

Application for Appeal

Planning and Building Division

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: KEN MENASCO

Phone, W: 925 8032440 H: 570 919 1420

Address: 9260 ALCOSTA BLVD
BLDG C16A SAN RAMON CA
Zip: 94583

2. Appeal Information

Permit Numbers involved:
PLN 2001-00837 / 036-103-230
PLN 2001-00838 / 036-103-340

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

- yes
- no

I hereby appeal the decision of the:

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

Appellant's Signature:

Date: April 25, 2007

made on June April 12 2007 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?

I have not received the denial so I will amend my appeal when I have more information

Ken Menasco

RECEIVED

APR 25 2007

San Mateo County
Planning Division

ATTACHMENT B

20_applappd_rev 12/1/05.rtf

TOTAL P. 02

April 23, 2007

Planning Commission,

My wife and I have been denied four times by the Coastside Design and Review and once by the Planning Commission on appeal. The last meeting with the Planning Commission was on January 10, 2007, at which time the committee stated, we were so close with the Design and Review committee that we should go back and work things out.

There are now eight hours of tape from the Design and Review meetings which I think every member of the planning commission should review to see that we were never close to a conclusion with the Design and Review committee. In the second meeting in August of 2006, the chairman, Douglas Snow said on tape that he thought this case has become political and not constructive, now it is past political. My wife and I did the four items that the Planning Commission requested and returned to the Design and Review. After two hours of discussion the Design and Review committee stated I had two chooses, I could have my project denied or start over with a new design. I am returning to the Planning Commission to try to get our houses approved.

We have amended our plans four times consisting of, a redesign of one of the homes so the style would be completely different, reducing the size of both homes twice, off setting the houses in the front only to have it changed back at the next meeting, three drainage changes or request from the design committee, reduced the height of both homes twice, four landscaping plans. At the last meeting with the Design and Review they were still discussing what trees they want, and that one of the homes would have stucco in the rear. On September 14, 2006 Design and Review denied our plans because they said the required story poles were constructed inaccurately, but never with any detail of what the inaccuracy was. The second set of story poles which the planning commission requested were very similar to the first set. I do not believe that when the Design and Review process was started, that, the intention of the committee was to make the process last a year. I decided to attend a session of another Design and Review meeting that I was not involved with. I have discovered that no one else has had as many meetings and additional expenses as my wife and I have had in order to comply with the Design and Review panel.

Our two homes meet all the requirements of the zoning department. There are homes smaller and larger than ours in the immediate area. (see attached) Our houses meet all the zoning setback and, height requirements. We have a landscaping plan, and drainage has been addressed. The drainage plan that has been submitted will allow less water to accumulate toward the rear of the site than is accumulating there now.

My wife and I have done everything the Design and Review committee has requested and everything the Planning Commission has asked. I am asking the Planning Commission to review this information and the tapes from the Design and Review meetings. I would like this panel to approve the present two sets of plans that are before you. Thank you in advance for your time and cooperation concerning this problem.

Sincerely,


Ken Menasco

RECEIVED

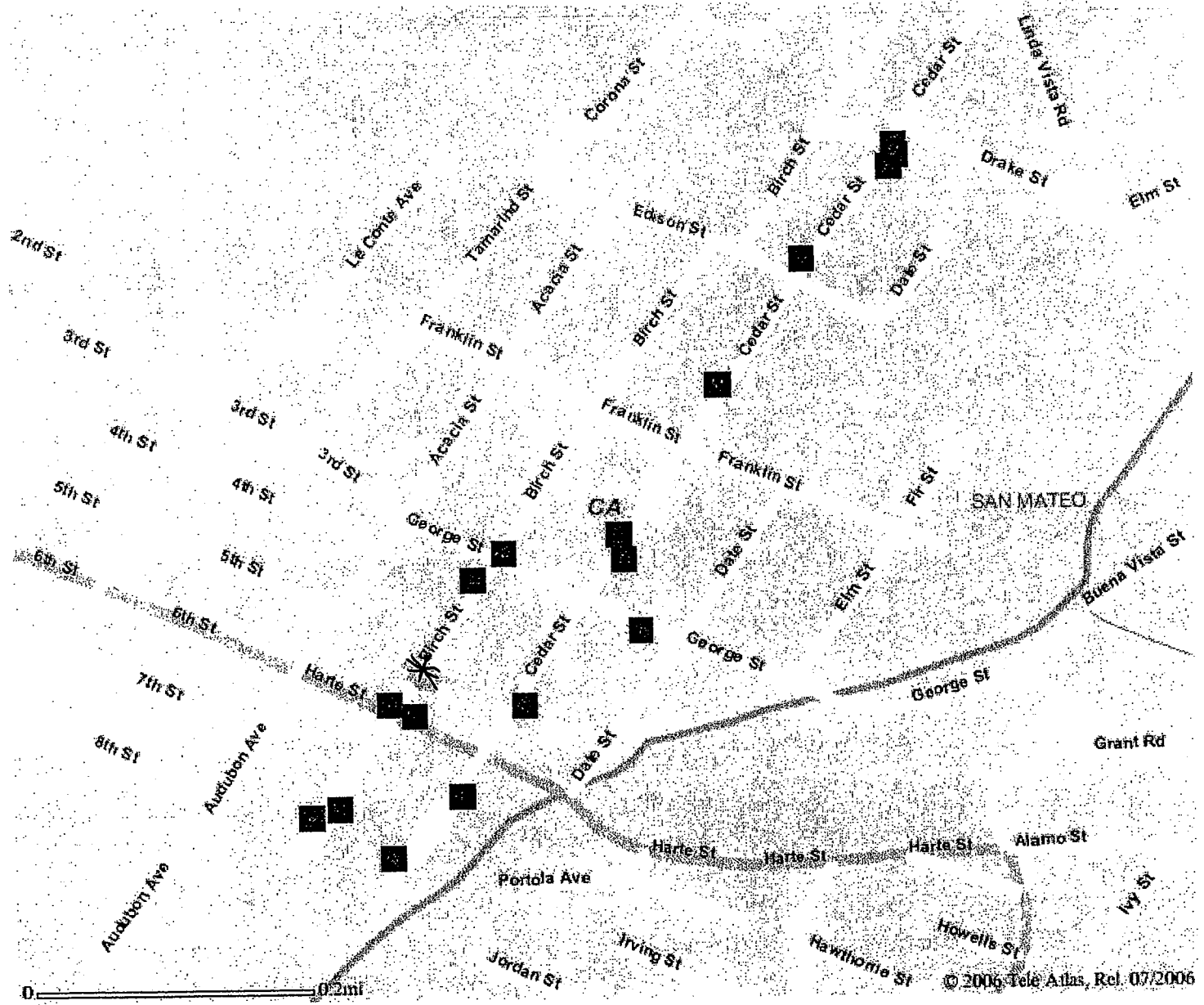
APR 25 2007

**San Mateo County
Planning Division**


046

Map of homes over 2250 SF. On Birch, Cedar, Harte & George

Property Location Map



- Active
- Pend w/Release, show
- Pend, show
- Pend, Noshow
- Sold
- Expired
- Cancelled
- Withdrawn



1160 CEDAR ST

Montara (641) **\$544,000**

5 bed(s), 3 bath(s) SF: 2,612

8,000+ SqFt to .25 Acre DOM: 33

MLS: 948624 Age: 46

RECEIVED 3 BATHS. 75 X 125 LOT. EXTENSIVE REMODEL INCLU ROOF, WIRING, PLUMBING. KITCHEN FEATURES WOLF RANGE, THERMADOR REFRIG, WOOD STOVE, CUSTOM CABINETS. LAR FAMILY ROOM -- HARDWOOD FLOORS & VAULTED CEILING. DECK/SPA. More...

