

March 4, 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
650.363.1841 - FAX: 650.363.4849

re: PLN2000-00072, 73 & 74 - A Coastside Design Review for three 2,357 sq. ft. single-family residences with attached 2-car garages on three 5,000 sq. ft. parcels located on the nothside of 3rd Street, 100, 150, and 200 feet east of East Avenue, Montara. APN 036-061-200, 210 & 220.

Lily:

On 3/1/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

The committee found the proposal to place three identical houses next to each other in a row unacceptable and incompatible with the character of the Montara community. The effect would be like tract houses in the midst of houses of varying size and architectural style. The style is plain and so obvious in its duplication that different colors or siding treatments would be insufficient to compensate for the identical designs.

With this in mind, we will not consider the design of the houses or any other issues with these applications - we would like the applicant to come back with designs for three distinctly differentiated houses.

Thank you for your help, and please keep us informed of further developments with these projects.

Chuck Kozak
MCC Planning and Zoning Committee Chair
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