

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
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re: **PLN2001-00155:** Coastal Development Permit and Coastside Design Review to construct a new 3-story, 2507 sf. single family residence including attached garage on a 6056 sf. parcel at 234 Nevada (on the southerly side of Nevada, approx. 87 ft west of Beach St.) in Moss Beach. APN 037-113-130

Lily:

Apologies for the delay with this one. This was one of Stephanie Willsey's projects – please direct it to whichever planner is now handling it.

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:

Although we understood the limitations the applicant was under with this project, and were actually appreciative of the design *as an architectural work*, we found this design in this setting to be out-of-scale and character with the surrounding area in particular and the MidCoast communities in general. Specifically, our concerns were:

The structure appears too tall, despite that it is at the allowed height limit. The placement of three stories in a neighborhood with mixed one and two story houses presents a jarring visual element and an appearance of a looming tower. Our understanding of the 28' height limit is partly to, in combination with the requirement for pitched roofs, limit buildings to two stories, or at least have any third levels well within the center of the building where they would not visually intrude from the outside.

Part of the applicants expressed desire for the third level was to acquire views of the ocean, but we would like to remind the applicant and the county that views are not guaranteed, and do not justify an exception to established design guidelines.

The extremely low pitches of the roof (2:12 & 3.5:12) and flattened center section would violate the design regulations and guidelines requiring pitched roofs, and also present a wider house section toward the top of the structure. We feel that the outside

walls should rarely exceed 20 feet before the roof pitch begins to maintain proper daylight planes and an open feeling around residences.

The design presents numerous vertical faces on all sides, nearly 25' tall, that accentuate the excessive height and mass of the building. The design does exhibit some articulation, but this is mainly oriented to the horizontal planes, and does not alleviate the visual height and mass of the building.

The restriction on the building footprint was a known aspect of this lot when it was purchased, and the effect is the same as having a smaller lot, and therefore the necessity of a smaller structure in scale with the build-able area. We do not believe this would allow exceptions to fit the same amount of floor area as a regular lot into an incompatible design.

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 does not meet the zoning & design regulations and land use designation of its area. We would recommend that the applicant reconsider the design to increase the roof pitch and develop step-backs into the vertical faces of the building before being considered for approval. 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 that reads "Chuck Kozak". The signature is fluid and cursive, with a large initial "C" and "K".

Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037

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