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**Subject:** Meeting 2/11 Regular agenda item #1 Miramar  
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Coastside Design Review Committee,

We are writing today to voice our concerns in regards to the proposed project located at 345 Miramar Dr , Half Moon Bay.

They are as follows:

1. Regarding the proposed removal of the "heritage" tree, why would it need to be taken down? It doesn't appear to be inside the building envelope or construction area and is home to numerous species of birds and wildlife. Leaving the tree will also help soften the view of the new home.
2. The proposed garage is awkwardly tall with oddly placed transom windows that could be replaced with a much taller garage door in the future. Moreover, the 16-foot high plate lines which run the length of the tandem garage is not in keeping with the neighborhood. The design, as is, lends itself to more of a light industrial area, like Princeton, for example. If the applicant insists on having a tandem garage, it would be more fitting for the plate line to be lowered to one story. This would also lessen the loss of light to the neighbor on the east and make the overall aesthetic more desirable and in keeping with the neighborhood.
3. Asking for a parking variance is completely unreasonable, especially for the size of the lot. The newly constructed neighboring homes are on substandard lots and were able to meet the criteria of having a two car garage and two car driveway which is in keeping with the neighborhood. On-street parking is already limited and difficult due to the width of the street and the fact that it is now being used as the coastal trail with literally hundreds of people on weekends. Squeezing the passageway of cars, bikes, and pedestrians would just make an already unsafe situation even more unsafe.

Thank you for your consideration in helping protect the environment, ensure safety, and maintain continuity within our neighborhood.

Wayne and Jill Impink

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