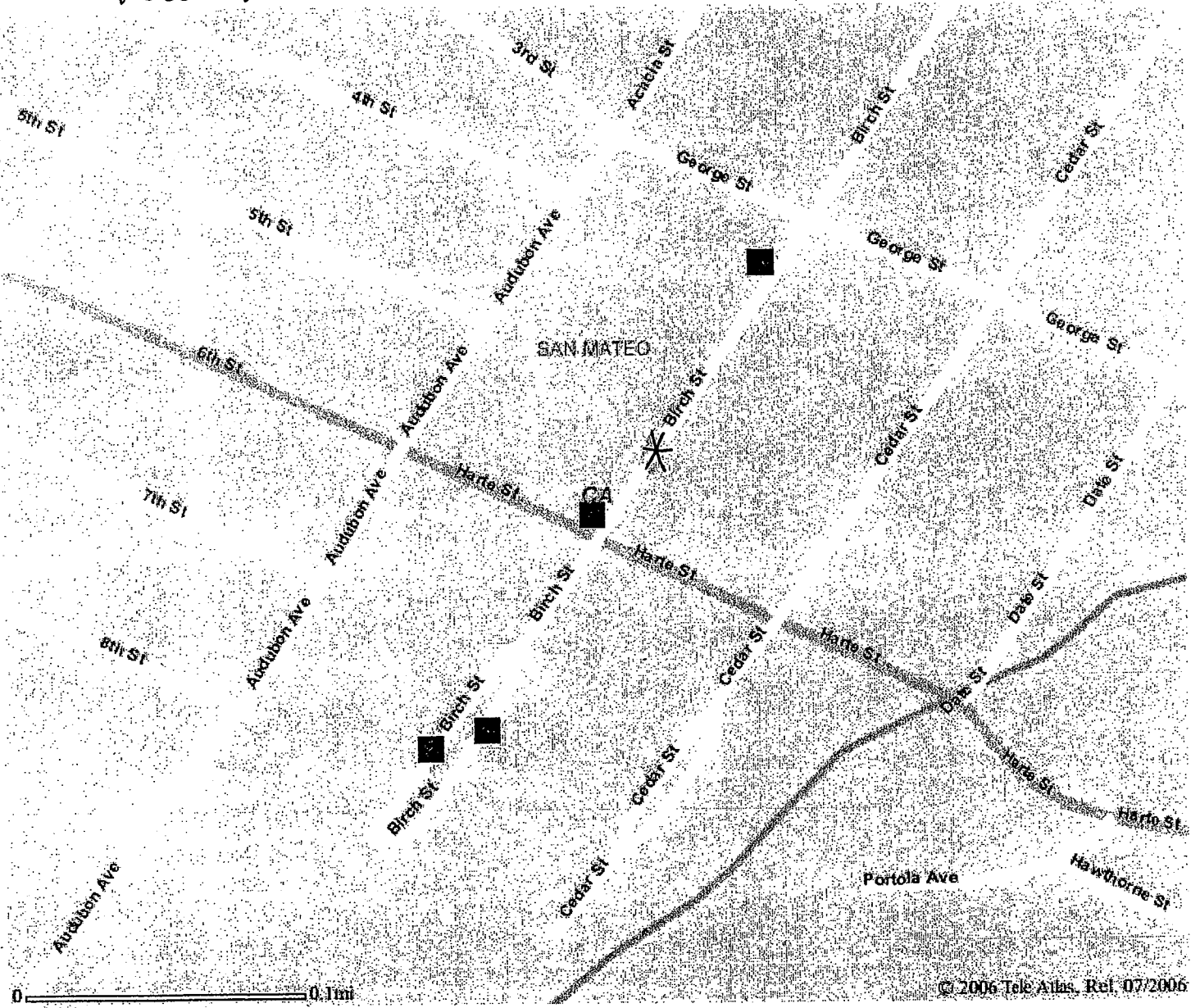
APR 25 2007

San Mateo County
Planning Division

047


Burch

Property Location Map



- Active
- Sold
- Pend w/Release, show
- Expired
- Pend, show
- Cancelled
- Pend, Noshow
- Withdrawn

1



S 1216 BIRCH ST

Montara (641) **\$815,000**

3 bed(s), 3 1/2 bath(s) SF: 2,500

.25+ to .5 Acre DOM: 11

MLS: 006836 Age: 37

RECEIVED

3 ACRES-LOT-FULLY FENCED-CIRCULAR DRIVEWAY, LOTS OF OFF ST PARKING-20X40 GARAGE + OUTBUILDINGS-GARDEN PARADISE WITH FOUNTAINS-KOI POND-HOT TUB-NEWLY REMODELED-TOP OF THE LINE GOURMET KITCHEN-SEPARATE INLAW QUARTERS-SKYLIGHTS- More...

APR 25 2007

San Mateo County
Planning Division

048

S 1216 BIRCH ST, MONTARA (Montara) : \$815,000 : 3 bed / 3½ bath

(Revised: 2/6/2007)

DOM: 11 CDOM: 10 MLS: 006836



Property Overview
1216 BIRCH ST
MONTARA 94037
Detached Single Family (Class 1)
Bed/Bath: 3/3½ SqFt: 2,500
Age: 37 years Lot: 15,625 sq ft

Pricing/Dates
List Price: \$799,000
Sale Price: \$815,000
Sale Date: 03/09/2000
COE Date: 06/09/2000

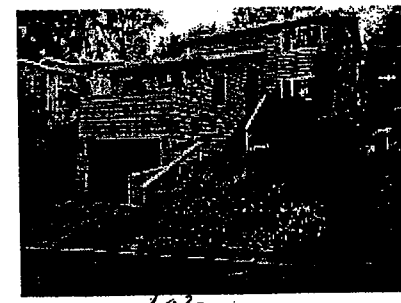
1/3+AC LOT-FULLY FENCED-CIRCULAR DRIVEWAY, LOTS OF OFF ST PARKING-20X40 GARAGE +
OUTBUILDINGS-GARDEN PARADISE WITH FOUNTAINS-KOI POND-HOT TUB-NEWLY REMODELED-
TOP OF THE LINE GOURMET KITCHEN-SEPARATE INLAW QUARTERS-SKYLIGHTS-

101

S 1390 BIRCH ST, MONTARA (Montara) : \$685,000 : 4 bed / 2½ bath

(Revised: 8/27/2006)

DOM: 168 CDOM: 161 MLS: 048468



Property Overview
1390 BIRCH ST
MONTARA 94037
Detached Single Family (Class 1)
Bed/Bath: 4/2½ SqFt: 2,600
Age: 9 years Lot: Lot: 4,500+ to 6,500 Sq Ft

Pricing/Dates
List Price: \$699,000
Sale Price: \$685,000
Sale Date: 04/30/2001
COE Date: 05/25/2001

GRACIOUS CONTEMPORARY HOME IN TRANQUILL TREE-LINED SETTING WONDERFUL
TRADITIONAL FL PLAN 3 ROMANTIC FIREPLACES EXTENSIVE USE OF HARDWOOD, GRANITE &
TILE. BEAUTIFULLY LANDSCAPED FRONT AND BACK. EASY TO SHOW JUST GO!

