

August 24, 2021

Yumi Son
1 Mandalay Place, No.1108
South San Francisco, CA 94080

Dear Ms. Son:

SUBJECT: Coastside Design Review Continuance
Date Street, Montara
APN 036-152-340; County File No. PLN 2016-00302

At its meeting of August 12, 2021, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit allow construction of a new 1-story, 800 sq. ft. single-family residence, a 342 sq. ft. 2-car detached carport, 640 sq. ft., a 175 sq. ft. breezeway, and one-story detached Accessory Dwelling Unit (ADU), on a 8,125 sq. ft. parcel (COC A is pending). Project includes removal of two (2) significant trees and minor grading. The ADU is a ministerial project that does not require review by the Coastside Design Review Committee. The project is not appealable to the California Coastal Commission.

The CDRC found the project to be in compliance with the following standards:

1. *Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standards: The design of the proposed residence minimizes the effect on views from neighboring houses.*
2. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; a. Relationship to Existing Topography; Standards (1): The proposed residence conforms to the existing topography by stepping down the hillside in the same direction as the grade.*
3. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; a. Relationship to Existing Topography; Standards (2): The proposed residence minimizes unused, enclosed space between the lowest floor and the grade below.*



In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required. As such, requirements and recommendations from the CDRC for further project redesign are as follows:

A. The Entrance:

1. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; a. Relationship to Existing Topography; Standards (3): The proposed residence shall minimize building extensions out over a slope supported on high stilts.
2. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries; Standards (2): Front Porches - Where porches are a part of the neighborhood pattern; the proposed residence should consider including this feature in similar size and proportion to the other homes in the neighborhood.

B. Wall Articulation:

1. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; e. Wall Articulation; Standards(1): In the design of exterior walls, require at least one step offset extending to grade on the long dimension of the house.
2. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; e. Wall Articulation; Standards(2): Projecting or recessing architectural details (decks, bays, windows, balconies) and changes in building materials or colors should be used to visually break up building walls.

C. The Roof:

1. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms; Standards (1): Regarding the primary roof form, consider additions to the primary roof such as secondary roof forms and dormers that may provide visual interest and provide an appropriate number of roof forms. Additional roof forms shall be architecturally compatible with the primary roof form's slope and material.
2. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms; Standards (3): Non-reflective roof materials and colors are encouraged. The CDRC suggests using a Metal Roof with a Low Solar Reflectivity Index and metal roof colors such as 301 or 501, as indicated on the "Metal Roof sheet" provided in the drawing set.
3. Section 6565.20(E) ADDITIONAL SITE PLANNING AND DESIGN CONSIDERATIONS; Standards (c): Vary in design style rooflines and finish materials to avoid overly repetitive appearance.

D. Exterior Colors:

1. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a (2) Compatibility: Consider the exterior materials and colors used on neighboring houses; strive for complementary materials and colors; avoid the use of materials and colors that are too similar; repetitive, or clashing.
2. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a(3)Compatibility: Use warm, muted colors, and natural appearing material on the house.
3. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards c(3) Quantity: Discourage the use of a single exterior material or color in a large unbroken surface.

E. Landscape:

1. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (c): Tree removal and replacement shall be in accordance with Section 6565.21, Standards for the Protection of Trees and Vegetation. Replacement trees and new trees shall be native and drought tolerant.
2. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Landscape should present a natural, organic appearance, harmonizing with existing trees and the natural character of the neighborhood.
3. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (f): All landscaping shall be drought-tolerant, and either native or noninvasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed. No plant species listed as "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property.

F. Lighting:

1. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standards (c): Exterior lighting should be minimized to one light per door and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designed for that area.

G. Additional Requirements:

1. Provide Section Drawings.

2. Correct the main structure building height in the "Project Information" to indicate 16 feet.
3. Indicate the desired garden lighting on the Landscape Plan.
4. Provide the manufacturer's specifications for the front door.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Ruemel Panglao, Design Review Officer

RSP:CML:agv – CMLFF0782_WAN.DOCX

cc: Zheng Zhang, Designer (via email)
Rebecca Katkin, Member Architect (via email)
Katie Kostiuk, Member Architect (via email)
Beverly Garrity, Montara Community Representative (via email)
Daniel Gibson, Interested Member of the Public (via email)
Ravn Miller, Interested Member of the Public (via email)