

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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re: PLN2000-00557: Reconsideration of application of a Coastside Design Review for a new 1,772* sf. single-family residence, a 700 sf. second dwelling unit, a 405 sf. attached garage and a 470 2nd level clearstory on a 5,895 sf. parcel located on the corner of Jordan and Hill streets in Montara. APN 036-284-190.

Miroo:

At our meeting of 5/16/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The Committee found the revised proposal to be well designed and sited for its location, and we would like to express our appreciation to the applicant for the work and consideration they put in to the revision.

We had a question regarding the clerestory in the main residence section – if this section were to be considered as part of the second floor, it would result in an FAR of 51%. As it is, the resultant exterior mass of the house is the equivalent of that larger FAR, and would, in regard to the intent and spirit of the current and planned regulations on house size, be out of scale and conformance. We would prefer to see some minor modification at would bring the house to within the limits in terms of its exterior mass, and would like the County to address this technicality as soon as possible.

Our other comment concerned the need for careful and comprehensive landscaping and drainage control at this, as it is visible from the surrounding area and is in an area (adjacent to open fields and along un-improved roads) where uncontrolled drainage from residential development could result in excessive erosion and damage to the landscape.

With the above comments, the committee finds that the project as presented meets all the zoning regulation 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 larger and more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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