

TASK FORCE MEETING NOTES

February 14, 2000

- Floor area percentage could vary depending on size of parcel, i.e., a curve rather than straight line, may be preferable.
- What do we want to result from this process in terms of outcomes for the community?
- Some see a relationship between house size and quality of life; others do not.
- Size of home affects neighborhood, particularly on east side of Miramar. There, sunlight is obstructed and trees are lacking.
- People who value affordable housing are the first to appeal small, simple houses on small lots.
- We should be looking at more than house size, and explore ways to fit architecture of buildings to the site. It is more an issue of house character than house size.
- A community has the right to prescribe a house's character and size limit.
- What would be gained by requiring smaller houses amidst the many large ones already existing in Miramar?
- Values and quality of life. What does the community want?
- Stop, curtail development, or manage and control development (including house size). What is reasonable size house for this community?
- People want the Coastside to look like it did when they moved here (they witness changes which they perceive that are not for the better). In other words, there is a fear of change.
- Larger new houses never reduce property values in the surrounding neighborhood.
- Most have no problem with side yard daylight plane.
- Who and what defines this community's character?
- Architecture or design review committee allows assessment of development on individual parcels, i.e., case-by-case determinations.
- It is preferable to have a design review committee that takes in the immediate, surrounding neighbor's inputs.
- The Mid-Coast is 2/3 built out. We should make the last third the best possible. Each new house becomes more contentious.

- Each house needs to be looked at individually by several layers of review, with a design review committee being one.
- Design review could eliminate appeals to Planning Commission.
- People want the ability to add on to their one-story house.
- How do we deal with a community that is not clear on what it wants? (I am kind of at a loss.)
- We need a well-defined building envelope to start with, before design review for development within that envelope.
- Look at different rules for different sub-communities in the Mid-Coast, i.e., the west side of Miramar is very different from in valley of Montara.
- People want a sense that things are being done right, well and rules are enforceable.

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(2/17/00)