

Planning & Zoning Committee of the MidCoast Community Council

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June 17, 2001

Fax: 2 Pages

To: Mr. Farhad Mortazavi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2001-00241: Coastal Development Permit, Coastside Design review and Lot Line Adjustment to construct a new 3,048 single-family residence including attached garage on a 7,427.5 sf. parcel at 198 14th St. (west of Highway 1) in Montara. APN(s) 037-011-140, 150.

Farhad:

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 proposal as presented to be generally well designed and well-sited for its location. We'd like to thank the applicant and the County for getting the completed application materials to us when requested.

We were concerned about the tight setback between the proposed house and the existing garage immediately west of it. Although the house meets the required setbacks and 3 feet is proposed to be removed from the side of the garage, this regulation usually maintains a minimum of 10 feet between structures, and this arrangement would result in excessive crowding in the area. The allowance for a three foot setback on detached structures usually applies to those in the rear of the lot and not adjacent to other residential buildings.

We would like to have this project conditioned so that construction is phased to occur after the construction of the applicant's other project (PLN2000-00080) to minimize the construction impacts to the area (traffic, congestion, noise disruption and the visual impact of that much demolition and construction happening immediately adjacent to the highway scenic corridor.) We would also like the demolition and removal of all structures indicated on the plans be accomplished and verified by the building department before construction of the new residence commences.

As the roof will be the most visible part of this house from the highway and the surrounding neighborhoods, we recommend that the chimneys be redesigned from the high stucco structures shown in the plans and replaced with a material that is more coordinated with the roofing material in color and texture. An alternative would be to use direct vent gas stove units and eliminate the chimneys altogether. We would also recommend a landscaping plan designed to soften and minimize the visual impact of the left elevation be required.

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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