

San Mateo County Board of Supervisors Meeting

Applicant: **KUO**
 File Numbers: **PLN2002-00149**

Attachment: **B**



ATTACHMENT B.

TAX CODE AREA

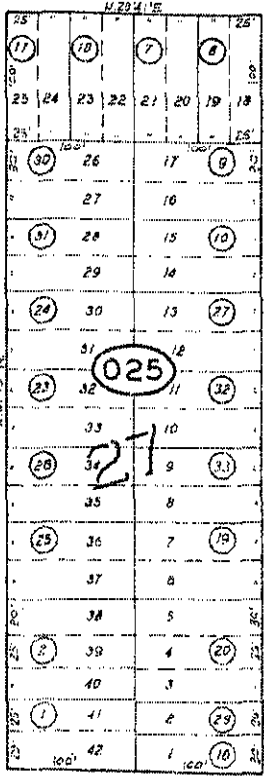
36-2

5

1

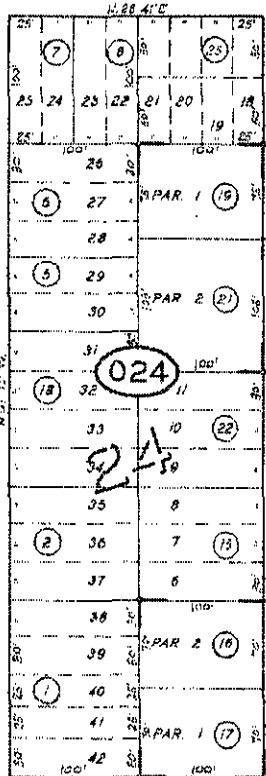
FARALLONE

AVE.



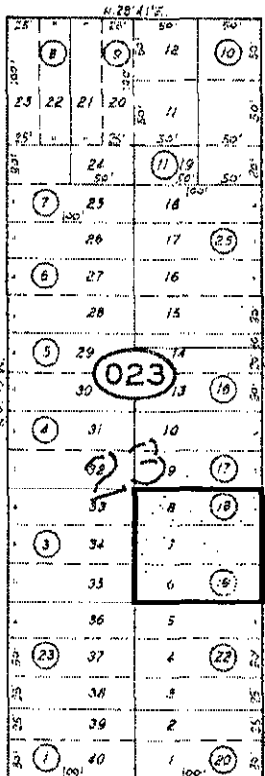
ST.

9TH



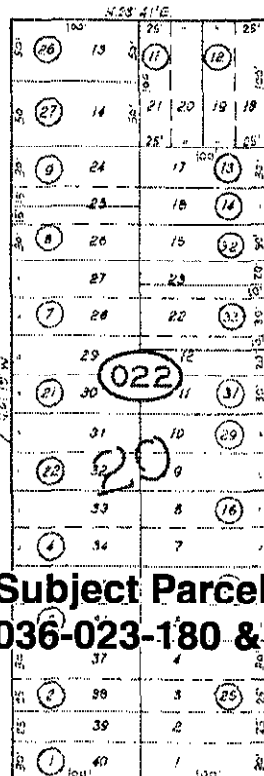
ST.

8TH



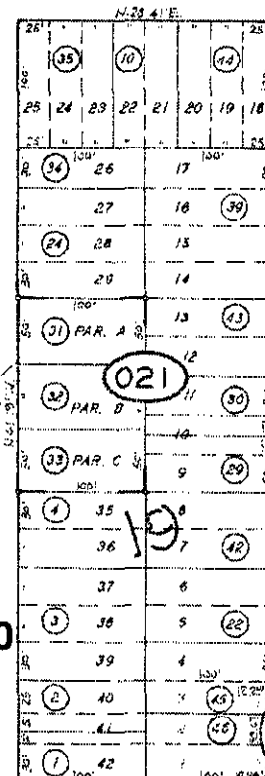
ST.

7TH



ST.

6TH



ST.

5TH



1

Subject Parcel
036-023-180 & 190

EAST

AVE.

31

9

6

PARCEL MAP VOL 16/5

San Mateo County Board of Supervisors Meeting

Applicant: **KUO**

Attachment: **C**

File Numbers: **PLN2002-00149**

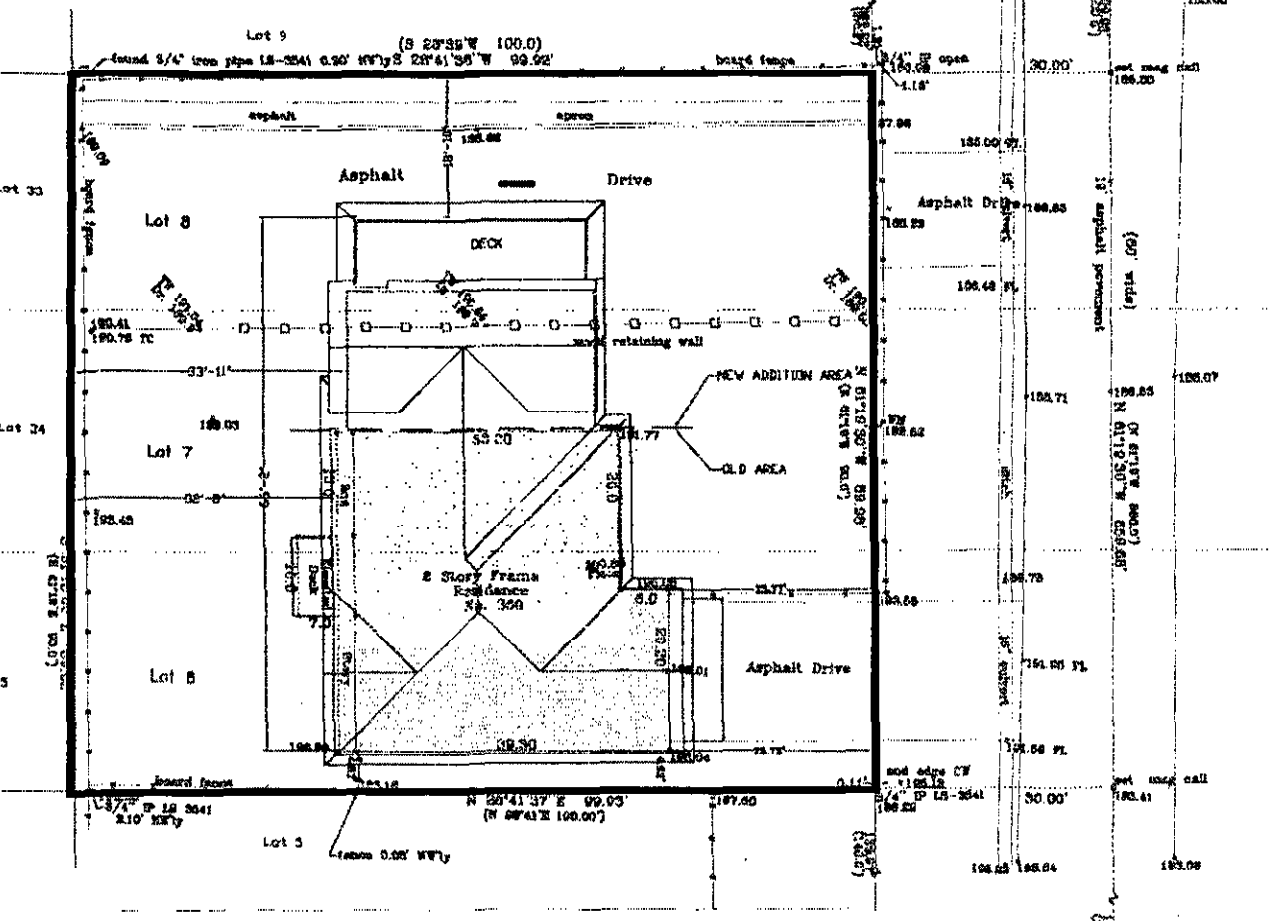


ATTACHMENT C

3/4" iron pipe @ CL 6th St. (S 20°41'W 280.0)
 S 20°41'41"W 250.70'

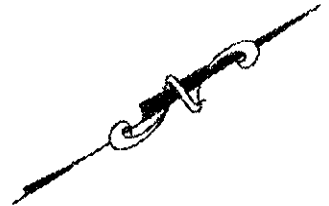
FARALLONE AVENUE

Lot 9 (S 20°38'W 100.0)
 found 3/4" iron pipe LS-2041 0.30' W'ly S 20°41'50'W 99.92'



CALCULATIONS:
 LOT SIZE = 9000 SQ.FT.
 FAR @ 53% = 4770 SQ.FT.
 ACTUAL FAR = 4741 (incl. garage)
 FIRST FLOOR AREA = 2490 SQ.FT.
 SECOND FLOOR AREA = 2351 SQ.FT.
 FOOTPRINT = 2390 SQ.FT.

7th STREET
 (50' R.O.W.)



PLAT OF SURVEY

of Lots 6, 7 and 8, Block 23; Hanam
 Seaside Park filed in Book 4 of Map
 Page 68, San Mateo County records.

APN: 036-023-180 and 036-023-190

Thinggaard Land Consulting
 3524 Breakwater Avenue, Suite A
 Hayward, California 94545
 (510) 732-8808

For: Shih Kuo

Job No. J-6

BASIS OF BEARINGS: The centerline of 6th Street between
 the iron pipe monuments on said centerline.

