

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

May 9, 2005

FAX/Email

**Farhad Mortazavi and the Coastside Design Review
Committee**

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1825 - FAX: 650.363.4849

RE: PLN2005-00108: Consideration of CDR & Staff-level CDP
for a new 1917 s/f SFR including a 436 s/f garage on a 4000
s/f parcel on 6th St. Montara. Well permit approved. APN: 036-021-020.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the
above-referenced project on May 4, 2005 with the applicant in attendance.

This project is currently scheduled for CDRC on May 12, 2005. However, the applicant
informed us that he will be asking that this project be removed from the agenda because he
will be redesigning this project. We fully support the redesign of this project because as it is
currently designed it is seriously non-compliant to the Design Review Standards.

We did make one recommendation to the applicant that we hope he will use when he
redesigns this project:

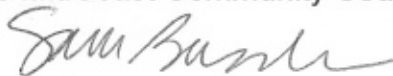
- Increase the first-floor in the back by 200 s/f and decrease the second-floor by this
amount, so then he can step-in the second-floor by 200 s/f but not lose any square
footage overall.

We have included this design comment because we think this straight-forward change in the
design will help make this project more compliant, but we do not intend this to be construed
as covering all the design issues for this project. By our comment we do not intend to imply
that this is the only design issue or the most important design issue for this project. We
leave that determination to CDRC.

**Moreover, we have made only this one comment with the understanding that this
project is going to be redesigned before being presented to CDRC. Please send us a
full-sized set of the revised plans when you receive them.**

Thanks for your help. We further 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 & Zoning Committee

cc: Karen Wilson, Coastside Design Review Committee
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