

Midcoast Community Council

*An elected Municipal Advisory Council to the
San Mateo County Board of Supervisors
Serving 12,000 coastal residents*

Post Office Box 64
Moss Beach, CA 94038-0064
Office Fax: (650) 728-2129
<http://mcc.sanmateo.org>

29 October 1999

Council Members

Paul Perkovic, Chair
(650) 728-9500
perk@montara.com
Mary Hobbs, Vice-Chair
(650) 728-5012
mary@montara.com
Laura Stein, Secretary
(650) 712-0225
laura.mclaughlin@worldnet.att.net
David Spiselman, Treasurer
(650) 728-1714
dave-s@coastside.net
Bill Derow
(650) 712-8185
bill@derow.com
Joe Gore
(650) 726-1550
threezero@aol.com
Ric Lohman
(650) 726-9607
blohman@coastside.net

Standing Committees

Parks and Recreation

Mary Hobbs, Chair

Planning and Zoning

Ric Lohman, Chair

Public Works

Joe Gore, Chair

Mary Griffin, President, and Members of the
San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94063

re: **Appeal of Project at 202 Eleventh Street, Montara**

Dear President Griffin and Members of the Board:

The Midcoast Community Council (MCC) asks you to uphold this appeal to preserve the character of our coastal community. This appeal is not simply about a single project that is out of character with the surrounding neighborhood. Montara currently faces an onslaught of proposed developments that are out of character with our neighborhoods. While Montara is a diverse community, most of its neighborhoods are composed of smaller homes, and these existing homes do not maximize coverage of their lots. The spaces around the existing homes allow our entire community to appreciate the natural beauty of our unique coastal environment, instead of allowing nature to be overwhelmed by the erection of large out-of-character structures.

Like many other current development proposals, the structure proposed for 202 Eleventh Street in Montara would be the maximum size permitted by the numerical limits in the zoning regulations. Yet the County's design review guidelines, the Local Coastal Program (LCP) Policies, and the Montara-Moss Beach Community Plan all require all new structures to be "in harmony with the shape, size and scale of adjacent building[s]" and prohibit new structures that are "incompatible with the character of the neighborhood." The average home in the neighborhood in which the proposed structure would be built is well under 2000 square feet. None of the existing structures is even close to the size of the proposed 3824 square-foot structure. Most of the homes in the surrounding area are smaller one and two-story homes with open space around them.

We urge you to prevent the destruction of the character of this neighborhood. If this structure is allowed to be built as proposed, it will set an alarming new standard which ignores the design review standards, the LCP and the Community Plan and permits every new house to be built to the maximum size permitted by numerical zoning limitations (setbacks, height, lot coverage). Such a new standard threatens to destroy the character of our community.

When the Planning and Zoning Committee of the MCC reviewed this project we did not know the full history of the project. We missed that it was designed as a duplex and that the only modification that has occurred was the removal of the second stove. We understand that the structure still has a separated garage and outside entrance for the potential second unit. The Planning and Zoning Committee (P&Z) is proactively organizing groups in each of our town areas to perform full site visits and neighborhood interviews to ensure full information flow to the P&Z and back to the full Council and then the County. We are working with the Planning Division to implement clearer standards for oversized homes and eventually will tighten everything up under the LCP review process. During this process, we request that these maximum footage homes be modified to more reasonable dimensions.

The Midcoast Community Council respectfully recommends that the Board enforce the existing rules, which require all new structures to be compatible with the existing neighborhood. The Board can do so by upholding this appeal and requiring the proposed structure to be redesigned so that it is compatible with the character of the existing neighborhood. Such action is vitally necessary to preserve the character of our fragile and beautiful coastal community.

Sincerely yours,



Paul Perkovic, Chair