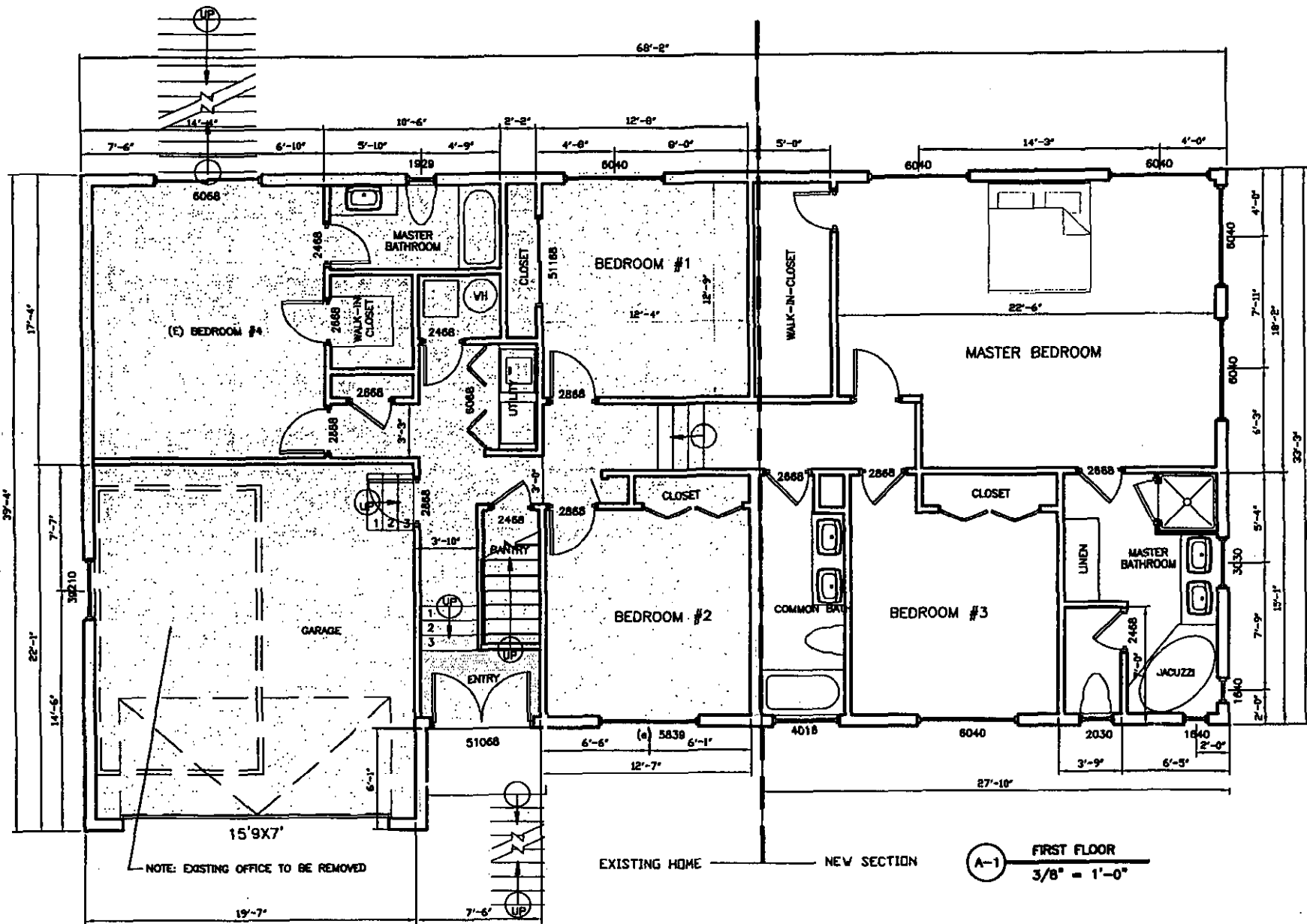
San Mateo County Board of Supervisors Meeting

Applicant: **KUO**
 File Numbers: **PLN2002-00149**

Attachment: **D**



ATTACHMENT D



San Mateo County Board of Supervisors Meeting

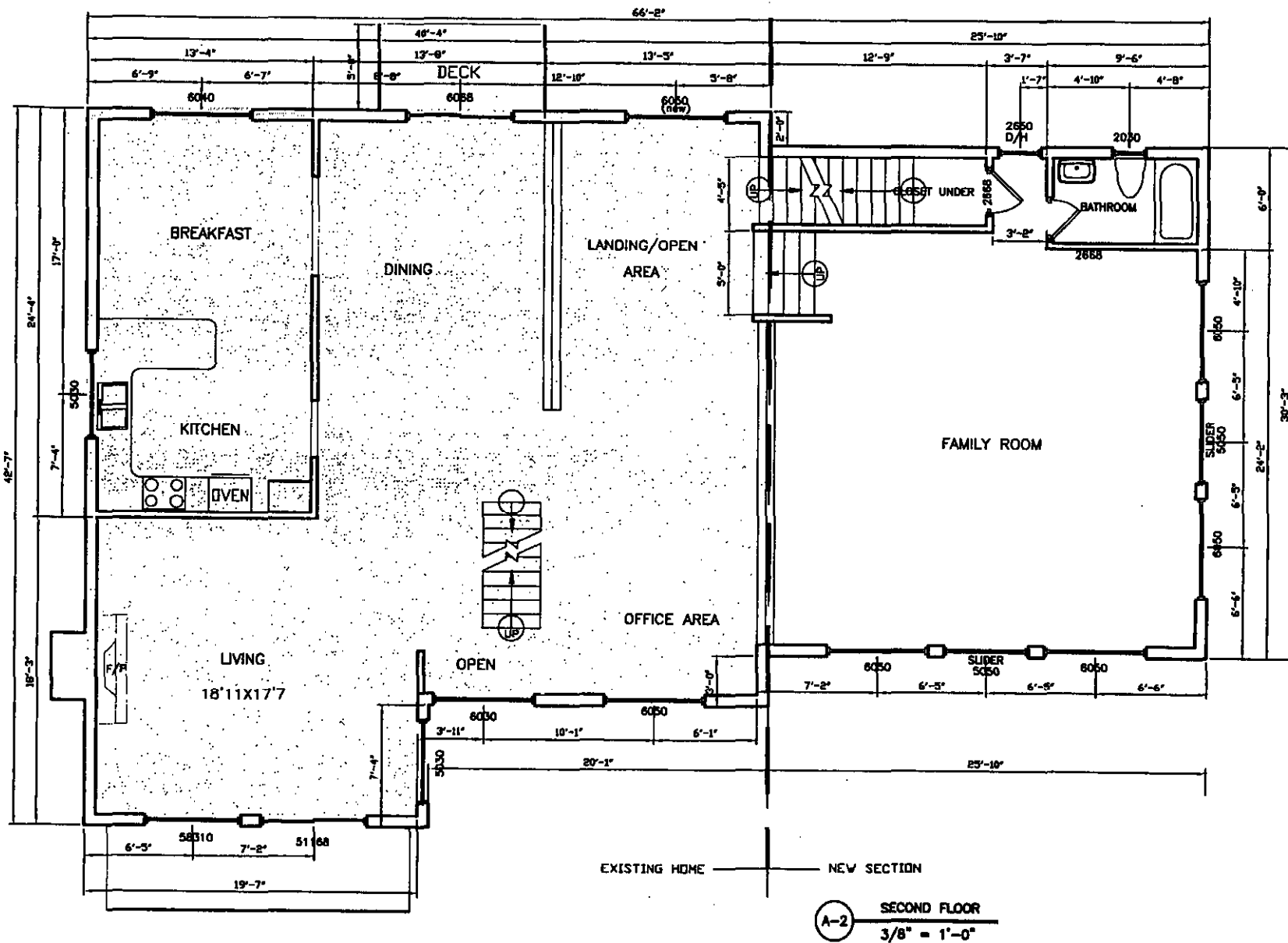
Applicant: **KUO**

File Numbers: **PLN2002-00149**

Attachment: **E**



ATTACHMENT E



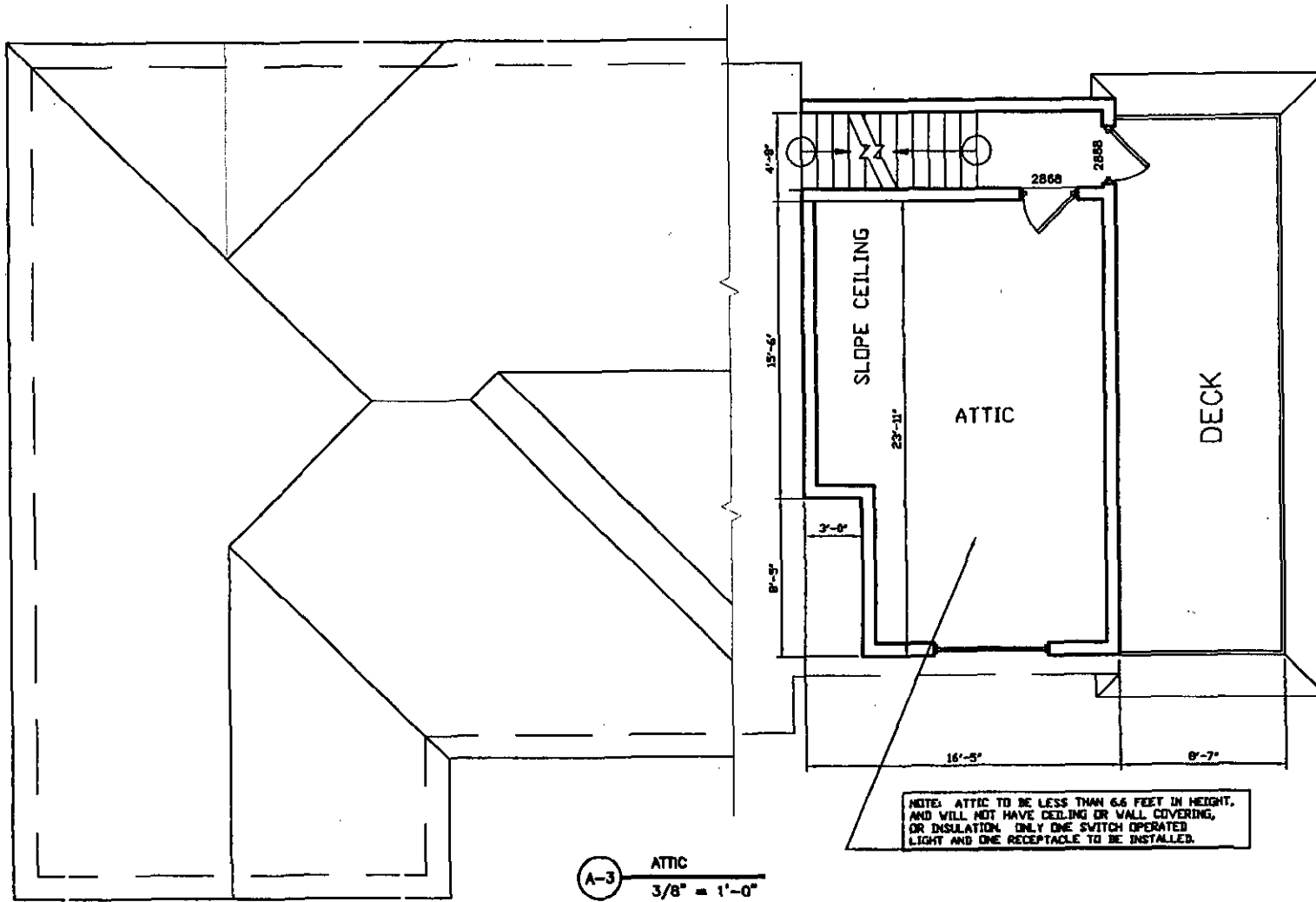
San Mateo County Board of Supervisors Meeting