102

S 1312 BIRCH AV, MONTARA (Montara) : \$655,000 : 4 bed / 3 bath

(Revised: 3/1/2007)

DOM: 85 CDOM: 83 MLS: 325165



Property Overview
1312 BIRCH AV
MONTARA 94037
Detached Single Family (Class 1)
Bed/Bath: 4/3 SqFt: 2,210
Age: 28 years Lot: Lot: 4,500+ to 6,500 Sq Ft

Pricing/Dates
List Price: \$660,000
Sale Price: \$655,000
Sale Date: 07/25/2003
COE Date: 08/26/2003

"A" FRAME STYLE WITH LOFT MASTER SUITE. FRESH PAINT LR & FM RM & MSTR BATH NEAT
LITTLE OFFICE/INLAW TYPE GETAWAY DOWNSTAIRS, VERY FRESH AND CUTE YARD
PROFESSIONALLY LANDSCAPED, CROSS FENCING FOR DOGS, CLOSE TO BEACH

102

S 1294 BIRCH ST, MONTARA (Montara) : \$585,000 : 4 bed / 3 bath

(Revised: 8/28/2006)

DOM: 64 CDOM: 64 MLS: 023133



Property Overview
1294 BIRCH ST
MONTARA 94037
Detached Single Family (Class 1)
Bed/Bath: 4/3 SqFt: 2,580
Age: 20 years Lot: Lot: 4,500+ to 6,500 Sq Ft

Pricing/Dates
List Price: \$625,000
Sale Price: \$585,000
Sale Date: 08/04/2000
COE Date: 08/10/2000

SF/WN&CO/76006*LOCATED NR BACK OF MONTARA, THIS 4BDRM, 3BA HM W/ FAMRM HAS GRT
LIVING SPACE&A VERY FUNCTIONAL FLR PLN ON 2 FLRS. NICE YD, DWNSTRS HAS INLAW UNIT.
POTENTIAL. KITCH TASTEFULLY REMODELED, LIGHT & HAS WOLFRANGE & CORIAN

101

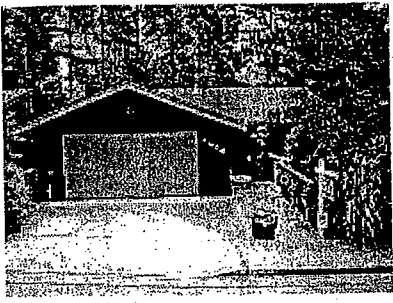
RECEIVED

Presented by KEN MENASCO, Mentor Services, 510-918-1420, mentorsrv@aol.com
Information contained on this report is designed for accuracy but is not guaranteed

APR 25 2007

San Mateo County
Planning Division

049



104

Property Overview

1375 BIRCH ST
SAN MATEO 94402

Detached Single Family (Class 1)

Bed/Bath: 3/3½ SqFt: 2,600
Age: 21 years Lot: 6,000 sq ft

Pricing/Dates

List Price: \$436,000
Sale Price: \$430,000
Sale Date: 09/04/1998
COE Date: 09/25/1998

3% COMM*SPACIOUS MONTARA PINES HOME*6 BLKS FRM STATE BEACH*WELL CARED FOR WITH NEWER ROOF,PAINT+AMENITIES*LRG.OPEN KIT W/EATING AREA*FMRM W/BAY WINDOW+SKY- LITE+FRENCH DRS TO PRIV.DECK*SEP.BONUS RM W/FULL BTH*PELLET STV*HDWD FLRS*LRG

Presented by KEN MENASCO, Mentor Services, 510-918-1420, mentorsv@aol.com
** Information contained on this report is designed for accuracy but is not guaranteed **

RECEIVED

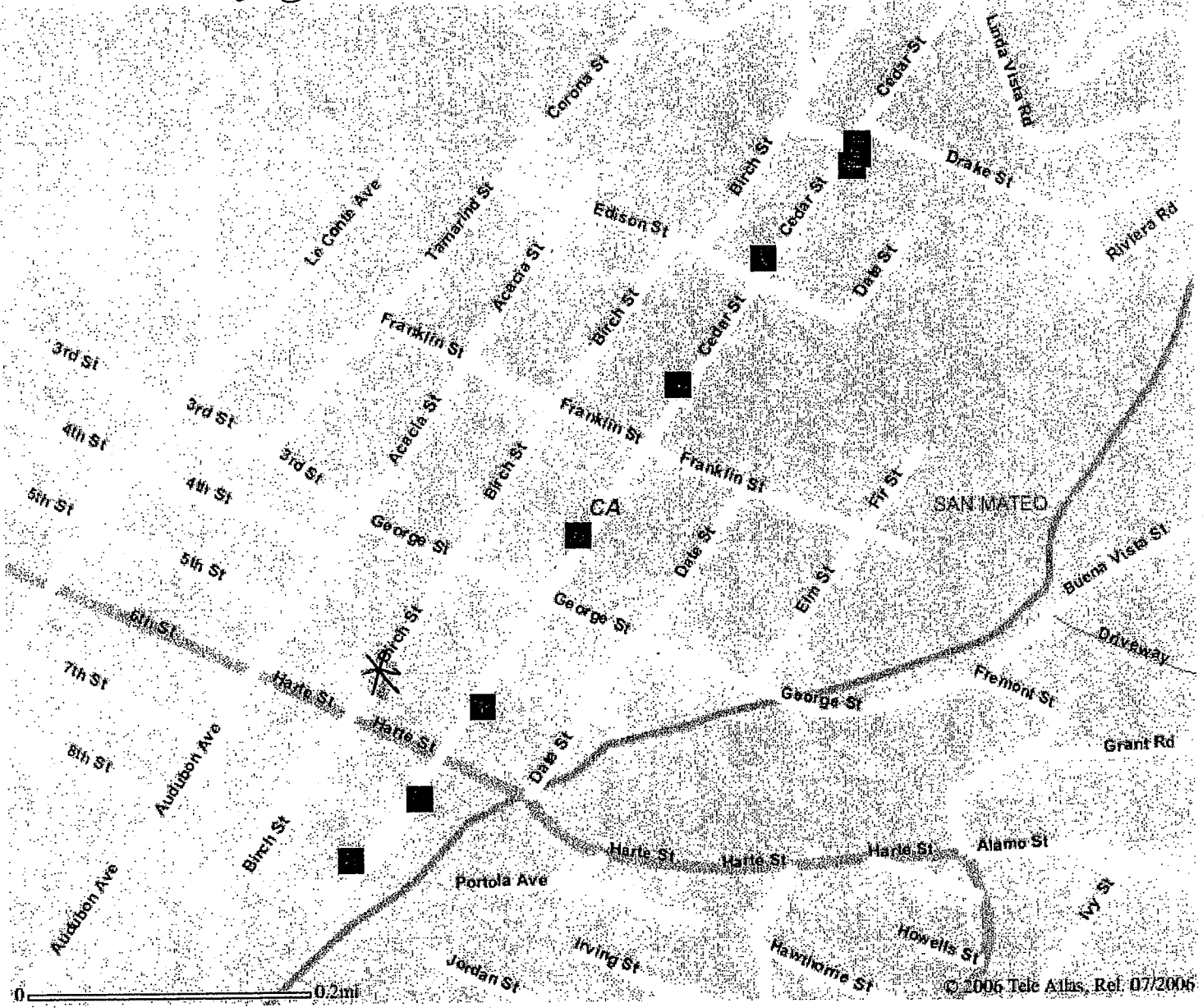
APR 25 2007

**San Mateo County
Planning Division**

050


Cedar

Property Location Map



- Active
- Sold
- Pend w/Release, show
- Expired
- Pend, show
- Cancelled
- Pend, Noshow
- Withdrawn

