

Planning & Zoning Committee of the MidCoast Community Council

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February 6, 2001

FAX: 2 Pages

To: Ms. Lily Toy

San Mateo County Planning and Building Division

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re: **PLN2000-00887:** Coastside Design Review to construct a new 2466 sf. single-family residence and a 400 sf. detached garage on a 5000 sf. parcel located at 1201 Main St. (at 3rd). APN 036-016-180

Lily:

Sorry for the delays on these. On 1/17/01, the Planning and Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. In general, the committee thought the style and siting of the house was compatible with the surrounding area and helped the house fit in, especially the large front setback to keep the house away from Main St. But as described below, there were areas that we felt needing addressing.
2. The committee was concerned about the appearance of the house, in that the design, with the gabled bay on the roof on the left side, the row of sky windows on the right, and the connecting horizontal roof line connecting them, presented what looked to be a 3-story house, which would be very out-of-character in this area. It was suggested that, as these windows are primarily for light into the upper level, that they be replaced with skylights, roof windows or sloped dormers, especially the horizontal shed structure on the right.
3. As a related item, we would like to see the house "graded in" to the lot as opposed to built up on fill, to bring it down as much as possible. According to the plans presented, the roof peak will sit 34 feet above the level of 3rd St., much taller than any other structure in the area.
4. The front of the house is well designed and articulated, but the sides and rear present large flat surfaces to the street and the neighboring houses. On the left (3rd St.) side, this is helped by the extra windows, the curved staircase and articulation to the front elements. But on the right side, there are only three small windows and a large blank wall. This is the side with the smallest setback, and will be fairly close to the house next to it, We feel this wall needs articulation and more windows and architectural features to add interest and break up the large planes. This wall, along with the blank garage wall on this side, gave what some thought was an intrusive feel to the design.
5. As noted, the house as designed and sited presents a large mass to the neighbor to the

north, and this crowded feeling may be further amplified by the installation of the well unit and storage tank. We would recommend that these be located underground or as far away from the open yard area as possible to present more yard and less structures to the neighbors.

6. Data collected for other projects in the area indicate that this will be one of the largest houses, especially in terms of FAR and general mass in relation to its parcel, in the neighborhood. We would encourage any design changes that reduce the apparent size and mass of the structures to bring it more within the scale and character of the surrounding neighborhood. We would like to see the scale of the project analyzed in relation to the surrounding residences.
7. The project should be conditioned to install on-site retention and controlled drainage of storm runoff to avoid any worsening of flooding and pollution danger in this part of Montara. Drainage from Main St. runs either directly into the ocean next to an extremely popular beach and fragile blufftop area, or into an identified sensitive wetland habitat area to the north.

With the above comments and recommendations taken into consideration in the Design Review, we find that the project as presented could conform to the zoning regulations and land use designation of its area. Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning this application.



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