

**Planning & Zoning Committee of the Midcoast Community Council**

PO Box 64, Moss Beach CA 94038

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November 26, 2004

**TO: Farhad Mortazavi**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1850 - FAX: 650.363.4849

**RE: PLN2004-00308:** Consideration of a CDX and DR for a new 3,492 s/f 2-story SFR, including a 2-car garage on a 6,263 s/f parcel at Purisima Way, HMB. APN: 048-062-100, 048-062-110, 048-062-120

Dear Farhad:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above-referenced project at our regular meeting on November 17, 2004. The applicant was invited to the meeting, but he was not present. This project was previously discussed at Planning & Zoning meetings on 8/4 and 8/18, and the applicant has now submitted a revised project.

Our comments on this revised project are as follows:

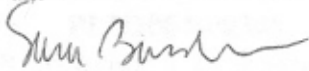
- Previously the parcel size for this project was stated to be over 8,000 s/f. However it has been determined that the actual parcel size is less than 8,000 s/f. It is our understanding that in this zoning area, if the parcel is less than 8000 s/f in size, then there may be a limit on the availability of a sewer permit.
- We request that county council address the issue of putting a deed restriction on this parcel because of the history of this parcel owned by Mr. Coverdell and the adjacent parcel owned by Mr. Gibson. Prior to being two separate parcels, these two parcels were one larger 12,000 s/f parcel. When the adjacent parcel owned by Mr. Gibson was developed it was restricted to a single-story structure because of it being a substandard parcel for this zoning. We recommend that the same restriction apply to this project because it too is substandard now that its actual size has been determined to be less than 8,000 s/f. The information for Mr. Gibson's parcel & house is as follows:

Owner: Joseph Gibson  
Address: 455 Purisima Way  
APN: 048-062-090  
Case Numbers:  
PLN2001-00170  
BLD2001-01411

- The house design doesn't conform to current design review criteria. The photograph on the plans for the house does not reflect the actual design of the house. There are incompatible design features that need to be brought into harmony such as the stucco, the tile, and the lattice decking finish. Window and door configurations also are not consistent with the style of the house. The proposed stucco finish will make this house stand out from the environment rather than blend with it. A wood panel finish might enhance blending this house with the surrounding environment. The chimney protrudes unattractively from the house, and it will need to be raised to meet fire code.
- Site location and roof line plans are needed to complete the application.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler  
Chair, MCC Planning and Zoning Committee