1



5 1360 CEDAR ST

Montara (641) **\$519,465**

4 bed(s), 2 1/2 bath(s) SF: 3,662

4,500+ to 6,500 SqFt DOM: 107

MLS: 825247 Age: 14

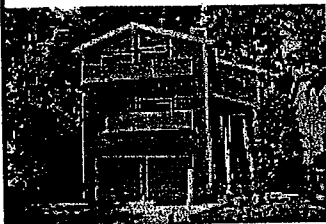
SEE LISTING FOR DUAL DE SAC LOCATION W/ LOTS OF TREES, OPEN FLOOR PLAN, MOVE RIGHT IN! 3 FIREPLACES, 2 JACUZZI TUBS, 6 SKYLIGHTS, CATHEDRAL CEILINGS & 3662 SQ FT 2 HOT WATER TANKS. VERY ENERGY EFFICIENT HOME W/ GAS/CENTRAL HEATING DUAL PANES More...

RECEIVED

APR 2 2007

San Mateo County
Planning Division

2



S 1396 CEDAR ST

Montara (641) **\$885,000**
 3 bed(s), 2 1/2 bath(s) SF: 2,540
 4,500+ to 6,500 SqFt DOM: 173
 MLS: 651139 Age: 17

5000 credit nrcc, pest cleared, original owner, shows of pride of ownership Close to beach, award winning elementary school, and easy commute to SF, SFO or Silicon Valley. Quality appointments throughout the home. Green Views [More...](#)

3



S 905 CEDAR ST

Montara (641) **\$659,000**
 4 bed(s), 3 bath(s) SF: 2,480
 4,500+ to 6,500 SqFt DOM: 161
 MLS: 131440 Age: 2

2 YEAR OLD, QUALITY BUILT WITH ALL THE EXTRAS! GREAT SUNSHINE VALLEY SETTING VERY SPECIAL MASTER SUITE..GOURMET KITCHEN WITH DUEL FUEL VIKING OVEN/RANGE HARDWOOD FLOORS, TUMBLED MARBLE COUNTERS, 9' CEILINGS , MILGARD WINDOWS [More...](#)

4



S 854 CEDAR ST

Montara (641) **\$829,000**
 3 bed(s), 3 1/2 bath(s) SF: 3,050
 6,500+ to 8,000 SqFt DOM: 110
 MLS: 352710 Age: 0

STYLE, QUALITY CRAFTSMANSHIP, VALUE! GOOD FUNCTION & GOOD LOOKS COUPLED WITH DISTINCTIVE ARCHITECTURE MAKE THIS A NEW HOME OF OUTSTANDING MERIT. SPLENDOR OF AMENITIES INCLUDES HI-TECH, SURROUND SOUND WIRING, GRANITE COUNTERS, BUTLER [More...](#)

5



S 1370 CEDAR

Montara (642) **\$799,000**
 4 bed(s), 3 bath(s) SF: 2,900
 4,500+ to 6,500 SqFt DOM: 16
 MLS: 035446 Age: 0

DRAMATIC NEW CONSTRUCTION SERENE SETTING W/GREENBELT VIEWS SUPERIOR QUALITY WORKMANSHIP 3 GAS FIREPLACES W/GRANITE SURROUND,PARTIAL HRDWOOD FLRS, MAPLE CABINETS,GRANITE COUNTERTOPS IN KITCHEN,GRANITE & ITALIAN TILED BATHS STILL [More...](#)

RECEIVED

APR 25 2007

San Mateo County
 Planning Division

052

6



S 1064 CEDAR ST

Montara (641) **\$700,000**
 6+ bed(s), 4+ bath(s) SF: 3,010
 8,000+ SqFt to .25 Acre DOM: 88
 MLS: 038943 Age: 26

LARGE 4BR/3BA HOME WITH DELUXE 2BR/1BA PERMITTED INLAW OR 6BR/4BA HOME BY JUST INSTALLING A DOOR. GREAT RENTAL POTENTIAL(3 SEPERATE AREAS) 3BR/2BA MAIN PART ,DOWNSTAIRS BR/BA WITH SEPERATE ENTRANCE, AND 2BR/1BA INLAW. More...

7



S 1160 CEDAR ST

Montara (641) **\$544,000**
 5 bed(s), 3 bath(s) SF: 2,612
 8,000+ SqFt to .25 Acre DOM: 33
 MLS: 948624 Age: 46

5 BEDROOMS, 3 BATHS. 75 X 125 LOT. EXTENSIVE REMODEL INCLU ROOF, WIRING, PLUMBING. KITCHEN FEATURES WOLF RANGE, THERMADOR REFRIG, WOOD STOVE, CUSTOM CABINETS.LAR FAMILY ROOM -- HARDWOOD FLOORS & VAULTED CEILING.DECK/SPA. More...

8



S 1321 CEDAR ST

Montara (641) **\$750,000**
 4 bed(s), 2 1/2 bath(s) SF: 2,640
 6,500+ to 8,000 SqFt DOM: 101
 MLS: 253993 Age: 12

WONDERFUL CUSTOM HM BUILT IN 1990 BY GUNTREN IN PRISTINE COND.SITUATED ON A QUIET COUNTRY ROAD,SURROUNDED BY LUSH LANDSCAPE & TOWERING TREES.HRDWD FLRS THRU-OUT MOST OF MAIN LEVEL.DESIRALBE FLRPLAN FEATURES SPACIOUS FAM RM,EAT-IN More...

9



S 1380 CEDAR

Montara (642) **\$769,000**
 4 bed(s), 3 bath(s) SF: 2,600
 4,500+ to 6,500 SqFt DOM: 320
 MLS: 038593 Age: 0

MOVE IN FOR THE HOLIDAYS DRAMATIC NEW CONSTRUCTION SUPERIOR GUNTREN QUALITY SERENE SETTING W/VALLEY VIEW 2 GAS FIREPLACES W/GRANITE SURROUND PARTIAL HARDWOOD, MAPLE CABINETS, GRANITE COUNTERTOPS IN KITCHEN, ITALIAN TILED BATHS More...