Applicant: **KUO**
 File Numbers: **PLN2002-00149**

Attachment: **F**



ATTACHMENT F



NOTE: ATTIC TO BE LESS THAN 6.5 FEET IN HEIGHT, AND WILL NOT HAVE CEILING OR WALL COVERING, OR INSULATION. ONLY ONE SWITCH OPERATED LIGHT AND ONE RECEPTACLE TO BE INSTALLED.

San Mateo County Board of Supervisors Meeting

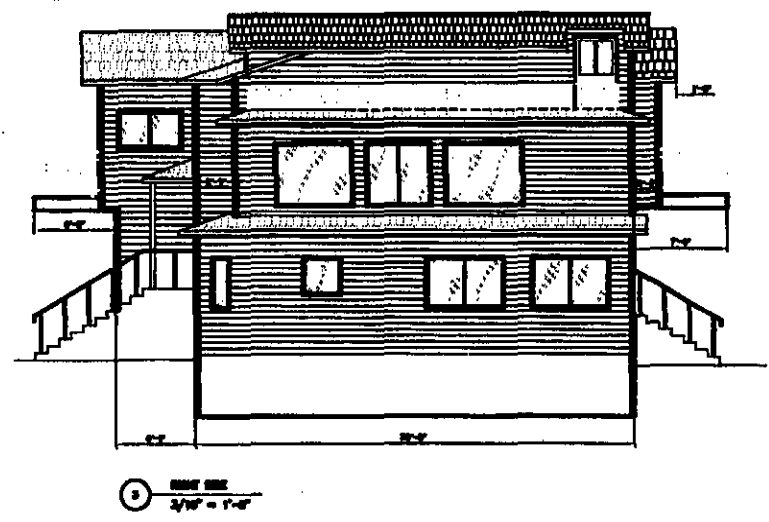
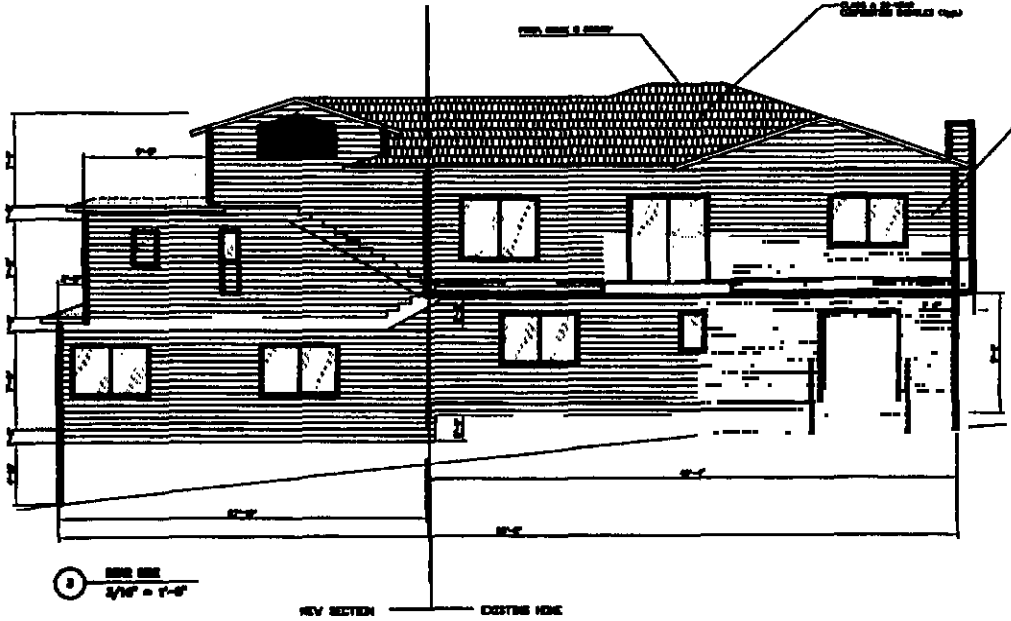
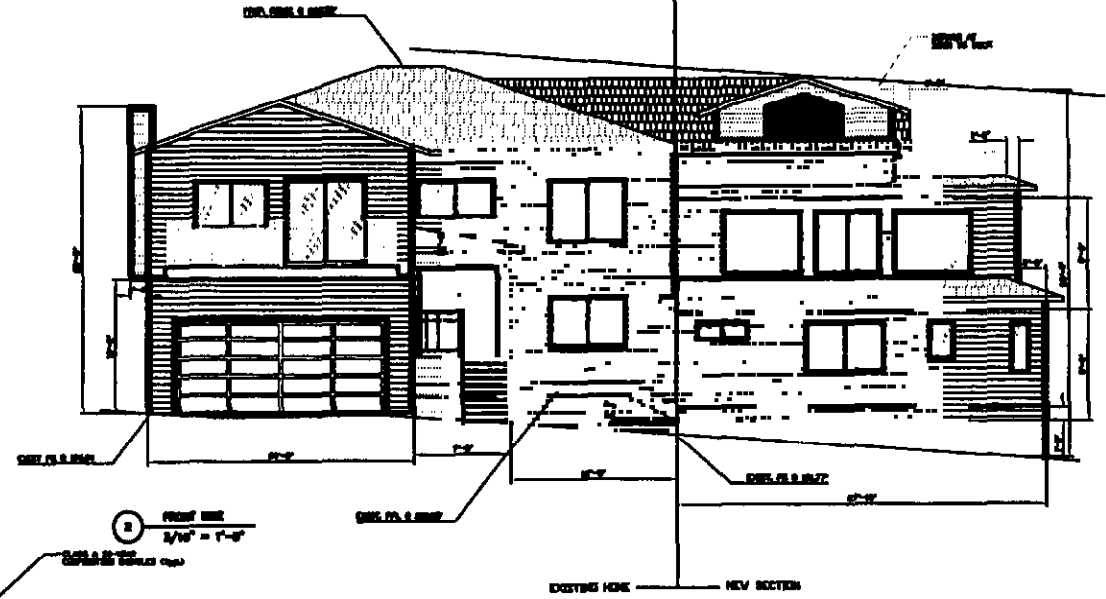
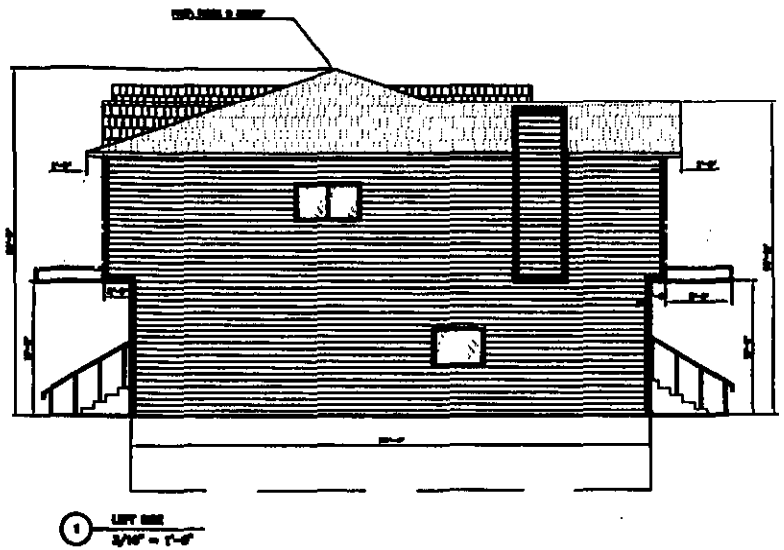
Applicant: **KUO**

