

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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March 13, 2001

FAX: 2 Pages

To: Damon DiDonato

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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re: **PLN2000-00904:** Coastside Design Review, Staff-level Coastal Development Permit and Home Improvement Exemption (for 3.5' side setback) to construct a 1500 sf. 2-story addition to an existing 882 sf. single-family residence with an existing 464 sf. detached garage on a 6000 sf. parcel located at 377 13th St. in Montara. APN 037-013-440

Damon:

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. In general, the committee thought the design for the addition was compatible with the existing structure, but we had questions about the effect of the proposed second story on the house immediately to the east of the project: with the short side setback on that side (3.5' on the existing, 5' on the addition) it would seem to be crowded over to that side of the lot. This effect would be amplified by the large side setback (23.5') on the other side of the house. We feel the allowance of the HIE for the existing conforming setbacks should require some over-compensation of the setbacks for any additions or expansions of the building. We questioned whether more of the mass of the addition couldn't be added on the first floor level, as the applicant have quite a bit of lot coverage to work with: 754 sf. if the addition is a second story, and 1654 sf. if the house were to remain a single story structure. This could help alleviate the crowded feeling by allowing the second story to be set back further from the house to the east.
2. We thought the design as presented would be improved if heavier trim elements were used on the windows with a heavy gutter to balance, a rock façade or other distinguishing exterior were used on the area below the first floor level, and the front entrance were enhanced with a picket porch fence railing and possibly a side porch as part of the entrance. Colors should utilize a minimum 3-color scheme, with a lighter shade for the upper floor to minimize the mass presented to the neighborhood.

3. From comments from the neighbors, we would like verification that the required covered parking areas are as specified in the plans. We have had reports that the garage has been converted into extended living quarters, and if so, the need for covered parking and the addition of this space into all FAR calculations needs to be addressed.

With the above comments, which we would like considered in the review of this project, we find the project as proposed within the scope of the zoning regulations and land use designations 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, appearing to read "Chuck Kozak". The signature is fluid and cursive, with a large initial "C" and "K".

Chuck Kozak
MCC Planning and Zoning Committee Chair
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