RECEIVED

APR 25 2007

San Mateo County
 Planning Division

059

10



5 986 CEDAR ST

Montara (642) **\$910,000**
 6+ bed(s), 3 1/2 bath(s) SF: 3,730
 8,000+ SqFt to .25 Acre DOM: 38
 MLS: 372576 Age: 99

Wonderful light and bright family home on corner lot with upgrades and lots of space for family, fun, and work space. Hardwood floors- unique property with six bedrooms, wonderful yard / patio area, play area -must see [More...](#)

11



5 901 CEDAR STREET

Montara (641) **\$724,900**
 4 bed(s), 3 bath(s) SF: 2,700
 4,500+ to 6,500 SqFt DOM: 25
 MLS: 019192 Age: 1

LOCKBOX IS ON AND EASY TO SHOW, JUST CALL AND GO! PLEASE REMOVE SHOES.. BRING OFFERS ANYTIME...SUBJECT TO 1031 EXCHANGE..HARDWOOD FLOORS, MANY EXTRAS HARDIPLANK SIDING, GOURMET KITCHEN, MILGARD WINDOWS, BEAUTIFUL MASTER SUITE, [More...](#)

12



5 1265 CEDAR ST

Montara (641) **\$905,000**
 4 bed(s), 2 1/2 bath(s) SF: 2,690
 4,500+ to 6,500 SqFt DOM: 12
 MLS: 412999 Age: 3

ONE OF A KIND CUSTOM HOME BUILT FOR ENERGY EFFICIENCY, CONCRETE, STEEL & FOAM OPEN LIGHT FLOORPLAN, HARDWOOD FLOORS, GOURMET KITCHEN, FENCED YARD 8 PHONE LINES & 2 CABLE LINES. [More...](#)

13

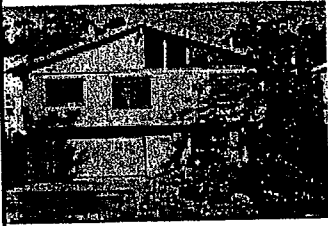


5 864 CEDAR ST

Montara (641) **\$810,000**
 4 bed(s), 3 bath(s) SF: 2,578
 6,500+ to 8,000 SqFt DOM: 29
 MLS: 374597 Age: 3

CONSIDER QUALITY CONSTRUCTION...CONSIDER THIS PRESTIGE HOME. SPLENDOR OF AMEN- ITIES INCLUDES MARBLE TOUCHES, GRANITE COUNTERS, ELEGANT LIGHTING, HIGH-TECH WIRING, OVERSIZE GARAGE, COPPER GUTTERS&DOWNSPOUTS, MULTIPLE DECKS AND SO MUCH [More...](#)

14



S 1171 CEDAR ST

Montara (641) **\$835,000**
 4 bed(s), 3 bath(s) SF: 2,320
 4,500+ to 6,500 SqFt DOM: 16
 MLS: 672466 Age: 31

A BEAUTY-light open great room/kitchen w/soaring ceilings. Lovely landscaping lg front/back yards. Upd baths w/travertine, granite. New paint,cpt. Downstrs fam rm/bed/bath possible rental/inlaw. Lg garage. Walk 2 beach, open space. [More...](#)

15



S 1330 CEDAR ST

Montara (641) **\$875,000**
 4 bed(s), 3 1/2 bath(s) SF: 3,150
 4,500+ to 6,500 SqFt DOM: 17
 MLS: 501327 Age: 0

SF/REALTY DOT/282683*PLEASE CALL OWNER TO SHOW BRAND NEW HOUSE W/ LRGE KITCHEN PLUS CENTRE ISLAND, NOOK, FORMAL DINING RM, FORMAL LIVING RM, MASTER STE W/ JACUZZI, 2-CAR ATTACHED GARAGE, LRG DECK + SIDE YARDS, 2 FIREPLACES, MARBLE & [More...](#)

16



S 911 CEDAR ST

Montara (641) **\$655,900**
 4 bed(s), 2 1/2 bath(s) SF: 2,400
 8,000+ SqFt to .25 Acre DOM: 22
 MLS: 209657 Age: 13

UPPER-END "FIXER-UPPER" BACK IN THE WOODS OF MONTARA, REALLY GOOD SCHOOLS, NEAR STATE PARKS & BEACHES. IN NEED OF COSMETIC OVERHAUL, SOLIDLY BUILT 2 STORY HOME ON SUPER-SIZED 8750 SQ.FT.SITE. WELL WORTH THE EFFORT! [More...](#)

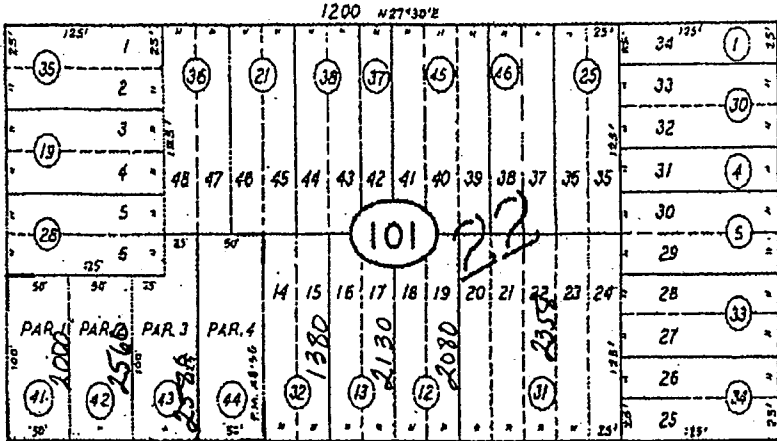
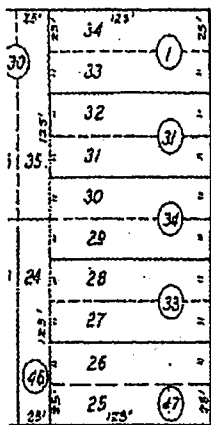
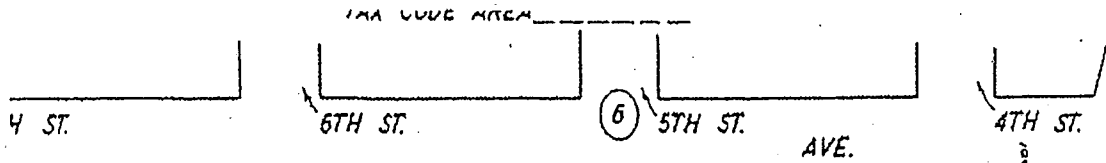
** Information contained on this report is designed for accuracy but is not guaranteed **

RECEIVED

APR 25 2007

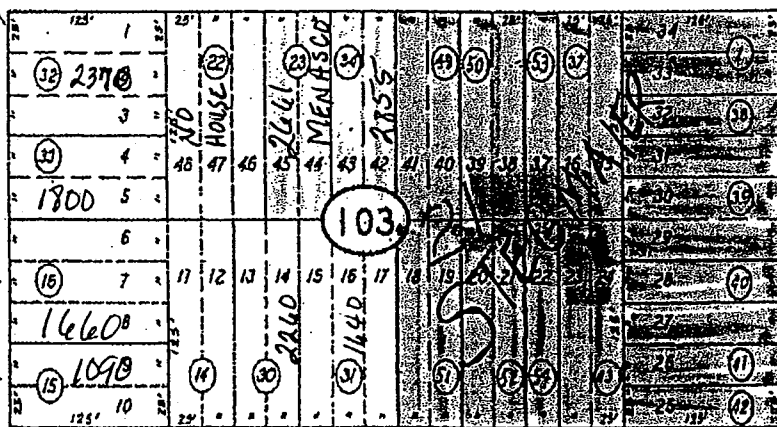
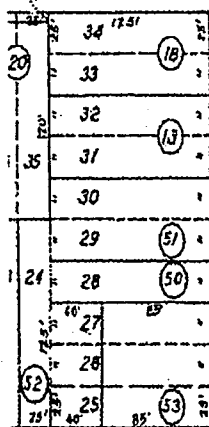
San Mateo County
 Planning Division

