

Planning & Zoning Committee of the MidCoast Community Council

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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: **PLN2001-00462:** Coastside Design Review and Lot Merger for a new 3,019 sq. ft. single family residence on a 6,000 sq. ft. parcel at 349 8th St. in Montara. APN 036-023-040.

Lily:

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

We found the building well designed and sited for its area, a bit on the large size but then there is a good mix of sizes in the area and the siting of the house, well down on the lot below the street level and on a lower grade than the house immediately to the east (uphill) of it, should minimize its visual impacts. Our only real design comment was to be sure that a well designed set of garage doors (a highly visible feature of the front of the house), possibly of a carriage design, be added.

We discussed with the applicant various ideas for the driveway of the house, primarily angling it in from the street to minimize the grade (and the resultant grading) and avoid removing the large tree at the front of the lot.

We encourage this approach if it proves feasible. Trees have been recently removed on this and adjacent lots, and the remainder have been trimmed and thinned. The potential for wind damage to the now much more exposed remaining trees could be high this winter, and any further tree removal would amplify this problem. If the tree is removed, we would encourage the largest possible replacement (2 – 3 trees, minimum 24" box or larger) to be placed along the front of the lot as a condition of approval. We would also recommend that the applicant and neighboring property owners have the remaining trees on the lot examined by an arborist to ascertain the level of risk, and what actions may be needed to minimize it.

We are also of the understanding that the project as considered does NOT include the rear decks shown in the plans.

With the above comments & recommendations, which we would like to have considered in the Design Review for the project, the Committee finds that the project as proposed meets 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 the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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