

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

650.363.1841 - FAX: 650.363.4849

re: **PLN2000-00889:** Coastside Design Review for a new 2-story 3517 sf. single-family residence including attached garage and the merger of three legal lots to create a single 7500 sf. parcel located at 665 Stetson (between Pearl and Comus) in Moss Beach. APN(s) 037-091-080, 190

Lily:

Sorry for the delays on these. On 1/31/01, the Planning and Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. The committee found the house well designed and sited for its location, if not a bit on the large size or the neighborhood, and had no further comments on the general architectural design
2. We understand the concept of the excessive grading involved in order to keep the overall height of the house down as much as possible. especially in respect to the views of the neighbors behind on Kelmore St. We did note, though, that the grade of the lot begins approximately 6-8 ft. above the level of the street, so that the highest point toward the front of the house would sit 34-36' above the street level and be a dominate feature in the neighborhood.
3. We would like any approval to be conditioned with replacement of the removed tree with at least 2 or 3 new, mature trees of a large size, and that replanting and drainage controls be implemented to control runoff problems and maintain the stability of the slopes on the parcel.
4. We'd like to thank the applicant for filling out their forms correctly and fully.

Since reviewing this application, we have become aware of a certain level of dissatisfaction with the proposal by neighboring residents, and our committee has been asked to revisit this application so that neighbors of the project could voice their opinions in a public hearing. As notification for our committee meetings, though meeting the legal notification requirements, does not always reach all parties concerned, we would like to rehear this project at our March 7 meeting if there is significant input to be gained and you felt this would not un-necessarily impede the progress of the application

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, but would like to revisit the project to collect further neighborhood input. Thank you for your help, and please keep us informed of any further redesigns, developments, denials, approvals, or appeals concerning this application.

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

Chuck Kozak
MCC Planning and Zoning Committee Chair
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