

From: [Kurt Edsinger](#)
To: [Glen Jia](#)
Subject: Comments on PLN2022-00367 (130 Sonora Avenue)
Date: Tuesday, April 11, 2023 6:03:22 PM
Attachments: [Proposed Trees in Landscaping Plan for 130 Sonora Ave.pdf](#)

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Hello Glen,

We have been reviewing the consideration of the Design Permit for 130 Sonora Avenue. We own the property across the street at 206 Sonora Avenue, so the proposed residence is directly between our house and our view of Half Moon Bay. It's disappointing to see a proposed project that replaces a ~700 Sq ft single story home with a home that consumes every allowable inch of property, but we are going to focus on giving some thoughtful suggestions:

(1) It would be good if the setbacks of this property match those of the neighbors along Sonora Ave. Although not all dimensions are shown, it appears the front of this residence would be constructed about 3-4 feet closer to the sidewalk (if you look on Google Maps, the setbacks of all of the houses on Sonora Ave fall along the same line, with about 8' between the inside of the sidewalk and the beginning of the 20' setback; this dimension is not shown in the application for 130 Sonora Ave, but it appears to be about 4.5' when scaling from other dimensions that are shown).

(2) It would be good if the owner/architect would consider a lower pitch roof on the upper floor. They are proposing 8:12. Our house across the street, as an example with similar architecture, is 4:12 (like the lower roof on the proposed house). Note: This will not make a difference for our view due to the sheer size of the house, but could make the street feel more open and maximize views of some of the neighbors.

(3) It would be good if the owner/architect would consider offsetting the upper story to the rear of the property by 5-10 feet. Similar to number 2 above, this would open up the space while still allowing them to build to the maximum square footage allowed.

(4) I think the owner/architect needs to reconsider the choice of the Arbutus 'Marina' tree for the front yard. Given that the outline of the canopy is much smaller in the drawing than these trees actually grow, I suspect it's a mistake. In any case, as you can see in the attached file, the canopies grow to a diameter of 25-40 feet and a height of 40 to 50 feet. Positioned just off the driveway, this adds significant visual impairment for the proposed project. For perspective, the majority of owners along Sonora Ave either have no trees in the front yard or very modest trees.

I look forward to seeing you and speaking with you at the committee meeting this Thursday.

Best Regards,
Kurt Edsinger
206 Sonora Ave., El Granada

Proposed Landscaping Plans for 130 Sonora Avenue

Trees in backyard: *Lyonothamnus floribundus* ssp *aspleniifolius* - Santa Cruz Island Ironwood

“This California native evergreen tree is fairly quick growing to a maximum height of 50-60 feet and a width of 15 to 20 feet but is usually seen in cultivation as a slender upright tree with an open canopy no more than 30 feet tall.”

- Category: Tree
- Family: Rosaceae (Roses)
- Origin: Channel Islands (North America)
- Evergreen: Yes
- Flower Color: White
- Bloomtime: Summer
- Synonyms: *L. floribundus* ssp *aspleniifolius*]
- Height: 20-30 feet
- Width: 15-20 feet
- Exposure: Full Sun
- Summer Dry: Yes
- Deer Tolerant: Yes
- Irrigation (H2O Info): Low Water Needs
- Winter Hardiness: 15-20° F

<https://www.smgrowers.com/>

Tree in front yard: *Arbutus 'Marina'* - Marina Strawberry Tree

“A medium-sized evergreen tree, growing to 25-50 + feet tall with a broad dense crown.”

- Category: Tree
- Family: Ericaceae (Heaths, Heathers)
- Origin: Europe, Southern (Europe)
- Evergreen: Yes
- Flower Color: Pink
- Bloomtime: Year-round
- Synonyms: [*A. x andrachnoides* Marina, *A. glandulosa* Marina]
- Parentage: (*Arbutus unedo* x *A. andrachne*)
- Height: 40-50 feet
- Width: 25-40 feet
- Exposure: Full Sun
- Summer Dry: Yes
- Deer Tolerant: Yes
- Irrigation (H2O Info): Low Water Needs
- Winter Hardiness: 15-20° F

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Shrub in front yard: *Loropetalum Razzleberri*: 4-6 feet tall (Monrovia)

