

June 9, 2004

Farhad Mortazavi

Re: PLN 2004-00180
APN 036-017-380
5th St btw Farallone & East, Montara
R-1/S-17
Owner/applicant: Darbani Widjaja

On May 5, 2004 the Midcoast Community Council Planning and Zoning Committee reviewed this house. We have noted here several problems that need to be corrected as part of the application approval process.

One big discrepancy that needs to be resolved is the conflict between the plans and the Design Review Application in the identification of the roof material. The plans indicate that the roof will be tile; the Design Review Application calls for a steel coated roof. Neither indicates color. The MCC P&Z committee is opposed to steel roofs. They are out of character with the neighborhoods here. Typically the homes in Montara and Moss Beach have dark brown or gray textured roofs, usually constructed out of composition shingles. Occasionally there are red tile roofs. Based on the surrounding neighborhood the committee recommends a dark-colored textured roof similar to composition shingles, slate, or imitation shake.

This new home is a big box. It needs help from the design review committee to improve the articulation and trim. No colors have been specified on the plans. This home needs some additional detailing to make it appear less boxy.

The proposed siding material is out of character for the surrounding neighborhood. No colors were specified on the application as is required. No samples were provided. The P & Z committee recommends a wood or wood like siding in medium to dark colors that compliment those in the surrounding neighborhood.

The five-foot crawl space at the rear of the house is made more prominent by the decks at the same level as the floors. Stepping the decks down from the house floors will fit the house into the site in a better fashion.

Sincerely,

Sara Bassler,
Chair, MCC P&Z Committee.