055



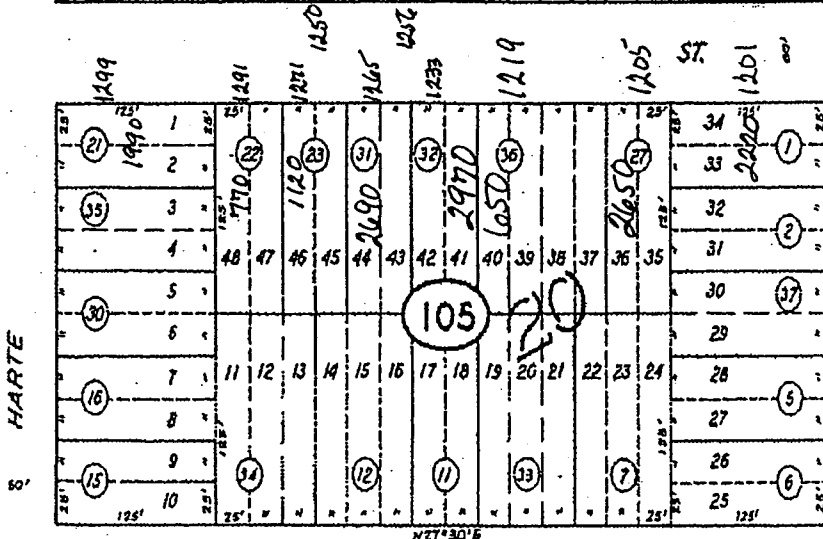
80' ST.

BIRCH



700

CEDAR



80' ST.

J.F. OVER 2, 250

- (8) DATE
- (1) PARCEL MAP VOL 48/55
- (2) AMENDED & SUPP MAP OF MONTARA RSM 5/35
- (3) PARCEL MAP VOL. 29/25

RECEIVED

APR 25 2007

San Mateo County
Planning Division

May 18, 2007

RE: Appeal addendum for File No. PLN 2001-00837 / PLN 2001-00838

In response to the denial letter for my projects I am providing a direct response to each denial.

1.a In previous DRC meetings I've been asked to stagger the two houses, only to be ask to move both of the homes away from the street, then at the next meeting I was asked to bring them back to the front of the lot close to the street which is where they were situated at the last meeting. Since both houses have been reviewed at the front of the site, at the back of the site, and staggered, how can the location of where the houses sits on the site be a determining factor for a denial?

The structures have been lowered to flow with the curve of the site and the roof line has been reduced in height. In what way does the structure not blend with the natural vegetation? How do the other homes in a two block radius blend with the natural vegetation? I have attached photos of homes in my immediate area and I don't understand this statement. Please provide a finished home that blends with the natural vegetation so I can have a visual of what that looks like?

We will remove some trees to build the houses, but we will also plant new trees to replace those removed. This is a normal procedure when building, that is why on the permit application it states the number of trees to be removed and how it will be handled.

1. g What are the views that need protecting? All of the homes to the east of my property facing west, have views of the houses across the street from their houses or across the street from my sites. We are being asked to plant a wall of trees in our rear yard. Why? The planned structures are forty feet from the property line. This is not a standard request in the area; actually there is no precedent for that request. I have driven my neighborhood and the surrounding areas, and I do not see any homes with a wall of trees. I would like an example of where this has been requested and completed in the past or present, so I can understand why it is a basis for a denial.

The new house 1220 Cedar St., to the north rear of my property has one tree in the back yard. I have provided a photo. My two immediate rear neighbor 1256 & 1250 Cedar St. do not have trees in their rear yards. I have provided a photo. Why am I asked to provide privacy for three homes that have not provided any privacy for themselves?

How is "a no view property" not protected by the height and location of my structures? At some point there will be a house built on these sites, the neighbors will see a building. Any house built on my land will be visible to those looking west. The only trees that will be removed are the ones located where the structure will be and those will be replaced. There are more trees on my land than any of the houses on Cedar St. next to my property added together.

RECEIVED

MAY 22 2007

057

San Mateo County
Planning Division

1. I The two houses that are proposed, are similar to the size of existing homes in my immediate location. The homes across the street from my sites, as well as the homes that are located one block to the south on both Cedar St. and Birch St., bracket the size of both planned houses. There are at least three houses in the 1200 block of Cedar St. that are larger than 2500 square feet not including the garages. The plan for parcel number 036-103-230 is, 2661 square feet, and the plan for parcel number 036-230-340 is, 2855 square Feet. The house located at 1233 Cedar St., is 2970 square feet, not including the garage. Adding on the 580 square foot garage makes that house's total size larger than either of the houses I plan to build. I mention this home in particular because the owner is one of the more vocal protesters to our getting a permit to build. I have attached photos of the homes directly across the street from my property and houses in the next blocks south on Cedar St., and Birch St., with the square footage to show my plans are not out of the norm. On my side of the street there are no homes built at this time.

1.1 The design of the two houses was not in question in any of the previous meetings with the DRC. In fact we were told we would have the nicest homes on the block. We were asked to not use stucco on the exterior and we agreed to go with all wood siding.

Recap:

Proposed structures are as appropriate to the use of the property as any other house in the surrounding area.

The structure does not adversely block any views.

The design and size of the planned houses are bracketed by other existing houses in the immediate area.

My sites already have more trees than any of the common neighbors on Cedar St. It should be the individual owner's responsibility to plant trees on their property if they do not want to see a structure on any site. Any livable structure regardless of size will be seen by the immediate neighbors just as their houses are visible to others.

The roof height and the plate heights have been reduced.

The drainage plan has been address by an expert in the field and will comply with San Mateo County guidelines.

I have provided photos and public data to support the project that is before the Planning Commission, and I am requesting permission to proceed with my permit.

Respectfully,


Ken Menasco



Property Overview

1390 BIRCH ST

Montara 94037

Detached Single Family (Class 1)

Bed/Bath: 4/2½

SqFt: 2,600

Lot: Lot: 4,500+ to 6,500 Sq Ft

Age: 9 years

List Price: \$699,000

Remarks

Open House Info

Date 1: --

Date 2: --

Remarks: --

Property Features

Familyroom/Informal Dining Area

Dining Area in Family Room

Eat in Kitchen

Other Rooms

Workshop

Bedroom Descriptions

1 Master Bedroom Suite

Shower And Tub

1 Shower over Tub

Shower

1 Stall Shower

Other Areas

Laundry Area - Inside

Formal Entry

Extra Storage

Amenities

Gas Hookup in Kitchen

Gas Hookup in Laundry Area

Gas Water Heater

Built-In Vacuum

Cable TV Available

Vaulted/Cathedral Ceiling

Garden House Windows

Double Pane Windows

Fireplace Location

Fireplace in Living Rm

Fireplace in Family Rm

Fireplace in Master Bdrm

Floor Covering(S)

Wall to Wall Carpeting

Hardwood Floors

Vinyl Floors

Tile Floors

Energy Features

Caulked & Sealed Openings

Insulated Hot Water Heater

Low-Flow Shower Head

Listing Includes

Window Coverings

Washer

Trash Compactor

Self Cleaning Oven

Microwave Oven

Built-In Oven

Cooktop Range

Disposal

Garage/Parking

2 Car Garage

Attached Parking

Electric Door or Gate Opener

Lot Description

Cul-De-Sac Lot

Lot Sloped Up from Street

View

Neighborhood View

View of Mountains

Yards/Grounds

Deck

Fenced Yard

Sprinklers - Front

Sprinklers - Rear

Automatic Sprinkler(s)

