

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
650.363.4161 - FAX: 650.363.4849

re: PLN2000-00048 - A Coastside Design Review for a new 2-story, 2814 sq. ft. Single-Family Dwelling on a 5,000 sq. ft. parcel located on the northside of 5th Street, approximately 150 feet east of LeConte Avenue in Montara.

APN 036-066-250

Lily:

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

1. Concerning the design, the committee found both side elevations to present large, unbroken flat surfaces that give the impression of increasing the mass of the house, especially in conjunction with the raised roof line toward the front. We would like to see the walls broken up, possibly with an articulation in line with the interior room layout, and with window and door treatments other than the plain ones presented.

The use of horizontal siding may help to reduce the seeming mass of the building, and the use of bay windows or partially enclosed side stairways would help reduce the industrial look of the building.

2. Although the committee found the project to be within the scope of existing zoning regulations and land use of its location, we would like to see the design enhanced along the lines of the above suggestions before the project is approved.

Please keep us informed of further developments, and thank you for your help with this project.

Chuck Kozak
MCC Planning and Zoning Committee Chair
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