

Planning & Zoning Committee of the MidCoast Community Council
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May 27, 2001

Fax: 2 Pages

To: Damon DiDonato
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: PLN2001-00208: Coastal Development Permit for an addition to a single-family residence in a County Scenic Corridor on 3.33 ac. (145,055 sf.) parcel at 1162 Tamarind St. in Montara. APN(s) 036-320-060, 090

Damon:

At our meeting of 5/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. The Committee found the proposed addition well designed and compatible with the existing house and the surrounding area, and foresaw no extra visual impact from the project after (construction is finished) either from Highway 1 or from the areas of Montara immediately to the west, provided proper landscaping and tree replacement is provided.
2. We had questions concerning the location of the addition in relation to the existing animal barn. The plans provided showed the barn within about 5 feet of the house. We would like to know if this proximity to an accessory building is allowed, or if it would require an exception.

An alternate discussed was attaching the barn to the house with an enclosed breezeway, but again the question arose as to whether the direct attachment of a barn to a residence was allowed in the zoning and health regulations.

3. Regarding the proposed removal of the trees, we would like to see a minimum direct replacement with a 24" box planting of a species of eventual comparable size, as well as extra plantings to minimize the visual impact of the addition as seen from the west.
4. We gave the applicant and the intake planner a gold star for filling out all of the applications fully and correctly.

With the above comments & recommendations, we find that the project as presented meets the zoning requirements and land use designations of its area, but we would like clarification of the issue of the proximity of the addition to the existing barn. 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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