File Numbers: **PLN2002-00149**

Attachment: **G**



ATTACHMENT G



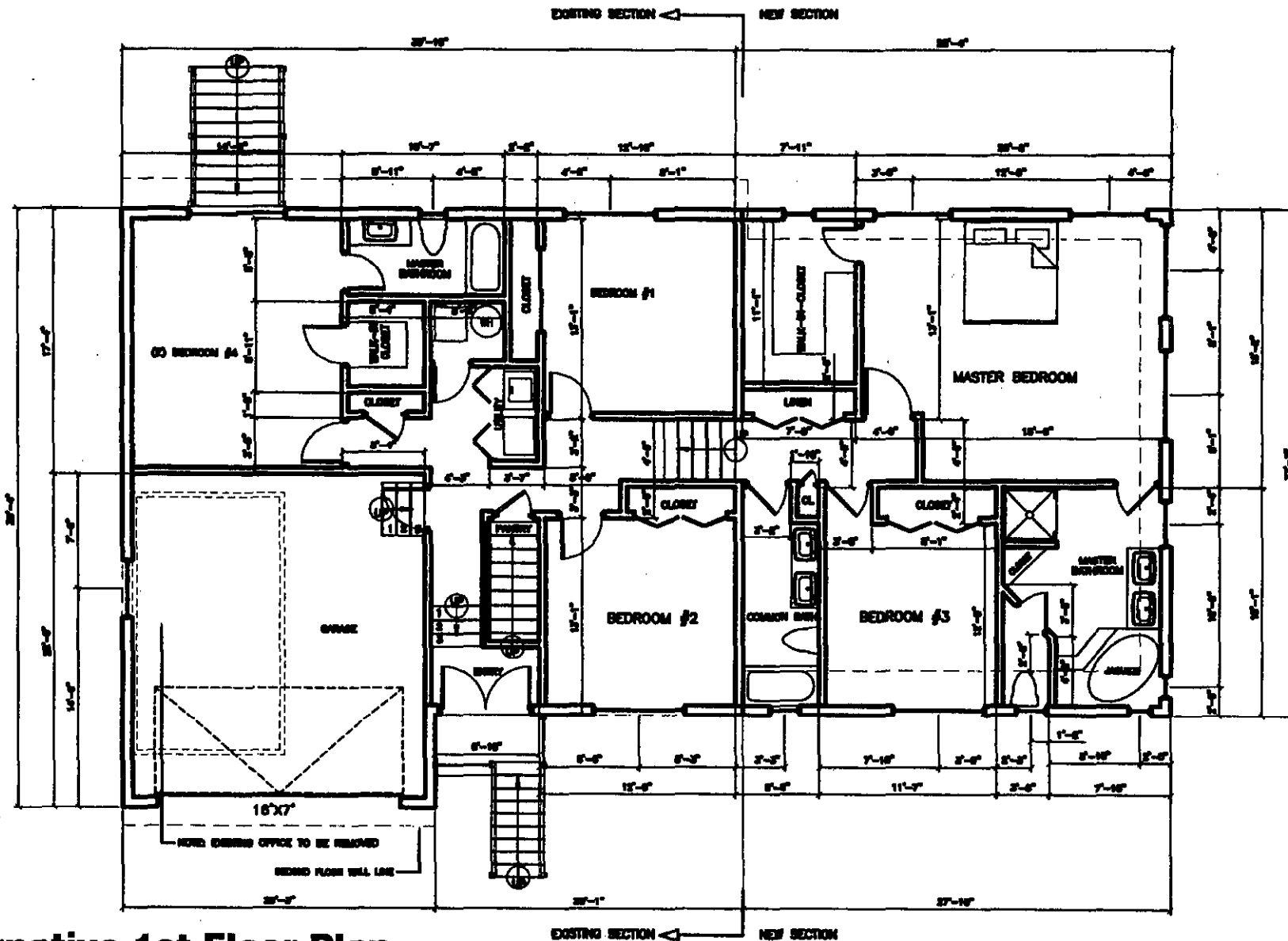
San Mateo County Board of Supervisors Meeting

Applicant: **KUO**

Attachment: **H**

File Numbers: **PLN2002-00149**

ATTACHMENT H



Alternative 1st Floor Plan

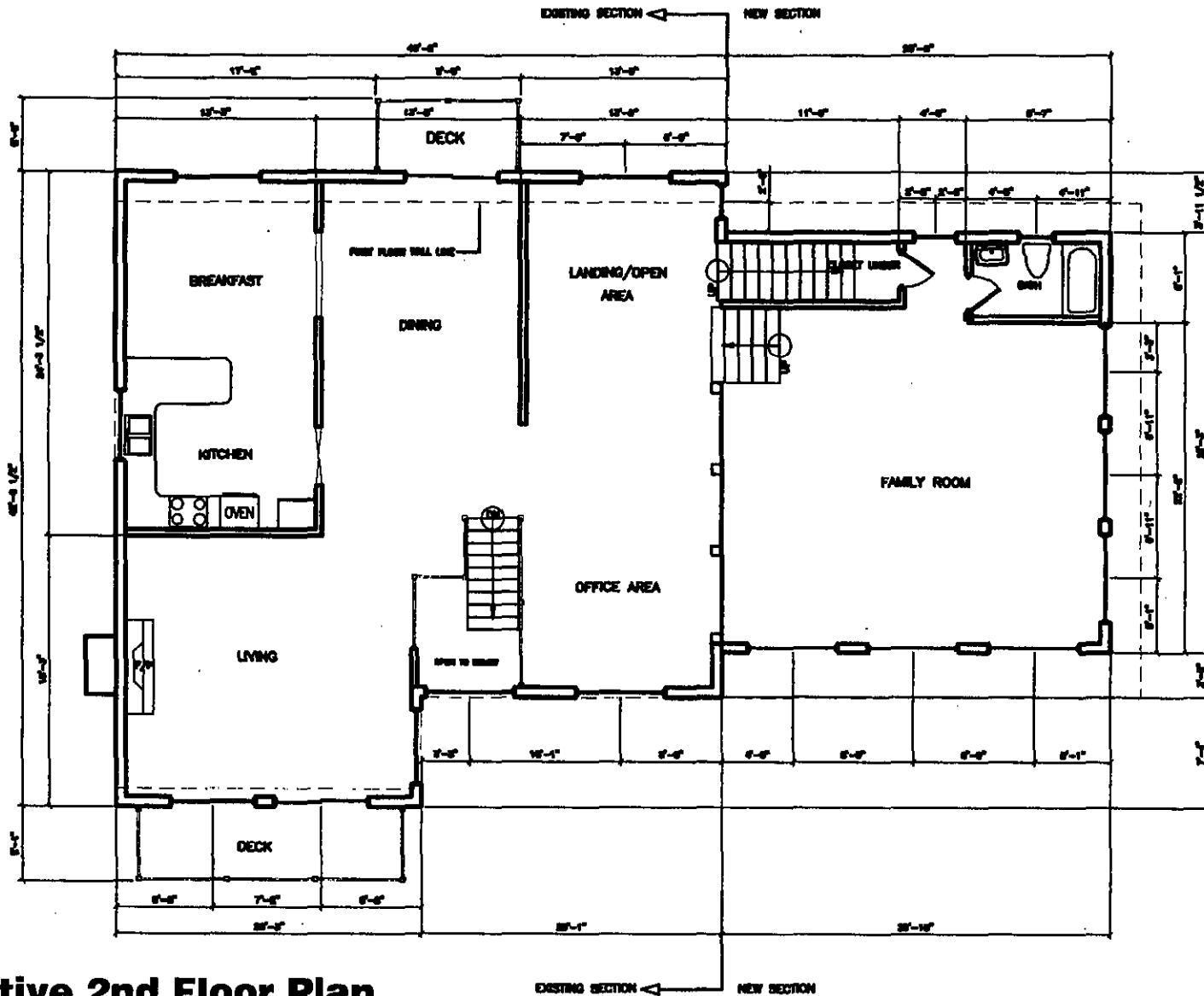
San Mateo County Board of Supervisors Meeting

Applicant: **KUO, ALTERNATIVE FIRST FLOOR PLAN**

Attachment: **I**

File Numbers: **PLN2002-00149**

ATTACHMENT I



Alternative 2nd Floor Plan

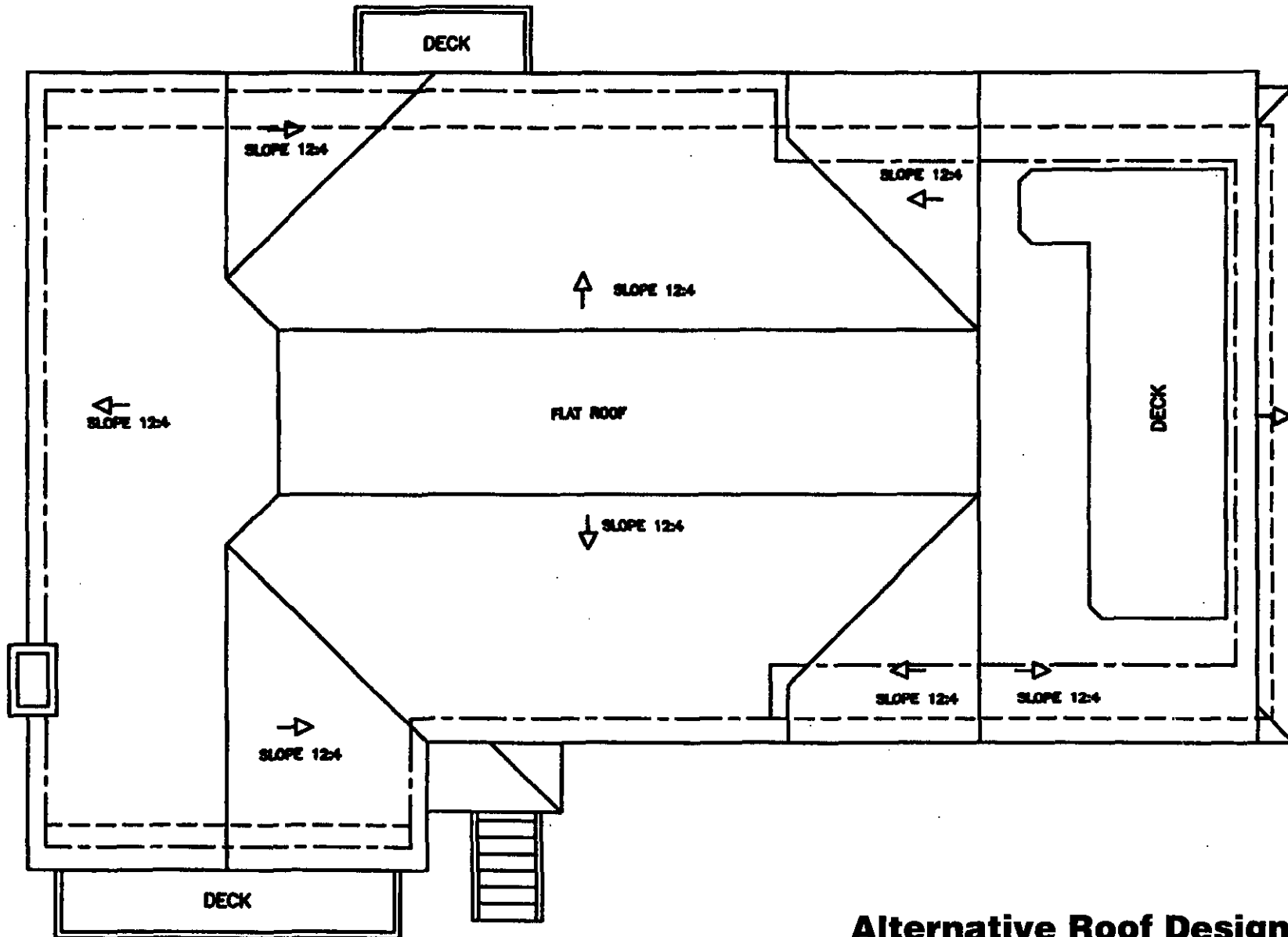
San Mateo County Board of Supervisors Meeting

