

Planning & Zoning Committee of the MidCoast Community Council

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May 2, 2001

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To: **Dave Holbrook**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1837 - FAX: 650.363.4849

re: PLN2000-00253: Request for variance to front yard setback (20' where 50" is required) for a previously reviewed single-family dwelling in the Planned Agricultural District, in the rural area on the east side of Vallecitos Road, north of Alta Vista Road, in Montara. APN 036-175-080

Dave:

At our meeting of 4/4/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced resubmitted application. We had the following comments:

Although the committee had previously found the design to be generally acceptable the first time around, that was without the variance to the front yard setback.

With this new placement, the incongruity of the house design with the topography becomes much more apparent, along with the increased visibility of the structure. Although this street is very lightly used at this time, at some point future development patterns could change how this house is situated in regards to traffic and visibility. The rural areas around our communities are coming under increased development, and the committee feels at this time it is important that the regulations be enforced and guidelines be followed to prevent the setting of precedents that ultimately would be detrimental to the community and contrary to the intent of the rural zoning regulations.

The committee felt that the design, if it was to be more visible, would need to be more in conformance with the topography of the site, and does not encourage the approach of taking a pre-conceived house design and placing it wherever might be convenient on a sloped lot. This we find to be contrary to the spirit and the letter of design guidelines and regulations in the Zoning Ordinance, LCP, and Community Design Manual

With the above comments, the Committee cannot recommend approval of the project as proposed as it does not meet the zoning regulations and land use designations of its area, and it was not demonstrated that there were insurmountable problems in the situation of the house on the parcel. 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
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