

Planning & Zoning Committee of the MidCoast Community Council

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February 25, 2001

FAX: 2 Pages

To: Mr. Farhad Mortazavi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: **PLN1999-00642:** Coastside Design Review for modification from a previously approved plan to now construct a 3172 sf. single-family residence and detached 900 sf. 3-car garage with 927 sf. second unit above and the merger of two legal lots to create a 10,000 sf. parcel located at 137 Orval Ave. in Moss Beach.
APN 037-223-210

Farhad:

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 project as presented was well designed and sited for its area. We had a few architectural and design notes on the garage/second unit, mainly to add some windows to the garage door.
2. We would encourage the applicant to use a light, soft & muted earthtone color scheme with a dark contrasting trim, especially in this area with it's wooded character.
3. Landscaping would be very important in this area, and we recommend the applicant use larger trees (24" box or larger) to maintain the wooded character of the area.
4. The applications we received from the applicant did not include the form for a second unit, so we would like verification that this process is being followed properly and that the project is in conformance, especially in the areas of fire department and parking requirements. We also noted that on the Environmental Information form, the box for "... removal of trees or other vegetation (including ground cover)" was checked "No" when it should have been "Yes."

With the above comments, which we would like included in the Design Review of the application, we find that the project as presented conforms 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.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive, flowing style.

Chuck Kozak
MCC Planning and Zoning Committee Chair
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