Applicant: **KUO, ALTERNATIVE SECOND FLOOR PLAN**

Attachment: **J**

File Numbers: **PLN2002-00149**

ATTACHMENT J



Alternative Roof Design

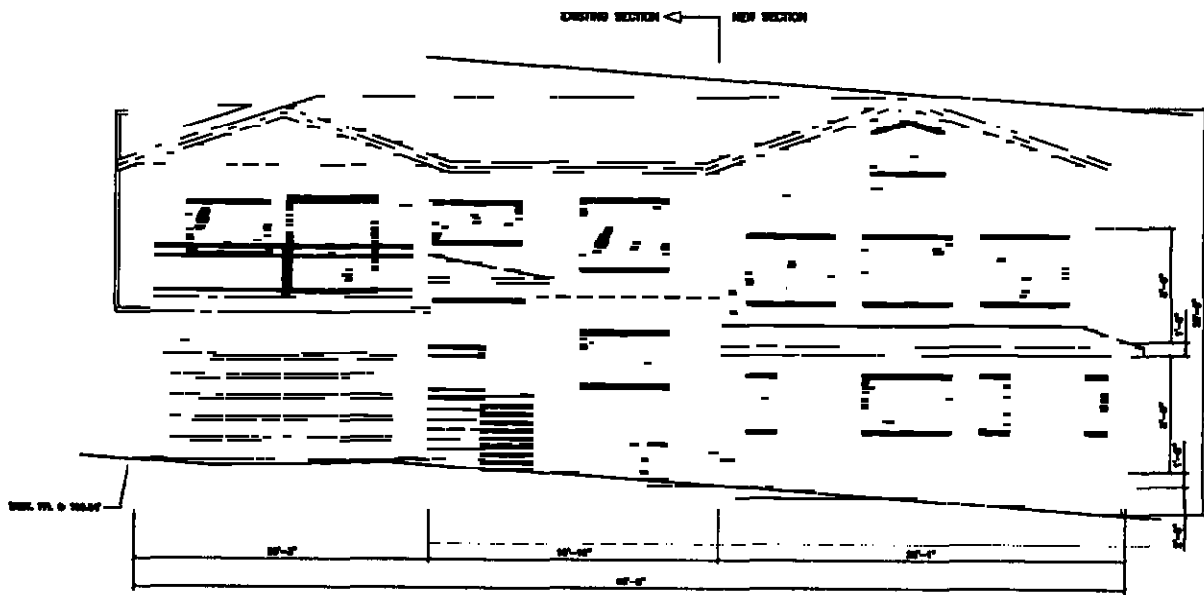
San Mateo County Board of Supervisors Meeting

Applicant: **KUO, ALTERNATIVE ROOF DESIGN**

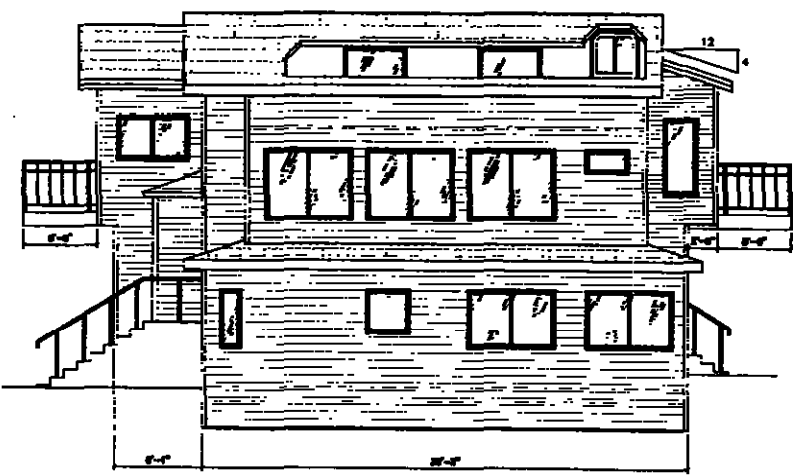
Attachment: **K**

File Numbers: **PLN2002-00149**

ATTACHMENT K



FRONT SIDE



RIGHT SIDE

Alternative Front and Side Elevations

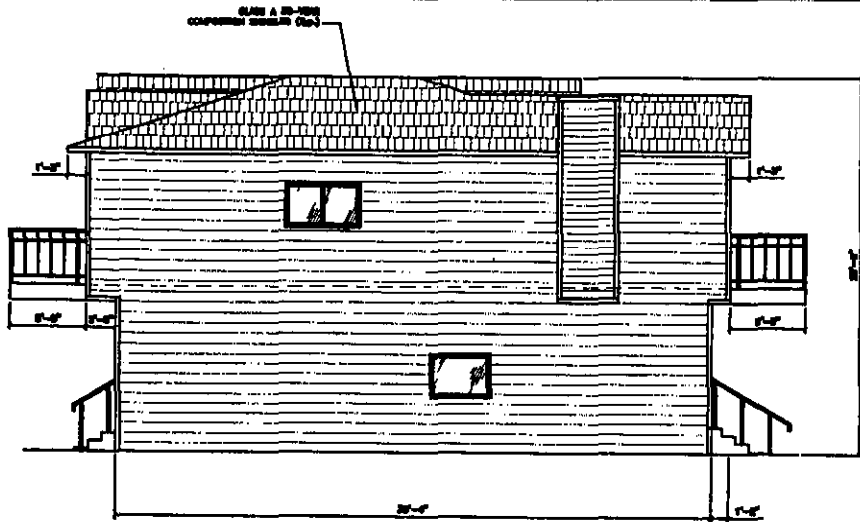
San Mateo County Board of Supervisors Meeting

Applicant: **KUO, ALTERNATIVE FRONT AND SIDE ELEVATIONS**

Attachment: **L**

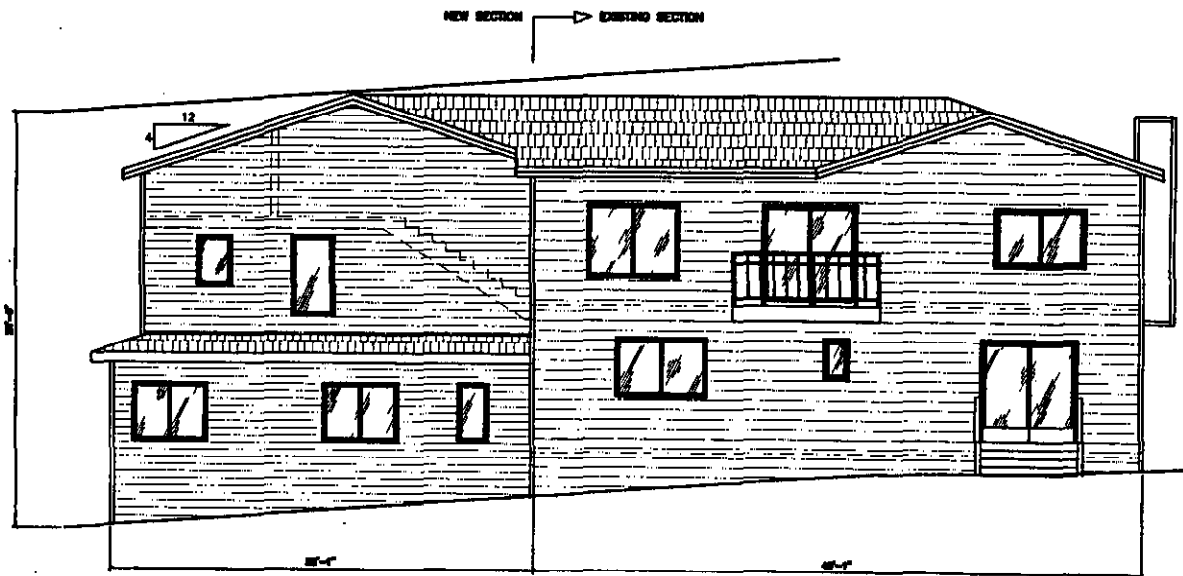
File Numbers: **PLN2002-00149**

ATTACHMENT L



LEFT SIDE

Alternative Rear and Left Elevations



REAR SIDE

San Mateo County Board of Supervisors Meeting

Applicant: KUO, ALTERNATIVE LEFT AND REAR SIDE ELEVATIONS

Attachment: **M**

File Numbers: **PLN2002-00149**

ATTACHMENT M

San Mateo County Environmental Services Agency

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

To the Planning Commission

To the Board of Supervisors

1. Appellant Information

Name: Shih Kuo

Address: 360 Seventh Street

P. O. Box 370820

Montara, CA. Zip: 94037

Phone, W: 650-207-7237 H: 650-728-3071

2. Appeal Information

Permit Numbers involved: PLN: 2002-00149

I have read and understood the attached information regarding appeal process and alternatives.

yes

no

hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

Shih Kuo

Date: February 27, 2003

made on Feb-12-2003 to approve deny
the above-listed permit applications.

