

Owner/Applicant: Marina Fastovskaya & Gary Kleyner
County File No: PLN2022-00173
Location: 700 George Street, Montara
APN: 036-103-620

APR 2023

SUBJ: Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

The Applicant has requested to return to CDRC for project review at a future date tbd, with a design that satisfies the Design Review Standards.

REQUIREMENT for Demonstration of Scale:

To more adequately demonstrate the scale of the new structure, the Design Review committee has determined that Story Poles are required for this project.

REQUIREMENTS for compliance with the design standards:

Per the following Required items - Reducing the bulk and mass of the second story is of primary importance to a successful design for this site. For a two story design to be successful, stepping the second story volume in from the first story and away from neighboring properties; and reducing the extent of the exterior wall of the house and garage facing the eastern and southern adjoining parcels, is critical. Primary and secondary roof forms can also support a less impactful second story, and must be architecturally compatible with the primary roof form's slope and material.

1. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; b.Neighborhood Scale; Standards (1): New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape, form, facade articulation, and architectural details that appear proportional and complementary to other homes in the neighborhood.*
2. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; Standards (a): Locate the primary portion of the second stories toward the center of the first story and away from the property lines wherever feasible.*
3. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; Standards (c): One story designs are strongly encouraged in areas where one story homes are predominant. If a two story design is chosen, minimize the size of the second story.*

4. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d.Daylight Plane/Facade Articulation; Standards: New Residential development shall conform to either daylight plane or facade articulation options...(1) Daylight Plane Option ... as approved by the Design Review Committee (follow description in this section) or 6565.20(D)1.d.Standards(1),(a),(b)) (2): Facade Articulation Option: **Facade articulation shall be provided on all building sides***, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of walls through the placement of projecting and recessing architectural details, ...
5. **(e)Wall Articulation Standards** (2) Projecting or recessing architectural details (decks, bays, windows, balconies) and changes in building materials or colors are also encouraged to visually break up walls.

*** “In order to approve proposed facade articulation, the Design Review Committee must find that: (a) all building facades are well articulated and proportioned, and (b) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.”**

6. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; 3. Roof Design; Standards (1): When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home’s apparent mass and scale...

The variety of roof forms on the main house are not architecturally compatible, If the garage remains a gable roof, rotate it so that the ridge runs East/West instead of North/South.

Add Dimensions to Roof Plan - including but not limited to Eave depths and Trellis dimensions.

7. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b.Openings; Standards (2) When designing and placing **windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings. Where vertical windows overemphasize height, consider the use of horizontal styles.**

Unify the window shapes and styles; either all with dividers or all without dividers.

The current design changed the placement of bedrooms and negatively impacted privacy to the East neighboring property since egress windows are required rather than transom windows.

8. Section 6565.20(D) ELEMENTS OF DESIGN; 4.Exterior Materials and Colors; **Standards c.Quantity(2): Encourage the use of three or more colors on larger houses to reduce the appearance of bulk by emphasizing architectural features and trim.**

There is too much contrast between the dark blue and the light cream colors. Use warm, muted colors that blend with the surrounding natural features when viewed from a distance...especially to reduce the mass of the stair tower.

9. Section 6565.20(D) ELEMENTS OF DESIGN; 4.Exterior Materials and Colors; Standards d. Ornamentation: **Use ornamentation or architectural details to reduce the appearance of bulk on larger homes (Consider orienting siding horizontally, on at least one of the Levels instead of vertically to minimize apparent mass and bulk). Apply ornamentation in a manner consistent with the style and size of the house; avoid using ornamentation in a manner that will make the house appear too plain or overly decorated.**

The material transitions and placements seem arbitrary, and do not relate to the massing issue or and architectural style.

Update the Material/Color/Finishes List in the Project Application.

10. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 2.Paved Areas; : Driveways, walkways and parking areas on site should be as small as possible within allowable standards, and should drain into adjacent onsite landscaped areas, where possible.

Reduce the width of the front concrete walkway to align with the width of the front porch pillars. Garage steps to grade to include a 3FT landing and two steps down to grade. Show consistently on all appropriate Architectural, Civil and Landscape drawings. Specify all materials for various walkways.

Perimeter Fencing is to be less than or equal to 6 FT H. Add trees to landscape plan along the East Fence to improve privacy for neighbor to the East.

All site plan elements need to be captured in the site plan and the drainage calculations.

11. **Show Lot Coverage calculations on Architectural Drawings. Lot coverage is currently over the maximum allowed.**

11. **Include Specifications for all doors, including the garage door.**

12. **Add N/S/E/W orientation symbol to all drawings.**

13. **Show the South side Exterior Elevation with and without the garage blocking.**

SUGGESTION for further compliance with the design standards:

To minimize the mass and bulk, explore attaching the garage to the primary residence to allow for a 20FT setback, which provides more relief from the appearance of a continuous wall along the long sides of the property.