

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

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September 29, 2002

Email/Fax attachment

Ms. Lily 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:

PLN 1999-00215: Coastside Design Review and Coastal Development Permit  
Exemption to construct a new two-story 2,982 sq. ft. single family residence  
Location: South side of 2nd Street approximately 50 feet west of Farallone Avenue,  
Montara APN: 036-014-140, -200, -210  
Applicant: Thomas Mahon                      Owner: Thomas Mahon  
Planner: Lily Toy

The above application was reviewed by the MCC Planning and Zoning committee on 9-20-02. I was unable to reach Mr. Mahon prior to our review. If Mr. Mahon would like to have us review the item again, we will be happy to do so. We received both written and public comment regarding this item, Arborist's Report attached.

The committee reviewed the new proposal against the previous plans submitted by the applicant, and found that there has been no obvious design change or improvements to accommodate the concerns of the neighborhood. Our comments and suggestions follow.

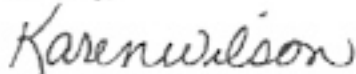
1. The structure should articulate to the topography of the site, the front elevation should step down to fit the natural grade of the site.
2. **Front Elevation:** By lowering the front 1/3 of the house to natural grade the home will appear lower and less massive.
3. **Right Elevation:** There is no articulation between the 1st and 2<sup>nd</sup> stories; this is compounded because the project does not conform to the topography of the site.
4. **Left Elevation:** even though there is more roof articulation on this elevation the center section still appears to have the appearance of a 3 story home increasing the size volume and scale of a project that does not fit into the neighborhood character.

5. **Rear Elevation:** the pop out appears to be hanging out in space and is not related to the structure, rather just a visual impact consuming more visual space and volume, this area would be better suited if it was pulled into the house with a hip roof to minimize the size.
6. **Pop-out:** Over the entire project, the pop-out details do not add to the articulation rather enhances the large scale of the home.
7. **Detail and Trim:** A color palette & landscaping plan should be submitted. The exterior window, door and corner detail should be specified at a minimum 6" detail. Color samples should be submitted.
8. **Application:** A new and current application should be submitted to correctly reflect the current plans.
9. **Adjacent property:** What are the plans for the adjacent property and house design?

Over all the committee felt this project still needs definition and articulation. This is a very sensitive site with many small cottages. The proposed home appears larger than it needs to. With Design review in effect no other homes in this area or community will be built to this size, scale, LC or FAR. Every effort should be made to ensure this home will fit into the future development of the area. We would like to suggest that an architect be hired to assist in the finite details that will help this project conform to the site and neighborhood.

Please contact me if you have any questions.

Sincerely,



Karen Wilson  
Chair, MCC Planning and Zoning Committee  
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