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

Please see my attached four-page memo.

Multiple horizontal lines for providing additional details or objections.

To: The San Mateo County Board of Supervisors
From: Shih Kuo, P. O. Box 370820, Montara, California 94037
Subject: Basis for Appeal. File No. PLN 2002-00149
Date: February 26, 2003

I request that the San Mateo County Board of Supervisors review my home expansion project that was denied by the Coastsides Design Review Committee on August 8, 2002 and later denied by the San Mateo County Planning Commission on February 12, 2003.

The basis of my appeal are:

1. Flaws in the due process and substantive content of the staff report that was submitted to the Planning Commission (dated February 12, 2003).
2. My objections with the requirements of the Coastsides Design Review Committee dated June 17, 2002 (pages 16 and 17 of the staff report).
2. My contention that the "Finding For Denial" dated February 12, 2003 and August 13, 2002 are without merit.

FLAWS IN THE DUE PROCESS AND SUBSTANTIVE CONTENT OF THE STAFF REPORT (DATED FEBRUARY 12, 2003).

Page 22 of the staff report contains the minutes of the Planning and Zoning Committee of the San Mateo County Council dated July 15, 2002. The last sentence of the first paragraph says that "I was willing to recuse myself from the item; however the applicant insisted I chair this item." That statement is totally false. Neither I nor my designer Greg Ward remember Karen Wilson introduce the subject, let alone ever offering to recuse herself from this meeting. Karen Wilson had a duty to inform me of the conflict of interest, and she failed to do so. Neither I nor Greg Ward ever insisted that Karen Wilson chair this item. We don't know what to make of that statement from Karen Wilson, except that it confirms a glaring shortcoming of the procedures and substantive due process rights that should have been provided. The process followed was fundamentally unreasonable and unfair, and for that reason, I request that the recommendations and findings should not be presumed to be proper and accurate. It is because of the flawed process that I, as the applicant, am constrained to request the involvement of the San Mateo County Board of Supervisors.

Page 16 of the staff report contains change requirements from the Coastsides Design Review meeting held on June 13, 2002. The first requirement cites LCP (Local Coastal Program) policies that form the basis for the demand that we reduce the size of our addition by at least 25%. The LCP policies cited are: 8.138, 8.18 and 8.28. Policy 8.138 does not exist in the LCP. Policy 8.18 pertains to development in "rural" areas. I fail to see the relevance of 8.18 since my expansion is not in a "rural" area. Policy 8.28 is a definition of "Scenic Corridors". Since my expansion is not in a scenic corridor, I don't see how it forms the basis for the demand to cut the size of my expansion by at least 25%.

**MY OBJECTIONS WITH THE COASTSIDE DESIGN REVIEW COMMITTEE
REPORT DATED JUNE 17, 2002.**

This report is on page 16 of the staff report. This report is important because it gives us an understanding of how we got to where we are today. This report lists six design change requirements from the Coastside Design Review Committee (DRC). I objected to the first 4 requirements. Since the DRC was very adamant about the 25% reduction and since I think a 25% reduction is too excessive, I knew that the DRC and I will not be able to agree on the size of the reduction. I felt that I have to appeal the 25% reduction to the Planning Commission. I asked the Design Review Officer if I can appeal to the Planning Commission. I was told that: "The process for an appeal to the decision of Coastside Design Review Committee will require another rescheduling of the project with the same design so it could be denied on that meeting." So I appeared before the DRC on August 8 with the SAME design in order to get it denied by the DRC so that I can appeal the 25% size reduction to the Planning Commission. It was only after the August 8th denial that I saw the 3 denial reasons listed in the "Finding For Denial" dated February 12, 2003 and August 13, 2002 (page 18 of the staff report). By the time I saw those 3 reasons for denial, it was already too late to make any changes to my design. Those 3 reasons for denial never showed up on the DRC's letter of June 17, 2002 (page 16). The first time I saw them was in the DRC letter dated August 13, 2002 (page 18).

So what are my objections to the requirements of the Coastside Design Review Committee dated June 17, 2002 (page 16)? The requirements are:

1. "A redesign of the addition is required to reduce the size and scale of the addition substantially (at least 25% reduction)." I believe that the 25% reduction is excessive and arbitrary. My design meets the Floor Area Ratio requirement for the County. The DRC is setting a much stricter precedent on the Floor Area Ratio by requiring me to reduce my floor area by an additional 25% (at least). I find this attempt to set precedent disturbing and without merit.
2. "Eliminate the rooftop deck and attic space from the design." I have no problem with removing the attic space. But the rooftop deck is an integral part of my design. We discussed this deck with Lily Toy. We also showed this deck to the Design Review Officer on several occasions. We received no objections from County Planning on this deck throughout our design process.

Our deck does not cover a substantial part of the roof. It actually sits on the side of the roof and is hidden from view from the uphill side. The deck also lends substantial articulation on the downhill side. It reduces the height of the wall that the downhill neighbor will see.

3. "The family room on the 2nd floor to be reduced in size by 500 sq. ft.". The size of the family room is 25'10" by 24' 2" or roughly 624 sq ft. Reducing it by 500 sq. ft. winds up with a family room of 124 sq. ft. or roughly 11 ft square. We contend that the family room will be too small.
4. "Building placement of structure to be reconsidered and redesigned." Section 6565.1 of the "Zoning Regulations" (page 28.1.1 - Coastal) states that "This Chapter shall apply to all new exterior construction or remodeling ...". We contend that Design Review should limit

itself to the exterior appearance of the structure. We don't believe that Design Review was ever intended to regulate interior placements of bathrooms.

FINDING FOR DENIAL (page 18 of staff report).

1. "The proposed addition is not designed and situated so as to retain and blend with the natural landforms of the site and does not ensure adequate space for light and air to itself and adjacent properties"

We have taken great pains in our design to make the new section conform to the natural lay of the land. Because the area of construction slopes downward by 2 feet, we have also dropped the floor of the new section 2 feet beneath the floor of the existing home. This 2 feet floor drop is in line with the 2 feet of vertical drop over the area of construction and allows our new addition to hug the contour of the land. This 2 feet drop substantially lowers the windows in the new section with respect to the windows in the old section and presents a sloping profile consistent with the slope of the land.

We made sure that the new addition conforms to daylight plane requirements and that there are plenty of setbacks. In the direction of expansion, there will be 18 feet and 10 inches of space between my finished walls and the downhill neighbor's property line. That allows more than sufficient light and air between my home and my neighbor's in the direction of expansion. The County's setback requirement in that direction is only 10 feet. So our setback is almost twice what is required by County zoning. The setback from the addition to the back yard property line is 33 feet and 11 inches (Zoning requires only 20 ft.). The setback from the addition to the front yard property line is 31 feet and 9 inches. (Zoning requires only 20 ft.) All the setbacks are much greater than what County Zoning requires and ensure more than adequate space and light to surrounding structures.

2. "The views are not protected by the height and location of the addition."

We have taken measures to minimize the effect of our expansion on surrounding views. Looking from east to west, we have hidden the vertical walls of the new section inside of the vertical walls of the existing home so the walls of the new section are not visible from that direction. Looking from west to east, the new walls do not steal any view from that direction since the new walls articulate inwards from the old walls. The view from north looking south is that of the hill climbing up to 8th and 9th streets filled with houses and empty lots. No ocean views are blocked in that direction. The view from south looking north sees downhill to homes on the north side of Montara. The house directly behind me on the south side is a low, single story house. Its view northward to my property is already blocked by the fence between our properties. The property beyond that on the south side is a large empty lot on the other side of Eighth Street. The way the hill slopes up, the view impact is minimal with respect to the houses south of me beyond that empty lot. My addition will be too low down the hill to materially impact their view.

3. "The design of the addition is inappropriate to the use of the property and is not in harmony with the shape, size and scale of adjacent buildings in the community."

The property is used as a single family home. Our addition does not change that usage. It will remain as a single family home. This expansion does not add any more families to our neighborhood. It does not impose additional burdens to our support infrastructure. We contend that my addition is an appropriate use of the empty lot.

This addition does make this home larger than its immediate neighbors. But due to its oversized lot of 9000 square feet, the addition is within the limits imposed by the floor area ratio (FAR). Large homes are not new to Montara. There are homes much larger than what I am proposing in the town of Montara. My home will NOT be the largest building nearby. The old Montara School is just one block up the street and it is much larger than what I am proposing. It is being used as a home for someone and is surrounded by much smaller homes.

In making my appeal to the Board of Supervisors, I refer to paragraphs 2 and 2a on page 38 of our "San Mateo County Community Design Manual":

"In making such findings, the Design Review Administrator and, on appeal, the Planning Commission and the Board of Supervisors shall apply the following principles:

a. regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred; rather, the regulation exercised should only be the minimum necessary to achieve the overall objectives as set forth in Section 6565.3".

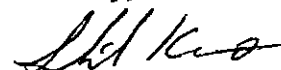
Page 26 of the same Community Design Manual raises the issue of scale. But the last paragraph on page 3 of the same manual offers the following words of wisdom:

"In order to accomplish these goals, the Community Design Manual does not set forth rigid rules for designing structures but rather establishes general guidelines in which considerable latitude remains, so as to not stifle individual initiative."

The bottom of page 28.1.2 (Section 6565.3 - Coastal) of the "Zoning Regulations" echoes the same thoughts: "It is not the purpose of this chapter that regulation of design should be so rigidly interpreted that individual initiative is precluded in the design of any particular building or substantial additional expense is incurred. Rather, it is the intent of this Chapter that any regulation exercised be the minimum necessary to achieve the overall objectives of this Chapter."

