

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

May 1, 2002

Ms. Lilly Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

RE: PLN2001-00610: Lot Merger and Coastside Design Review for a new 3025 sq/ft (including attached garage) 2-story single family residence on a 5,250 sq/ft parcel

Location: 1050 Acacia St. (between Franklin and Edison) in Montara,

*Attendance: Karen Wilson, Paul Perkovic, Chuck Kozak, Kathryn Slater Carter
Applicant and Owners Present*

Dear Lily:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above plans during our 4-17-2002 meeting. The owner and applicant made no changes to the plans and they were submitted as originally proposed. Unfortunately, Chuck Kozak and I were unable to contact the applicant in the week before our meeting to get renderings done from our proposed locations that would show the mass of the structure, visibility and incompatibility to the existing neighborhood.

This was our second review of this project. Chuck Kozak and I have met with the owners and applicant onsite regarding our concerns, we have examined the story poles, and still find that nothing has been done to reduce the over all mass of the project. The story poles are visible from many of the homes on both side of the street and from the houses and next street to the west of the location.

In general, the committee felt the house was not in conformance with the Size, Scale and Character with the community as specified in the Community Plan, Community Design Manual, Zoning Regulations and Local Coastal Plan. As it was submitted under the less-restrictive Interim Zoning Ordinance, the proposed project will create the permanently largest house in the neighborhood for all time. Any new homes or remodels in this area will produce smaller homes under the new LCP amendment including stricter guidelines implemented by Coastside Design Review.

We have attached maps that illustrate a survey of the surrounding neighborhood. the maps comparative house size (Attachment A) and Floor-Area-Ratio (FAR) (Attachment B)

The applicant explained their concerns financially and described their needs as this will be their future residence. The neighbor's equally displayed concern over their property value, privacy, daylight and the esthetics' of their neighborhood.

The proposed house will replace an existing one story residence that is situated on 2 lots at 100 x 100, the proposed project will divide this site into two separate 50 x 100 ft lots. The committee feels that the current proposed residences and future plans by the owners to develop the southern 50 parcel will create even greater density and recommends this project be review in conjunction with the foot print and mass of the additional structure to the South.

There were additional concerns raised about the current health and safety conditions of the existing residence including rats, it is recommended that it be inspected for livable health conditions.

The committee agreed unanimously to recommend to the county to deny this project as proposed. ***(I don't think lily or the county is going to like this sentence, however it was part of the meeting)***

Additional concerns and comments

Notification: There were also concerns about notification: Rob Carey,

Public Comment: Many residents attended the meeting; they had many concerns and comments:

Rob Carey -directly behind the proposed property, did not receive notice by the county.

The story poles were discovered on a walk, he was concerned that the existing home would be destroyed, he felt it had a charm and character and possible history related to Montara.

- Like to see all public notice to start over again and since notice was not received by many neighbors
- According to the current regulation and suggest that the comments and what the council suggests. Met not in the best interest.
- Self interest of the builders instead of interest of the community
- Negative peace privacy and property value quality of back yard view and light will be greatly affected out of character of the neighbor hood,\
- Scale it back, and change it
- Historical and architectural history of existing building
- His rental income will be affected for what he would be able to receive for his current extra bedrooms, lowering his property value
- Rendering from his property
- Impact neighbors property

Tony Maganinni (address) - opposed to building

Robert Penny Myerson - not aware 1030 acacia, all neighbors he spoke with were opposed to this structure

- Start over with property community input

James Robertson - 1051 Acacia across the street

- Respect owners right to build, taking view and monster in size, 4th 5ht 6th staggering up the hill that the lots are all house and resembling SF, 1500 sq. ft. + garage directly across the street.
- 2 homes will be built at this location and THESE SHOULD BE LOOKED AT TOGETHER
- hopes applicants will be willing to work with the neighbors
- 2 houses is of even greater concern.
- 2 homes on what was once a one home parcel should not be so grossly out of scale.

Ron Welf - 1035 Tamarind directly rear of property,

- out of scale
- Privacy is their main concern project will destroy privacy for both bedrooms on the second floor, there former view of trees will be translated to primary building and structure.
- Their house currently 21' tall this project will tower over their property
- change the way we live, change happens this is the way the world works
- what is the future landscape plan
- large for neighborhood

Karen Mattson - 1050 Tamarind: sent letter with a neighbor to meeting and attended briefly to comment

- Over sized house and objects this house is out of character and adversely affect my privacy
- Story poles do not accurately reflect the size and mass

Susan and Jim - Community resident since 1983

- move into area because of it's charm, this project does not fit into the surrounding neighborhood
- may be within code requirements however what other policies protect the community
- there are only two – two story homes in the neighborhood and they are at the ends of the block
- This is a monster house
- Feel they did not give it a lot of thought to fit in to the community
- Southern property will remain vacant for some time
- Feels this would enhance property values
- Feels other homes will be changed

Committee Comments:

Kathryn Slater-Carter - Story poles are very hard to calculate, if neighbors were unaware she understands.

- With two homes proposed and what the actual size of this development will be.
- Cumulative affect on neighborhood for both homes of similar sizes
- Nice house, belongs on a larger lot possibly in Mira Mar
- Not in character of neighborhood
- This is a proposed monster home I am afraid to loose the charm of Montara and specifically this neighborhood
- Neighborhood character if of the utmost importance
- Too tall sheer mass, may meet numbers however there are other standards involved and all of these should be taken in to account
- Remove basement to prevent potential drainage problems for neighbors.
- Basements are not used in this area

Paul Perkovic

- lack of notification a frequent complaint
- suggest applicants meet with neighbors prior to any plans to avoid appeals,
- locate the bulk of house in center of lot, minimize the size and mass of the structure

Chuck Kozak (add change edit your comments I couldn't keep up)

I agree with the comments that this is well designed introduced under interium ordinance larger than currently allowed. Only 2 homes larger than this one, one on acacia, 7500 sq/ft lot, larger one acacia/edidson 10,000 sq/ft parcel.

The floor Aria ratio is actually small, this house would have the largest FAR and forever be the largest home in the area. A measurement of house to lot.

Side lots are not guarantee that would ever guarantee that.

Recommend to the committee not approve existing design to facilitate a better design We would happy facilitate.

Effect of theoretically evaluated

256 sq/ft.

Karen Wilson

- The proposed project is out of scale with the community

- To reduce the square footage to fit better into the neighborhood
- Completely unnecessary to have a basement as it will cause additional problems for the neighbors drainage, as this community has no infrastructure
- Referred to the LCP regarding Size Scale and character
- Referred to the Community Plan regarding size scale and character
- Referred to the Community Design Review Manual

The committee is requesting that any decision letter on this project be addressed to all of the neighbors who attended the meeting, to avoid future confusion and minimize neighborhood concerns.

The applicant left the meeting not willing to work with the neighbors or the committee. However, the applicant commented “hold on” as the applicant said no. However, nothing came of it during the meeting.

Karen Wilson
Chair, MCC Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292 - Montara100@home.com