Pool

No Pool

Pool Options

--

Style

Contemporary

Listing Agent/Office information

JEFF & MILLIE, COLDWELL BANKER

Pref Phone: 650-712-6988

Off Ph: 650-726-1900

Off Fx: 650-726-3017

Email: --

Off Email: --

Selling Agent/Office information

Deborah Phillips, RE/MAX Dolphin Real Estate-hmb

** Information contained on this report is designed for accuracy but is not guaranteed **

1375 BIRCH ST, SAN MATEO (Montara) : \$430,000 : 3 bed / 3½ bath



Property Overview
 1375 BIRCH ST
 Montara 94402
 Detached Single Family (Class 1)
 Bed/Bath: 3/3½
 SqFt: 2,600
 Lot: 6,000 sq ft
 Age: 21 years
 List Price: \$436,000

Remarks

Open House Info

Date 1: ---

Date 2: ---

Remarks: ---

Property Features

Familyroom/Informal Dining Area
 Separate Family Room
 Eat in Kitchen
 Breakfast Bar
 Other Rooms
 Den or Study
 Bonus Room
 Bedroom Descriptions
 1 Master Bedroom Suite
 Shower And Tub
 1 Shower over Tub
 Shower
 2 or More Stall Showers
 Other Areas
 Laundry Area - Inside
 Formal Entry
 Guest Quarters

Amenities
 220 Volts in Kitchen
 220 Volts in Laundry Area
 Electric Water Heater
 Cable TV Available
 Vaulted/Cathedral Ceiling
 Fireplace Location
 Fireplace in Family Rm
 Floor Covering(S)
 Wall to Wall Carpeting
 Hardwood Floors
 Vinyl Floors
 Energy Features

Listing Includes
 Window Coverings
 Disposal
 Free Standing Range/Oven
 1 Dishwasher
 Garage/Parking
 2 Car Garage
 Attached Parking
 Electric Door or Gate Opener
 Lot Description

 View
 Neighborhood View
 Valley View

Yards/Grounds
 Deck
 Pool
 No Pool
 Pool Options

 Style
 Contemporary

Listing Agent/Office information

BOBBIE STUART, Valley Crossroads Realty

Pref Phone: 925-458-2456

Off Ph: 800-511-8433

Off Fx: 925-778-1666

Email: cestuart@valleycrossroadsrealty.com www.valleycrossroadsrealty.com

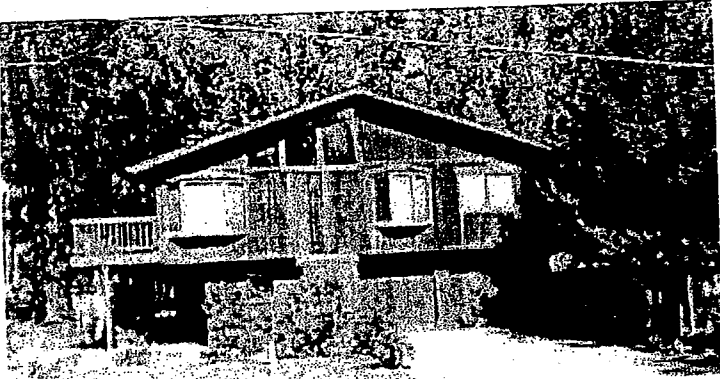
Off Email: cestuart@sbcglobal.net www.valleycrossroadsrealty.com

Selling Agent/Office information

Molly McCahon, Coldwell Banker

** Information contained on this report is designed for accuracy but is not guaranteed **

721 HARTE ST, MONTARA (Montara) : \$446,500 : 4 bed / 3 bath



Property Overview

721 HARTE ST

Montara 94037

Detached Single Family (Class 1)

Bed/Bath: 4/3

SqFt: 2,300

Lot: Lot: 8,000+ Sq Ft to .25 Acre

Age: 22 years

List Price: \$439,000

Remarks

Open House Info

Date 1:

Date 2:

Remarks:

Property Features

Familyroom/Informal Dining Area
Dining Area in Family Room
Eat in Kitchen
Other Rooms

Amenities
220 Volts in Kitchen
220 Volts in Laundry Area
Electric Water Heater
Cable TV Available
Vaulted/Cathedral Ceiling
High Ceilings
Bay Windows
Double Pane Windows
Fireplace Location
Fireplace in Living Rm
Fireplace in Family Rm
Floor Covering(S)
Wall to Wall Carpeting
Tile Floors
Energy Features

Listing Includes
Window Coverings
Built-In Oven/Range Combo.
1 Dishwasher
1 Refrigerator
Disposal
Garage/Parking
2 Car Garage
Attached Parking
RV or Boat Parking
Lot Description
Corner Lot
Level Lot
View
Neighborhood View

Yards/Grounds
Deck
Fenced Yard
Pool
No Pool
Pool Options
Style
Contemporary

Bedroom Descriptions
Ground Floor Bedroom
Shower And Tub
2 or More Showers over Tubs
Shower
1 Stall Shower
Other Areas
Laundry Area - Garage
Formal Entry
Extra Storage
Wine Cellar