As a taxpayer and registered voter in the town of Montara and as the owner of the home in question since 1982, I appeal to the Board of Supervisors to review my design. I look forward to meeting with the Board of Supervisors to arrive at a mutually acceptable design and secure the approvals necessary for me to make use of my property.

Sincerely,



Shih Kuo



Please reply to: Farhad Mortazavi
(650) 363-1831

February 18, 2003 **PROJECT FILE**

Shih Kuo
P.O. Box 370820
Montara, CA 94037

Subject: File Number PLN2002-00149
Location: 360 7th Street, Montara
APN: 036-023-180 and 036-023-190

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Commissioners:

David Bomberger

Carl Goff

Bill Kennedy

Ralph Nobles

Jon Silver


On February 12, 2003, the San Mateo County Planning Commission considered your appeal of the Coastside Design Review Committee's decision to deny Design Review approval for a 1,952 sq. ft. addition to an existing 2,693 sq. ft. single-family home located at 360 7th Street in the City of Montara, San Mateo County.

Based on the information provided by staff and evidence presented at the hearing, the Planning Commission accepted staff's recommendation to deny the appeal, uphold the decision of the Design Review Committee and make the finding as attached. The Commission further commented that a Geotechnical report would not be required.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within fifteen (15) calendar days from the date of this determination. The appeal period for this matter will end at 7:00 p.m. on February 27, 2003.

If you have questions regarding this matter, please contact the Project Planner listed above.

Sincerely,


Kah Dee Rud
Planning Commission Secretary
Pcd0212n_8kr.doc

cc: Department of Public Works
Building Department
Environmental Health
Assessor

Greg Ward, OSD
Vic Abadie
John Bali



August 13, 2002

Shih Kuo
P.O. Box 370820
Montara, CA 94037

Dear Mr. Kuo:

SUBJECT: Design Review, File No. PLN 2002-00149
360 - 7th Street, Montara (APN 036-023-180)

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of August 8, 2002, the San Mateo County Coastside Design Review Committee considered your application for design review approval for the construction of a 1,952 sq. ft. addition to an existing 2,693 sq. ft. single-family dwelling on a 9,000 sq. ft. parcel located at 360 - 7th Street, in the unincorporated San Mateo County (Montara). The Committee found that the project, as described on the plans, application forms and accompanying materials submitted to the Committee, did not comply with the design standards and guidelines of the Design Review Ordinance (Section 6565.7). Specifically, the Committee found that:

1. The proposed addition is not designed and situated so as to retain and blend with the natural landforms of the site and does not ensure adequate space for light and air to itself and adjacent properties.
2. The views are not protected by the height and location of the addition.
3. The design of the addition is inappropriate to the use of the property and is not in harmony with the shape, size, and scale of adjacent buildings in the community.

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on August 19, 2002, the first working day following the tenth calendar day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying the \$201.00 appeal fee.

Sincerely,

Farhad Mortazavi, Design Review Officer

FSM:kcd - FSMM1231_WKN.DOC

cc: Karen Wilson, Committee Representative

Scott Boyd
Rachel Dotson
Philip Farrar
Victor Abadie III
John Bali

Deborah Guettler
Susan Bysrom
Chris Church
Kathryn Slater-Carter
Greg Ward

PLANNING AND BUILDING



June 17, 2002

Sumitra T. Kuo Shih
P.O. Box 370820
Montara, CA 94037

Dear Ms. Kuo Shih:

**ENVIRONMENTAL
SERVICES
AGENCY**

**SUBJECT: Design Review, File No. PLN 2002-00149
360 - 7th Street, Montara
APN 036-023-180**

At its meeting of June 13, 2002, the San Mateo County Coastside Design Review Committee considered your application for design review approval for a 1,952 sq. ft. addition to an existing 2,693 sq. ft. dwelling on a 9,000 sq. ft. parcel located at 360 - 7th Street in unincorporated San Mateo County (Montara). The Coastside Design Review Committee CONTINUED the item for further consideration. The following requirements should be considered and incorporated into revised plans to be submitted for subsequent review by the Coastside Design Review Committee:

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

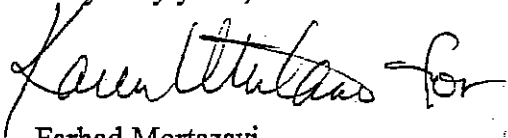
1. LCP Policies 8.138, 8.18, 8.28 and Community Design Manual pages 6, 10 and 26 discuss the size and scale of the structure. A redesign of the addition is required to reduce the size and scale of the addition substantially (at least 25% reduction). Any future resubmittals shall incorporate these policies and guidelines on the plans and in writing.
2. Eliminate the rooftop deck and attic space from the design.
3. The family room on the 2nd floor to be reduced in size by 500 sq. ft.
4. Bathroom placement on first and second floors to be reconsidered and redesigned.
5. A complete Geotechnical Report is required to address drainage issue.
6. Three 24-inch box trees, seven 15-gallon trees, 15 5-gallon shrubs and twenty 1-gallon shrubs to be included as part of landscaping.

PLANNING AND BUILDING

Sumitra T. Kuo Shih
June 17, 2002
Page 2

Revised plans (five sets and one 8.5" x 11" reduction) should be submitted no later than June 20, 2002, to ensure a place on the July 13, 2002, Coastside Design Review Committee agenda. Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

Very truly yours,



Farhad Mortazavi
Design Review Officer

FM/KV:cdn - FSMM0924_WCN.DOC

cc: Karen Wilson, Montara Community Representative
John Bali
Kathryn Slater
Greg Ward

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

July 15, 2002

Farhad Mortazavi Design Review
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

Attendance: Kathryn Slater-Carter, Chuck Kozak, Paul Perkovic, Sandy Emerson, Karen Wilson

RE: **8c.PLN 2002-00149**: Consideration of approval for a 1,952 sq/ft addition to an existing 2,791 sq/ft single-family dwelling on a 9,000 sq/ft parcel

Location: 360 Seventh Street, Montara **APN:** 036-023-180 & 190

The above application was reviewed during the MCC Planning and Zoning Committee meeting on 6-19-02. The applicant and owner were publicly made aware of my role as the Chair for Design Review-Montara, as I had previously reviewed the plans at Design Review. I was willing to recuse myself from the item; however the applicant insisted I chair this item.

The committee felt the project was already a big house and this would triple the size and mass of this house in relationship to existing homes and should be reduced in Size and Scale to adjacent neighbors and that there may have been some confusion about LCP, CDRG, Community Plan and any other items referred to in the decision letter from Design Review. I have included many quotes as reference in our meeting for the applicant:

- *Community Plan (1978)Montara * Moss Beach * El Granada Chapter 3 – LAND USE-Goal: Build houses which relate to the physical settings of their sites, do not destroy the natural features of the land, are within the price range of local citizens, and are compatible with the neighborhood scale and coastal character of the community.*
- *LCP 8.12 General Regulations b. Employ the design criteria set forth in the Community Design Manual for all new development in urban areas.*

- **LCP 8.13 Special Design Guidelines for Coastal Communities**

The following special design guidelines supplement the design criteria in the Community Design Manual:

(4) Design structures which are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urbanscape.

- **Chapter 28.1 – Design Review District Inside of the Coastal Zone**

Section 6565.3 Purposes. *The purposes of this Chapter are:*

- *To recognize the interdependence of land values and aesthetics and to provide a method by which the County may encourage builders to develop land so that its value and attractiveness will endure;*
- *To encourage development of private property in harmony with the desired character of the community or area in conformance with an adopted set of community design principles as well as the County General Plan and other precise Plans;The Design Review guidelines so developed shall be supplemental to and a part of the Community Design Manual approved and adopted by the Board of Supervisors as policy for the application of this Chapter*

Section 6565.7 Standards for Review

1 - a. Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to insure adequate space for light and air to itself and adjacent properties;

Trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels,

1. The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community;

2. In making such findings, the Design Review Administrator and, on appeal, the Planning Commission and the Board of Supervisors shall apply the following principles:

- a. *regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred; rather the regulation exercised should only be the minimum necessary to achieve the overall objectives as set forth in Section 6565.3;*
- b. *appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials and upon the principles of harmony and proportion in the elements of the building;*
- c. *appropriate design is not based on economic factors alone.*

- **Community Design Review Manual (San Mateo County Siting (page 6)**
Structures and accessory structures should be located, designed, and constructed to retain and blend with the natural vegetation and natural land forms of the site (i.e.,

topography, rock out-croppings, ridgelines, tree masses, etc.) and should be complementary to the adjacent neighborhood structures.

Open Space Preservation (page 14)

Where conditions permit, minimum side yard requirements may be reduced or increased as long as the total required setback is maintained.

Scale (page 26)

Structures should relate in size and scale to adjacent buildings and to the neighborhood in which they are located.

■

The Board of supervisors hereby finds that:

1. ***Many communities, neighborhoods and areas in this County have deteriorated through poor planning, neglect of proper design standards, and the erection of buildings and structures unrelated to the sites, incompatible with the character of the neighborhood and insensitive to the natural environment, especially in older undeveloped or partially developed platted areas, existing and proposed communities, clustered developments and areas with unique environmental and/or resource value;***
2. ***These conditions promote disharmony, reduce property values, and impair the public health, safety, comfort, convenience, happiness, and welfare;***
3. ***The lack of appropriate guidelines and criteria for the design of new buildings and structures contributes to these condition;***
4. ***It is necessary and desirable to alleviate these conditions by providing appropriate guidelines and criteria for the maintenance and enhancement of property values, the visual character of especially fragile communities, the natural environmental resources, and the public health, safety, comfort, convenience, happiness, and welfare of the citizens of the County.***

The committee supports a reduction of the over-all size of the project and encourages the applicant to:

1. confirm a lot merger is complete prior to approval of permits or plans
2. clarification and specific measurements for all elevations
3. that a biology report should be adequate for drainage management, to include a plan that does not increase the flow to the street
4. removal of asphalt to landscaping for ground water absorption

The committee encourages the applicant to look at doing further work, the suggestions are listed below:

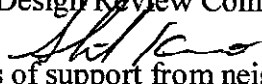
1. enhance the design to incorporate more articulation of the second story, not to remove the current set backs on the second story - front elevation, rather to enhance these types of elements
2. remove the deck on the 3rd level of the structure
3. provide a 3 dimensional plan
4. additional parking should be required for a home of this size

Planning and Zoning would like this item referred back to review the drainage and landscaping plans prior to DR approval.

