

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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September 27, 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

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re: PLN2001-00387: Coastal Development Exemption and Coastside Design Review for a new 2897 sq. ft. 2-story single-family residence including garage on a 5097 sq. ft. parcel on the west side of Stetson street, approximately 50 ft. north of Pearl St. in Moss Beach. APN 037-084-230

Lily:

At our meeting of 9/5/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found the house generally well designed and sited, and compatible with other residential development in the area. Our only comments are that we would like to see a belly band or other differentiation of the two floors added to the side elevation "B", and the house stepped down in some fashion in the rear, to better follow the slope of the parcel and minimize the tall (30' tall) rear wall.

As the house is at near-maximum in allowable floor area, this would exclude any idea of extending the bottom floor out any further into the lot. Rearranging the rooms to achieve this would be preferred, and that would be a fair amount of redesign work, but that's always going to be problem with a house that is essentially two stacked floors built to the maximum floor area. There would be room for about 250 sq. ft. of uncovered deck in the rear, which could be extended out at the first floor level and also provide easier access and integration of the house to the back yard. With a small deck railing, this would help to break up the back wall somewhat, but not as well as a step between the two levels of the house.

With the above comments and recommendations, the committee finds no issue with the project as presented and that it 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, 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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