

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: **PLN2001-00098:** Coastside Design review for a new 3-level 3,914 sf. single-family residence including attached garage on a 7,500 sf. parcel at 562 8th St. (south side of 8th between Audubon & Le Conte) in Montara. APN 036-095-420

Lily:

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

1. The committee found the project as proposed to be well-designed and compatible with other houses in the area, and similar in size and scale to the two other new houses being built on either side of it, although all three are on the larger side of the scale.
2. Our only concern was the proposed removal of the 4 significant trees on the site, especially the larger ones that sit on the west side of the property. These trees are the last of their size and maturity in this area, and their loss would leave the entire block devoid of any mature trees of this stature. While required replacement with the largest trees available (we would encourage 24 – 36” box or even larger) would eventually mitigate the problem, we feel trying to adapt the design on the west side of the house to preserve at least some of the trees would be preserving a distinct characteristic of these Montara neighborhoods. It was also suggested that an experienced arborist be consulted to evaluate the possibility of trimming and pruning the trees to minimize any problems with overhang or potential damage to the proposed house and the neighboring structure to the west.

We also recommend that restructuring of the driveway be considered to preserve more of the trees at the front of the lot – the section from the road onto the property only need be one car’s width and could fan out as it approaches the garage to still provide access to the garage and the desired onsite parking.

With the above comments, which we would like to have considered in the Design Review for the project, the Committee finds that the project as proposed meets the zoning regulations and land use designations of its area with the exception of the proposed tree removal. 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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