

Donald F. & Linda H. McMann  
PO Box 445  
El Granada, CA 94018  
650-544-0291

March 2, 2022

Coastside Design Review Committee Meeting  
Thursday, March 10, 2022  
**RE: File # PLN2021-00406**

[cdrc@smcgov.org](mailto:cdrc@smcgov.org)  
[bjia@smcgov.org](mailto:bjia@smcgov.org)

Dear Members of the CDRC,

We are writing to voice our support of the proposed planning application for a new single-family home at 000 Avenue Balboa by Greg Barsh and Carolyn Russo, and designed by architect Rebecca Katkin.

We live at 162-164 Avenue Balboa, El Granada, (APN# 047-207-370) and have owned this duplex for the last 8 years. Therefore, our property and primary residence is immediately adjacent to the home that Greg and Carolyn are proposing. Greg, Carolyn and Ms. Katkin have been very forthcoming with this project by providing us with copies of the plans and providing us with a direct line of communication to address any concerns we may have. Throughout the preliminary work that has taken place and the removal of the eucalyptus trees they have made us aware in advance of this activity and insured that it was not in any way disruptive to us.

We have had extensive opportunity to review the plans and we have absolutely no concerns about the project and are excited to have Greg and Carolyn as neighbors. We find the modern design will be a welcome addition to the neighborhood and compliment some of the recent construction on The Alameda and add to the diverse styles in the area.

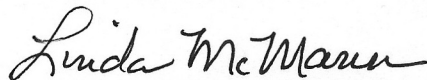
We understand that their lot, as well as the adjacent lots on Alameda are zoned for higher density housing, and we are extremely pleased that a single-family home will be adjacent to our property. And, we believe that this home meets or exceeds all required setbacks and height restrictions.

We recommend that these plans be approved so that the addition of this beautiful home can commence.

Thank you,



Donald F. McMann



Linda H. McMann