at PlanningProjects@smcgov.org or call the Planning Counter at (650) 363-1825.

Please see the below comments for tomorrows CDRC meeting.

Regards,

Charles Lintell
JoAnn Uhelszki
474 8th Street
Montara, CA 94037

----- Forwarded Message -----

From: clintell <chucklintell@yahoo.com>
To: Luis Topete <ltopete@smcgov.org>
Cc: JoAnn Uhelszki <juhelszki@yahoo.com>
Sent: Wednesday, October 14, 2026 at 03:00:58 PM PDT
Subject: File No.: PLN2025-00328 Location: 8th Street, Montara Assessor's Parcel No.: 036-095-190

Luis,

Please find our comments for the agenda item 1 File No.: PLN2025-00328 for tomorrows CDRC meeting.

Regards,

Chuck & JoAnn

Dear Coastside Design Review Committee and Planning Staff,

We have reviewed the revised drawings for 450 8th Street, including the architectural elevations, floor-area diagrams, landscaping plan, and civil drawings.

We appreciate the applicant's revisions, particularly the apparent elimination of the structure above the garage and the addition of landscaping. However, we remain concerned about several aspects of the revised design.

Story Poles

We are disappointed that the Committee did not include story poles among its August 13 requirements, despite requests from three neighboring households. Given the project's proposed height, massing, and proximity to neighboring homes, we believe story poles would provide an important visual reference for evaluating its actual impact. We respectfully ask the Committee to reconsider requiring story poles before making its final recommendation.

Garage Roof Aesthetics

Although we appreciate the elimination of the proposed structure above the garage, the revised garage roof now incorporates an angular, geometric design.

We are concerned that this roof configuration may appear visually awkward and inconsistent with the architectural character of the main residence and surrounding neighborhood. Its unusual geometry raises questions about whether the garage has been designed as a cohesive architectural element or simply modified to accommodate the removal of the upper-level structure.

We request that the Committee evaluate the garage roof's proportions, rooflines, materials, and overall visual compatibility with the residence and neighboring properties under the Design Review Standards for building mass, shape, and scale.

We support the removal of the second-story structure but believe the resulting garage roof should also be architecturally appropriate.

Clarification of August 13 Findings

Before the Committee determines that the revised project satisfies its August 13, 2026 findings, we respectfully request clarification of the following:

1. **Building height:** Please identify where the revised elevations demonstrate the required minimum one-foot reduction in the addition's height.
2. **Garage and deck:** Please confirm that the above-garage structure has been eliminated from all applicable architectural drawings, clarify the purpose of the stairs shown adjacent to the garage on Sheet A0.02, and ensure that the previously proposed deck has also been eliminated as promised and documented in the previous CDRC meeting.
3. **Landscaping:** Please identify the specific trees on Sheet L1 that satisfy the Committee's requirements for an additional tree in front of the den and another at the neighboring property line. Please also confirm their proposed size and screening characteristics.
4. **Privacy glazing:** Please identify the architectural detail or window schedule confirming the required clouded glass on the north-facing living-room window, extending from three feet above the finished floor down to the floor.
5. **Plan consistency:** Please confirm that the revised architectural, landscaping, and civil drawings constitute a complete, coordinated application reflecting the Committee's August 13 findings.

We appreciate the Committee's continued consideration of neighboring properties and request that these matters, including the story-pole request and garage roof aesthetics, be addressed in the project record and included in the plans before a final design recommendation is made.

Sincerely,

Charles Lintell
JoAnn Uhelszki
474 8th Street
Montara, CA 94037

Fwd: Siamek Akhavan parcel 036 - 095 - 190 PLN2025-00328 450 8th Street Montara CA 94037

From Cynthia Stern <cynthiastern2@gmail.com>

Date Wed 10/14/2026 4:53 PM

To PLANNING_PlanningProjects <PlanningProjects@smcgov.org>

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From: **Cynthia Stern** <cynthiastern2@gmail.com>

Date: Wed, Oct 14, 2026 at 4:39 PM

Subject: Siamek Akhavan parcel 036 - 095 - 190 PLN2025-00328 450 8th Street Montara CA 94037

To: Luis Topete <ltopete@smcgov.org>

Item #1:

Says that staff recommends that the CRDC determine that the "the project is exempt from environmental review" pursuant to etc.

WHY is this project exempt from environmental review?

Trees: What about the 4 or 5 trees on his property, one almost touching **my back fence**, the others very close to my back fence. Mr Akhavan told me several months ago that he would have these trees transplanted to preserve some greenery. (I was pleased to hear his assurance because I am very interested in having as much greenery as possible...as well as whatever privacy they would provide.) I'd like to believe that those trees will in fact survive transplanting, but I am sceptical. While they are not prized specimens, they are exponentially preferable to my having to see a behemoth of a structure looming over my backyard.

Before he gets a sign-off and a permit from the County for this property, does the DRC require/mandate that he replace those trees -- if in fact they don't survive transplanting -- with ones that will thrive on the Coast with a professional arborist's judgment?

If the DRC doesn't require Mr. Akhavan to replace these trees with at least an equivalent number, why not?

Thank you for your attention.

Cynthia Stern

Dear Mr. Topete and Members of the Coastside Design Review Committee,

I am Amanda Ayoob, an owner and resident of 444 8th Street, adjacent to the proposed development at 450 8th Street.

I only recently understood how far the review had progressed. I'm unsure whether I received notice; I may have missed it. Having read my neighbors' letters, I share their concerns about preserving privacy.

Before final approval, I would appreciate clarification of the following concerns and how the proposal meets applicable design standards:

- **Height and sightlines:** I'm unsure whether the revised proposal includes story poles. Existing brush and sloping terrain make the drawings difficult to interpret. I request story poles or comparable on-site markers showing the proposed roof height and deck location, with clarification of sightlines into our property.
- **Deck privacy:** The proposed deck appears to overlook our deck and backyard, which we use as private outdoor living space. Could its orientation, placement, or screening be adjusted to preserve the owner's view while limiting direct views into our yard? I am concerned about the potential effects on our privacy, enjoyment of our home, and long-term property value. Story poles or comparable on-site markers could help answer these questions.
- **Property boundary, trees, and rock garden:** The owner and I briefly discussed the property line in passing. Please clarify its exact location and the proposed fence, grading, and landscaping work. Near this boundary are two established medium-sized trees and a rock garden on our family built with rocks collected during our travels. We hope these trees can remain and request clarification of any anticipated impacts during construction.

I had hoped to discuss these details further with the owner. Having recently learned more about the hearing process, I am submitting these questions now and plan to attend tomorrow, by Zoom or in person.

Thank you for considering my comments. Please include this letter in the record and send me the resulting decision letter.

Sincerely,



Amanda Ayoob
444 8th Street/ P.O. Box 370027
Montara, CA 94037