

# 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  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1841 - FAX: 650.363.4849

re: **PLN2001-00018:** Coastside Design Review to construct a new 1120 sf. second-story addition and a new 840 sf. detached garage at an existing 2197.5 sf. single-family residence on a 9000 sf. parcel at 504 8th St (southeast corner of 8th and LeConte) in Montara. APN 036-095-370

Lily:

At our meeting of 4/18/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. We were concerned about the new detached garage that is being proposed, and its potential use as a second unit. If that is the intent, we would like to see it applied for as such at the time of construction, and not added later on. If it is not to be used as such, then we think the height of the building should be lowered, the upper windows and gables removed, and the roof pitch brought to a ridge like the rest of the house instead of the current mansard-like design. As this structure also makes use of the less-restrictive setbacks reserved for detached accessory buildings, we believe this would exclude it from use as a second unit.

With the addition of a third full bathroom with the second floor, we wondered about the necessity for maintaining a half-bath in the existing garage area. Again, this should be conditioned somehow to avoid use as a second unit.

2. We recommend that a hip roof (with gable if desired) be added to the front and rear roof of the second floor addition of the main house to soften the rise of the faces.
3. The stucco finish proposed for the building should feature strong detailing and trim elements to accent the flat stucco surfaces and break up the walls. The trim and the belly-band shown should be of contrasting colors, and we also suggest that the second floor be painted a lighter shade of the same color as the first floor to help minimize the mass of the addition.

With the above comments & recommendations, which we would like to have considered in the Design Review for the project, the Committee finds that with their adoption the project 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  
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