

June 13, 2000

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To: **Mr. Farhad Mortazavi**  
San Mateo County Planning and Building Division  
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re: **PLN2000-00080** - Major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara. APN 037-011-090

Farhad:

On 5/17/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application for the second time. At that meeting, the applicant addressed the two outstanding issues from our first review:

1. The applicant clarified to the committee that the proposed addition will not impact the neighboring creek bed or riparian habitats, and that the setbacks were properly respected. An onsite check seems to verify these claims.

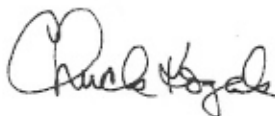
2. Height of project and potential visual impact: The applicant had installed story poles on the property, and supplied the committee with plans relating the poles to the roof lines of the proposed addition. The poles stayed up through 5/26/00 and the community was notified to get responses.

Comments were received by members of the MidCoast Council from numerous residents concerned about the potential blocking of views of the ocean and of the historic lighthouse. I am mailing to you copies of photos taken from Highway 1 that show the storypoles for the proposed addition and how it would impact views.

It appears this addition will have a significant visual impact from the highway and surrounding neighborhoods. As this addition will enlarge the floor area of the existing structure by more than 150% and be an increase of 2,000 sq. ft. or more, be significantly visible from the highway, and block the view of the ocean from public roads, it would appear to be contrary to the provisions of LCP policies 8.5a, 8.12c and 8.13a(5) concerning the visual impact of the location of new development.

Members of the community have requested that our Council give their concerns a formal hearing, and I am, of course, concerned that the applicants have a proper opportunity for response. I will put this on the agenda for an upcoming Planning & Zoning Committee meeting, possibly for June 21 but no later than July 5, for a formal committee response.

Thank you for your help, and please keep us informed of further redesigns, developments, approvals, or appeals concerning this application.



Chuck Kozak  
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