

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 1, 2001

email: 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: PLN2001-00479:** Coastal Development Exemption and Coastside Design Review for a lot merger and construction of a new 3142.5 sq. ft. 2-story single-family residence including garage on a 5500 sq. ft. parcel on the north side of 6<sup>th</sup> St. between Main St. and Cabrillo Highway in Montara. APN 036-049-090

Lily:

At our meeting of 9/19/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found the house generally too large for the surrounding area, unarticulated and plain in its design. Although the house is barely within the size limitation of the interim ordinance (49.9% after the 400 foot garage allowance), it's actual FAR is over 57%.

We found the design lacking in articulation on all sides, with the East Elevation demonstrating some in the entrance way setback but still with large, tall unbroken walls. We appreciate the applicant's attempts at minimizing window interference with neighboring strictures, but the resultant large blank walls will make the house appear quite large, looming, and monolithic from the outside.

The applicant has some lot coverag to work with, and if the house were redesigned to make better use of its interior space, there could be substantial second-level and side-wall setback articulation added to the design.

Site visits seemed to demonstrate that it would be at least partially visible from Highway 1, and potentially more so in the future if other property owners were to remove or trim some on the trees that partially screen it.

The floor plan for the proposed building is one that was very popular in the past, in that it very easily allows for the conversion of the house into two separate units. We recommend that this be redesigned to eliminate this possibility and better integrate the two floors of the house.

The copy of the application we received did not have the page of the Design Review application that described the colors and materials for this project. The plans do not show the existing shed that is partially on the property and would need demolition, and our site visit would seem to indicate that the tree on the west part of the parcel would qualify as significant and would need to be indicated on the plans and the application.

With the above comments and recommendations, the committee finds although the project as presented meets the numeric zoning regulations it does not meet the Standards for Design Review and that the application and plans presented were not complete. 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 a large initial "C" and "K".

Chuck Kozak, MCC Planning and Zoning Committee Chair  
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