

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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February 25, 2001

FAX: 2 Pages

To: Ms. Lily Toy

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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re: **PLN2000-00863:** Coastside Design Review to replace a fire-damaged 2732 sf. single-family residence including attached garage and the merger of two legal lots to create a conforming 5000 sf. parcel located at 471 Lancaster in Moss Beach. APN 037-171-410

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 accepted that the house would be rebuilt as it was, but thought that a few modifications could be added to help. We had a few architectural and design notes, mainly to add some emphasis to the window trim with the use of stronger trim and shutters and possibly the use of outriggers/corbels along the rooflines to help minimize the mass of the walls.
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. One of our committee members developed a color scheme and arranged discount pricing for the paint from an area dealer. The color chips and information will be included separately in the mail.
3. Landscaping on the road side would be very important, and we suggested plum trees and trellises to soften the appearance of the structure.
4. It was well known that the house (and many others of this type of design) was being used as a multi-family residence, and understand the need for these in our communities. But for the safety of the residents and in conformance with existing regulations, we request that either (a) the interior be reconstructed as it was and the house be officially permitted for a second unit, or (b) the interior be reconstructed to eliminate the features (separate entrances, extra utility hookups, etc.) that would make a second unit situation possible.

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 style with a large initial "C".

Chuck Kozak
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