

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 22, 2001

Fax: 2 Pages

To: **Ms. Sara Bortolussi**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1839 - FAX: 650.363.4849

re: PLN2001-00155: Coastal Development Permit and Coastside Design Review to construct a new 3-story, 2365 sf. single family residence including attached garage on a 6056 sf. parcel at 234 Nevada (on the southerly side of Nevada, approx. 87 ft west of Beach St.) in Moss Beach. APN 037-113-130.

Sara:

At our meeting of 10/3/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the revisions of the above referenced application. The owner, applicant, and a number of neighbors were in attendance. We had the following comments:

Our general impression was that the revisions presented were very well done, and everyone thought it was a very attractive design, but the over-riding issues of size, scale and character are still factors that need addressing. Our comments concerning these aspects in our earlier letter of May26, 2001 remain unchanged, especially our concern of trying to place a house that is sized for a larger area within a reduced footprint.

Neighbors who attended the meeting presented a petition against the proposal with 20 signatures of residents in the immediate area, primarily on the above issues and the three-floor design. There was also a fair amount of credible comment regarding possible inaccuracies of the parcel boundaries and the location and extent of the view easement. At the end of the review, we came up with this suggested plan:

- 1) The applicant should have the property surveyed and compared against the deed description to accurately define the boundaries and the placement of the view easement
- 2) The MCC P&Z committee would work with the applicants, the neighbors, and County planning to facilitate a dialogue on the design of the house and possible options on lot coverage and setbacks, keeping in mind the issues of the owner's right to a reasonable level of development of the property as well as the need to preserve and protect the unique character of this neighborhood.

We hope this process can begin soon – we are aware and respectful of the feelings of the neighbors in preserving the character of this unique community, but also believe the applicant and owner are sincere in their wish to come in with a neighborhood-compatible project.

With the above comments, which we would like to have considered in the Design Review for the project, the Committee finds that the revised project as proposed still does not meet the zoning & design regulations and land use designation 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 a large initial "C" and "K".

Chuck Kozak, MCC Planning and Zoning Committee Chair

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