

**Planning & Zoning  
Committee of the  
MidCoast  
Community Council**  
PO Box 64, Moss Beach  
CA 94038  
*Serving 12,000 residents*

Feb 4, 2006

FAX/Email

**Farhad Mortazavi**  
**Karen Wilson, Community Representative CDRC**  
**Coastside Design Review Committee**  
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: PLN2005-00574:** CDP and CDR for a new 2727 sq  
ft SFR with an attached 440 sq/ft garage on a 6000 s/f parcel on 13<sup>th</sup> st. in  
Montara APN 037-014-420

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 1, 2006 with the applicant in attendance.

This project has vacant lots on each side, but 1 lot uphill, is a small 1 story cottage. There are modern structures in the area, so a modern structure may be appropriate.

Front façade does step-up the lot and follow the design guidelines, but the back façade (east elevation) is a straight, unarticulated 2-story blank wall, which is out of character with the neighborhood. It does not "minimize the effect on views from neighboring houses" as required by the Design Review standards. Also issues with this façade are "respect for the scale of the neighborhood...shape, form..." (page 12 Design Review Standards), and "Locate the primary portion of the second stories toward the center..." (page 13), "consider bringing some portions of the roof down to the gutter or eave line of the 1<sup>st</sup> story to reduce mass..." (page 14), and "the flat roof portion does not exceed 20% of the total roof area..." (page 21).

The final problem with this (east) façade, is the landscape plan, which proposes a straight line of trees in the 5' setback (hedge) which is specifically discouraged in the D.R. landscape standards (page 25) and also the Fence ordinance for the midcoast area. (no hedges over 6'). While the P&Z committee understands the desire to cover this façade with a row of trees, we would suggest a reworking of this façade, and the roofline, not only to comply with DR guidelines, but to present its neighbors with a shape that doesn't need to be completely covered by trees.

There was also a question as to whether or not the rooftop deck was oriented to protect neighbors' privacy.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,

  
Sara Bassler  
Chair, MCC Planning & Zoning Committee