If you have any questions, please contact me.

Karen Wilson

Karen Wilson
Chair, MCC Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292 - 1

To: Coastside Design Review Committee
From: Shih Kuo 
Subject: Statements of support from neighbors
Reference: Case # PLN2002-00149, 360 Seventh Street, Montara, California
Date: April 28, 2002

Attached are seven signed statements from my neighbors supporting my efforts to build a new house at 360 Seventh Street in the town of Montara. The statements of support are from:

1. Scott Boyd, who lives next door to me on Seventh Street on the uphill side.
2. Rachel Dotson, who lives second door to me on Seventh Street on the uphill side.
3. Philip Farrar, who lives next door to me on Seventh Street on the downhill side.
4. Vic Abadie, who lives second door to me on Seventh Street on the downhill side.
5. John Bali, who lives across the street from me on Seventh Street. John also owns the house next to his on the uphill side of Seventh Street.
6. Deborah Guettler, who lives directly behind me on Eighth Street.
7. Susan Bystrom, who lives on Eighth Street uphill from my house.

To: Coastside Design Review Committee

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. As his neighbor, I appreciate the time he has invested in communicating with each of his neighbors, showing his plans and listening to feedback. The process thus far has allayed many concerns, and I support his efforts to build a house that not only meets the regulations, but also takes into account his neighbors' concerns.

Name: Scott Boyd

Signature: 

Address: 380 7th Street

Date: 4/28/2002

To: Coastside Design Review Committee.

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. I, as his neighbor, have no objections to his plans as drawn and I am in support of his project.

Name: Rachel K. Dotson

Signature: Rachel K. Dotson

Address: 390 - 7th St

Date: Apr 28, 2002

To: Coastside Design Review Committee

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. I, as his neighbor, have no objections to his plans as drawn and I am in support of his project.

Name: F. PHILIP FARRAR

Signature: *F. Philip Farrar*

Address: 350 7th St Montara CA 94037

Date: 4/28/02

Newsletter

MEMORANDUM TO: Design Review Committee

FROM: Vic Abadie,
340 Seventh Street, Montara

RE: Support proposed residential remodel,
K.S. Kuo, 360 Seventh Street, Montara

HEARING DATE: Thursday, 9 May 2002

The purpose of this memorandum is to request the Design Review Committee to approve Mr. Kuo's proposed remodel. Mr. Kuo has been my neighbor for twenty years. He and his family are fine people, of the highest caliber, and have always been good neighbors. Mr. Kuo has diligently kept neighbors informed of his proposed remodel. As far as I am aware, he has complied with all law in designing his addition and, therefore, should receive approval for the addition. Please approve it.

Yours truly,



Victor H. Abadie III,
27 April 2002

To: Coastside Design Review Committee

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. I, as his neighbor, have no objections to his plans as drawn and I am in support of his project.

Name: John M. Bali

Signature: John M. Bali

Address: 363 Seventh St.

Date: 4/28/02

To: Coastside Design Review Committee

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. I, as his neighbor, have no objections to his plans as drawn and I am in support of his project.

Name: Deborah Guettler

Signature: Deborah Guettler

Address: 357 8th Street, Montara CA 94037

Date: 4/27/02

To: Coastside Design Review Committee

The owner of the house at 360 Seventh Street in Montara has shown me the plans of the exterior of the house addition he is proposing to build at 360 Seventh Street. I, as his neighbor, have no objections to his plans as drawn and I am in support of his project.

Name: Susan Bystrom

Signature: Susan L. Bystrom

Address: 372 8th St.

Date: 4-28-02

**Farhad Mortazavi - file# PLN2002-00149 360 7th St.Montara, CA PROJECT
PLANNER:Farhad Mortazavi**

From: <GeorgeD335@aol.com>
To: <planning-commission@co.sanmateo.ca.us.>
Date: 1/30/2003 5:18 PM
Subject: file# PLN2002-00149 360 7th St.Montara, CA PROJECT PLANNER:Farhad
Mortazavi
CC: <GeorgeD335@aol.com>, <DeasyL@ca-sf.LEUKEMIA-LYMPHOMA.ORG>,
<Latinlu2@aol.com>

I am writing this letter in case I cannot voice my concern in person I am scheduled to work which conflicts with the time of the hearing.

I live at 377 8th St. in Montara adjacent to the property of Shih Kuo...my home is a fairly large structure of 2650 sq.ft. on three lots much like the subject property.

I feel the addition design does not take into concern the large profile will have on adjacent homes.

I have and many of my neighbors have voiced concerns that the addition that is up for review is abnormally large for the character and continuity of homes in our neighborhood...it will affect views and detract from our existing small coastal town feeling...which I may add is why we have a design board.

There are many areas on the coast which will support this size of construction, in the middle of normal sized homes, in a small neighborhood is not fair to those who live here..it will impact views and property values.

I am sure this owner is not concerned by his impact on his neighbors because he contacted me after plans had been made. He was hoping to get my support for the design review committee, since my property is greatly impacted, the view I purchased will be taken away for ever.

If he had contacted me before his plans had been made I would have voiced my concerns about the size of his addition..also why he wanted to be the only home for blocks with this size difference.

This owner does not live here and I question if he will ever be a member of this community, but his structure will be an affect on my family and my neighbors and our community for years to come.

Thank you for affording me this chance to voice my concerns, I agree with the previous decision to deny this design and will support your continued denial.

George Deasy
377 8th St.
Montara, Ca 94037

650 728-0579

Farhad Mortazavi - Appeal file no. PLN2002-00149

From: Lucille Farrar <shrinkrap@webtv.net>
To: <planning-
Date: 02/03/2003 8:33 AM
Subject: Appeal file no. PLN2002-00149

In re: Public Hearing Feb.12,2003
10:00AM 360 7th St. Montara

I reside at 350 7th St. as part owner of the home. I am concerned about the addition proposed for 360 7th St. which would be 30 ft. high (plus whatever pad it would be on) and would extend close to the property line and our one story, ranch-type house. In addition to issues of privacy, air circulation, fire hazards by close proximity of a huge, boxy wooden structure and increased use of our scarce Montara water , I worry about the drainage problems the building will cause, since it is uphill from us. We are already experiencing drainage problems from a building in progress on 8th St. behind our house, also uphill from us.

I believe owners should be able to make best use of their property, but should consider their neighbors' rights and the character of the community, and the problems they may be creating by the changes they make. Increasing the setback by at least 10 feet and having an efficient system to divert drainage water (percolation pit? trenches?) might make the proposal more reasonable.

I thank you for yur attention in this maatter. Sincerely, Lucille Farrar

350 7th St., Montara
650-728-1029

From: "K. S. Kuo" <ks@coastcorp.com>
To: <TBurnes@co.sanmateo.ca.us>, <FMortazavi@co.sanmateo.ca.us>
Date: 8/7/2003 1:55:08 AM
Subject: PLN 2002-00149, 360 Seventh Street, Montara

Hello Terry and Farhad,

We presented an improved design of my home expansion project during our meeting on June 17th. The improved design remediated many of the objections that we heard from the Design Review Committee and the Planning Commission. At the end of the meeting Greg Ward and I were asked to provide a list of the changes that we made on our improved design. Below is the list. I apologize that it has taken us this long to provide the list.

The changes that we made on the improved design are:

1. Front view: We smoothed out our roof line. We removed a "hump" on the top of our roof thus making a much cleaner roof line. The Planning Commission and members of your department have complained that our original roof design did not look good. We hope this cleaner roof line makes our roof more acceptable.
2. Front view: We have hidden the deck so that it is not visible from the ground. The Design Review Committee had objected to this deck. Now the deck is not visible from the street.
3. Front view: We have added a gable on the right side of the house to add symmetry to the existing gable on the left side. The two gables, balanced with each other, make this redesign a much better looking house. The original design, without this gable, presented a carved-out appearance to this side of the roof. This new gable presents a more traditional-looking appearance to the roof.
4. Front view: We removed the attic. The attic is no more. What used to be the attic space is now part of the second floor. We removed the old attic's floor. The Design Review Committee told us to remove this attic space. We have complied.
5. Front view: Per your suggestion, we re-aligned the first floor windows to make them line up better with respect to the windows on the second floor.
6. Front view: We have dropped the bottom floor an additional foot from our original design to lower the first floor and second floor windows even further. The original design had a drop of 2 feet which allowed us to connect all bathrooms to the existing sewer line. This redesign drops the bottom floor 3 feet. This additional foot drop will require us to spend extra money to add a new sewer line from the right side of the house to the street since the bottom bathrooms will be too low for gravity to flow the discharge up to the existing sewer line. The additional expense will be well worth it if it makes this redesign more acceptable.
7. Right side view: We have added substantial articulation between the first and second floors on the back side of the house (right side in this view). This new articulation is in balance with the articulation on the front side of the house and centers the new second floor on top of the first floor. This new articulation also decreases the floor area. Our original

design did not have any articulation on this side of the house. This new articulation and its resulting decrease in floor area are efforts on our part to address two of the objections we heard from the Design Review Committee.

These seven substantive changes address many of the objections to our original design. If you have any questions please do not hesitate to call me or Greg Ward. We realize that you must be swamped in these tight fiscal times, but please let us know when our appeal before the Board of Supervisors will be heard.

Best regards,

Shih Kuo
ks@coastcorp.com
Cell phone: (650) 207-7237

CC: <gregw@onestopdesignbuild.com>