



October 14, 2002

Via email & Fax (2 Pages)

**Sara Bortolussi**

San Mateo County Planning and Building Division  
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**re: PLN 2002-00402:** Major Subdivision (4 residential condo units and 1 commercial unit), CDP and Use Permit for ground-floor commercial use with 4 two-story residential condo units above at 197 Seventh Street, Montara **APN:** 036-052-030, -150

Attendance: Chuck Kozak, Ric Lohman, Kathryn Slater-Carter, Paul Perkovic, Ami Varsanyi, Karen Wilson.

Sara:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above project proposal at our meeting of September 20, 2002. We collected the following comments from members of the committee and members of the public:

Our first point is that, upon seeing the extent and size of the project and its significant impact on the neighborhood, we recommend that this project go through the Major Development Pre-Application Procedures as required in Section 6415 of the Zoning Regulations, specifically in relation to regulations 6415.2(f) and (g).

It was felt that a detailed plan on definition of the riparian area, the associated setbacks, and drainage plans for the parking lot were needed.

Questions were raised about how the parking lot and plaza areas would be landscaped, with concerns raised that areas that would be attractive to loitering might be created. Suggestions were put forward concerning keeping sight lines open to minimize hiding areas, that lighting be adequate but unobtrusive beyond the project area, and that smooth plaza and parking areas be replaced with natural ground or cobbled surfaces to discourage skateboard, skate and bicycle use.

Concerns were expressed from a member of the public on how the proposal would affect existing views to the ocean from Avenue Portola, and we felt that more detailed elevations and dimensioned plans would be necessary for that determination. Irregular and large stonework was encouraged for the exterior retaining walls and fence areas.

Integration of the lower level businesses with the plaza and sidewalk areas was encouraged, with the suggestion that larger window units be used to allow opening them up during nicer weather.

Overall, the committee was encouraging that the project proceed with more refined design and more complete plans.

The committee recommends that the above issues be addressed and actions be instituted before this application proceed any further, and we would expect the project, with whatever changes are instituted, to be resubmitted to us for review when the conditions are satisfied. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC Planning & Zoning Committee,

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak  
Chair, MidCoast Community Council  
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cc: Terry Burnes, Planning Administrator  
Karen Wilson