

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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September 18, 2001

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: **PLN2001-00360:** Lot Merger, CDX and Coastside Design Review for a new 2-story, 2842 sq. ft. house including garage on a 5105.5 sq. ft. parcel on the east side of Hill St., approximately 50 feet north of Jordan St. in Montara. APN 036-284-180.

Lily:

Sorry for the delay on this one. At our meeting of 8/15/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee felt that the project was basically well designed and articulated. In discussion with the applicant and owner, we had a few specific recommendations:

To help break up the long right (south) elevation, we recommend the addition of a gable along the roof and the addition of a belly band trim to differentiate the levels.

The applicant had considered replacing the shown redwood siding, but the committee recommends it be retained.

We recommend a heavier (wider) trim element than shown on the elevations, along with heavier railings and posts and the addition of eave brackets, the use of margined windows, and a carriage-type garage door, all to give the house a more craftsman or prairie look and style. We agreed on a warmer shade of earth tones, with a light trim and a dark contrast for eave brackets and doors. Color samples were provided to the applicant and are included with this letter.

With the above comments and recommended conditions for approval, the committee finds that the project as presented meets the zoning regulations 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 that reads "Chuck Kozak". The signature is written in a cursive, flowing style.

Chuck Kozak, MCC Planning and Zoning Committee Chair

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