

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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April 16, 2001

Fax: 3 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: PLN2000-00881: Coastside Design Review for a new 1-story pre-manufactured 1504 sf. single-family residence with a site-built 480 sf. attached garage and the merger of two legal lots to create a single 6200 sf. parcel located at 720 Edison (between Birch and Cedar) in Montara. APN 036-123-260

cc: Peter Ernshaw, Luxury Homes Inc.

Lily:

At our meeting of 3/21/01, the Planning & Zoning Committee of the MidCoast Community Council continued its review of the above referenced application. We had the following comments:

1. It is an ongoing issue that the plans that are provided for these projects, especially the exterior elevations, are woefully inadequate and often misrepresentative of the unit to be built. We would encourage the County to require more comprehensive and accurate plans and descriptions of the units, including representative photos (easily obtainable from the manufacturer) along with material and color samples when feasible.

In this case, it took quite awhile to get an actual representation of what the house would look like. We understand the need for the use of this type of housing (refer please to our comments in our earlier letter of 2/7/01) and would like to have them move through as efficiently as possible. Having real plans and representations of the design, colors and materials would help greatly.

2. In this instance, our main concern was the design of the front of the house, where the curved wall to the right of the entry (left in the sample picture provided) meets the roofline. As can be seen in images # 1 and 2 (attached), the roof proposed seems designed for a center bay or similar structure, and does not take into account the curve of the wall and the extended windows.

This curve and the extra windows is certainly a desirable feature, but the use of a roof design that is insensitive to this element only accentuates the fact that this is a manufactured house, as a site-built unit would accommodate this element in its roof design.

As a further illustration, we have included pictures of another house (images 3 and 4 on attached sheet) to help illustrate this point. The house shown was obviously very carefully placed to take advantage of the existing trees, and extensive landscaping was added. The house would appear to be custom built except for the highly noticeable side bay unit that does not match the roof line as shown in image 4.

As these units become more numerous in our communities, it becomes more obvious that they are manufactured units because of the limitations in style and designs. We do not feel that this is keeping in character with the existing communities on the MidCoast, which contains a wide range of house styles and designs. That is why we have recommended in past reviews that the houses be differentiated as much as possible from their base designs by the use of designs with extensive articulation, stick built additions for entries and porches, custom trim work, distinctive doors and windows, and extensive landscaping (please refer to our letter of 4/10/01 regarding PLN2001-00033 as an example.)

As we mentioned in our earlier letter, the project contains many positive elements, like the siting on the large parcel and the one story design, that are keeping with the character of its immediate neighborhood. With the comments above, which we would like considered in the Design Review of the project, the Committee finds that the project as proposed meets the zoning regulations 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.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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