

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

April 10, 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
650.363.1831 - FAX: 650.363.4849

re: **PLN2001-00055:** Coastal Development Permit and Coastsides Design Review for the construction of a 2,324.5 sf.* detached 2-story second dwelling unit with separate access from Magellan on a 17,600 sf. parcel with an existing 2-story 4,127 sf.* residence at 335 Coronado (between Crossways and 4th) in Miramar, east of Highway 1. APN 048-022-280

Farhad:

At our meeting of 3/7/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application. A representative of the owner and applicant was in attendance. We had the following comments:

1. In general the committee found the house to be well designed and compatible with the surrounding area. As it was presented, the existing wall along the property lines on the Magellan Ave. side is to be removed. There was some initial confusion about the size of both the existing house and of the second unit when we first received this referral, but that seems to have been clarified. The committee would like that all application materials be updated to reflect the correct square footages and that the project be re-analyzed to ascertain that the proposed second unit does meet all the size, siting and setback requirements as specified in the ordinance.
2. The committee recommends that the second unit be differentiated as much as possible from the existing house, in design, materials and colors, to minimize any sort of "compound" or development-block look. In an area of distinctive larger houses, structures that give this impression would be very much out-of-character. We would like to point out that there is nothing in the ordinances that requires a second unit to be identical in style and color to the main house, and that the Design Review regulations encourage a level of diversity.
3. The committee also recommends that the water storage tank for this unit be buried and landscaped over to maximize the open yard area around this house, and that the trees proposed for landscaping be of mixed sizes, with a minimum of 5 gal. and at least half of them 24' box.

With the above comments, which we would like to see included in the conditions of any approval for the project review, the committee found that the project as presented meets the Zoning Requirements and Land Use Designations of its area. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, 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
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com