

February 22, 2000 Fax: 1 page

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2000-00042 - A Coastside Design Review for a 2-story, 2,095 sq. ft. addition to existing 1,367 sf. Single-Family Dwelling in Montara. 247 3rd St.
APN 036-014-180

Lily:

On 2/15/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application.

1. Regarding the design of the proposed addition, the site of the proposal was considered. This is a gently rising street, with houses on large lots and the impression of ample space around low set buildings on the north side of 2nd and south side of 1st. The committee was concerned about bringing a two-story structure too close to the street if the possibility existing of alternative sitings, and had the following comments:

a. That the applicant should consider designs that use the potential 3750 sf of possible space available if a the house remained as a single-story stucture, or

b. That more of the mass of the two-story addition be moved to the rear of the lot, and possible stepped down from the original structure to follow the slope of the lot toward the rear. The general design of the addition and its relation to the original house was thought to be well designed, but that moving the mass back onto the lot would better retain the open feel of the area.

2. With the above recommendations, the committee found the project to be within the scope of existing zoning regulations and land use of its location.

Please keep us informed of further developments with this project.

Thank you for your help with this project.

Chuck Kozak
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