

Planning & Zoning Committee of the MidCoast Community Council

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FAX: 2 Pages

To: Ms. Lily Toy
San Mateo County Planning and Building Division
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re: **PLN2000-00811:** Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located at 1251 Main St. in Montara. APN 036-018-080

Lily:

On 1/17/01, the Planning and Zoning Committee of the MidCoast Community Council was scheduled yet again to review the above referenced application, but was notified by the applicant that no one would be able to attend the meeting. As the owner was out of town, this item has been tentatively rescheduled for either February 7th or the 21st. As of today (2/6/01) we have received no word about the 7th, so I am assuming we will review this finally on the 21st.

To try to move things along, the committee informally reviewed the project anyway to identify any issues that might need addressing. We had the following comments:

1. The committee liked the general style and design of the addition, especially in that it maintained the current craftsman style and design elements of the existing house, and still maintains a low lot coverage and FAR in character with the surrounding area.
2. We are concerned about the lack of adequate covered parking for this project. The existing house has a one-car detached garage, and there is no plan presented for adding more covered space. Street parking in this area is difficult, and we would recommend that additional covered spaces be provided in conformance with the regulations.
3. The existing house has more than 15' combined side setbacks, but the one along 4th street is only 7 feet, and the proposed 2nd story maintains this same distance. We believe the requirement is that second story additions meet the required setback limits, and for a corner lot it should be at least 10 feet on the street side. This would require moving the second story in by 3 feet, which would help decrease the mass of the house presented on 4th Street.

These notes will be forwarded to the applicant in preparation for the meeting on the 21st. Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning this application.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being larger and more prominent than the last name "Kozak".

Chuck Kozak
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