Listing Agent/Office information

K & M RAIN, Coldwell Banker-Montara

Pref Phone: 650-728-8352

Off Ph: 650-728-5544

Off Fx: 650-728-3898

Email: therainteam@coastal-realestate.com

www.coastal-realestate.com

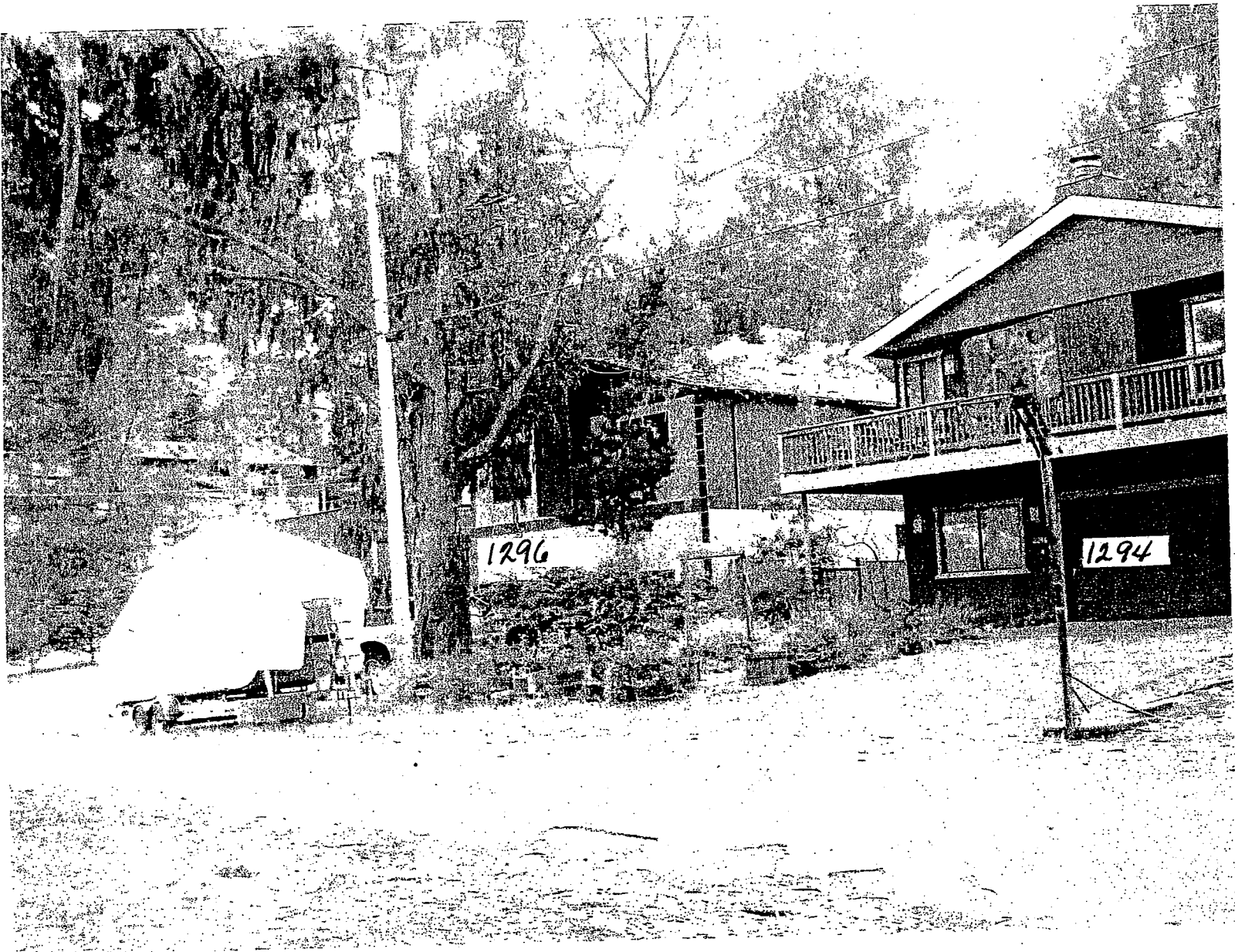
Off Email: --



Selling Agent/Office information

JOE MACHADO, Coldwell Banker-Half Moon Bay

** Information contained on this report is designed for accuracy but is not guaranteed **



1296 Birch St 2560 SqFT

Across the Street

PROPERTY INFORMATION

1) Property: 1296 BIRCH ST, CA
 APN: 036-101-420 Card#: Use: SFR
 County: SAN MATEO, CA Prop Tax: \$3,825.00 Total Value: \$278,338
 MapPg/Grid: 746-G5 Old Map: 30-E1 Tax Year: 2006 Delinq: Land Value: \$61,843
 Census: 6136.00 Tract #: Tax Area: 087035 Imprv Value: \$216,495
 High School: CABRILLO UNIF Elem School: Taxable Val: \$271,338
 Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER Assd Year: 2006
 Subdivision: % Improved: 078%
 Owner: WALSH JERALD R Phone:
 Owner Vest: / / SU

Mail: 1296 BIRCH ST; CA

Owner Transfer = Rec Dt: 08/11/1993 Price: Doc#: 134487 Type: AFFIDAVIT
 Sale Dt:

SALE & FINANCE INFORMATION

LAST SALE PRIOR SALE
 Recording/Sale Date: 06/21/1982
 Sale Price/Type: \$180,000 FULL
 Document #: 51720
 Deed Type: DEED (REG)
 1st Mtg Amt/Type: \$100,000 CONV
 1st Mtg Rt/Type/Trm: / /
 1st Mtg Lender:
 2nd Mtg Amt/Type:
 2nd Mtg Rt/Type/Trm: / /
 Title Company:
 Seller: BEMINGHAM JOHN J JR
 New Construction:
 Other Last Sale Info = # Parcels: Type 2: Pend:

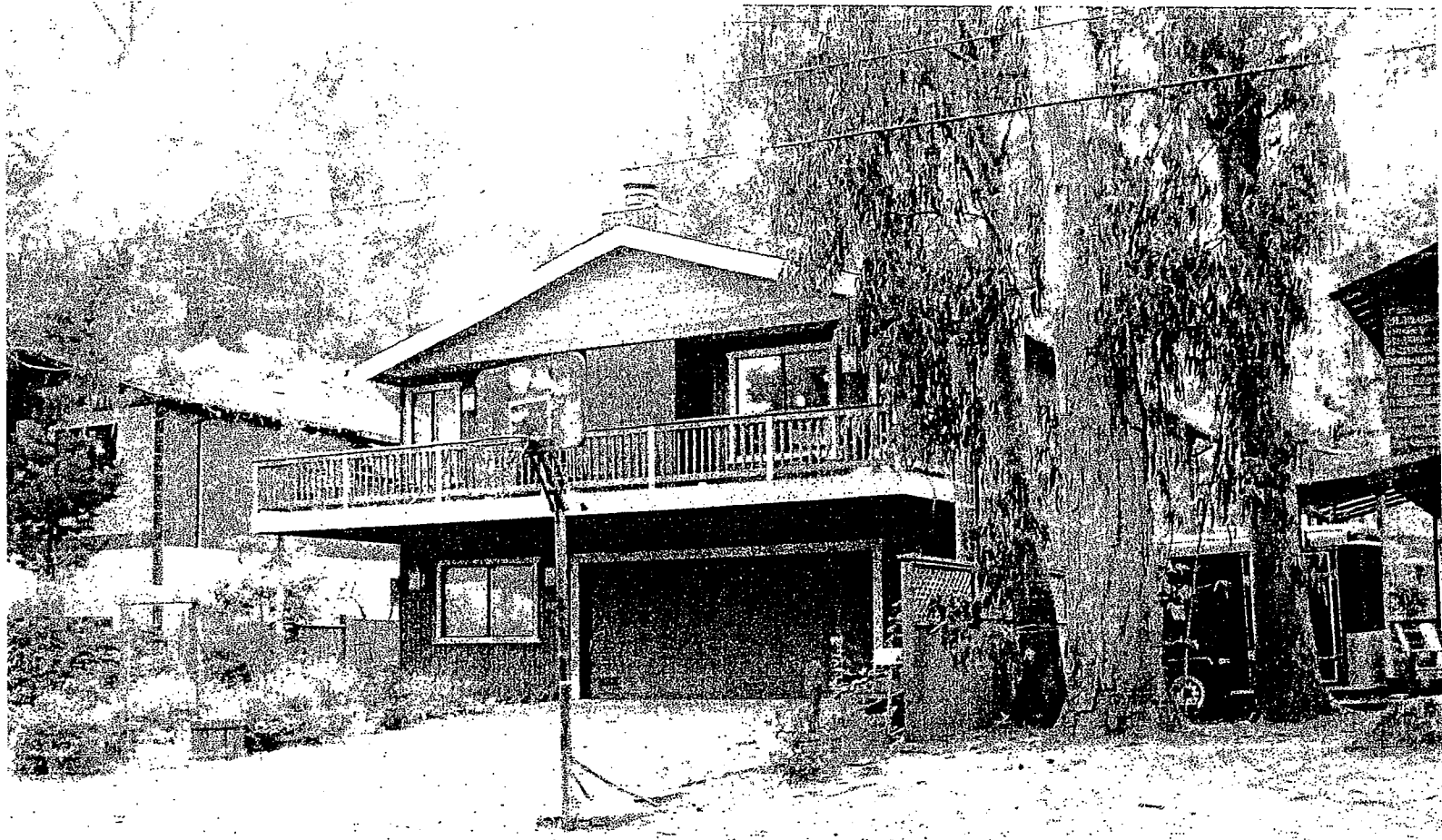
IMPROVEMENTS

Bldg/Liv Area: 2,560
 Gross Area: 3,200
 Ground Flr: 1,600
 Bsmnt Area: 640
 \$/SqFt:
 Yrblt/Eff: 1981
 # Stories:
 Rooms: 9
 Bedrooms: 4
 Full/Half Bath: 3
 Ttl Baths/Fixt: 3.00
 Fireplace:
 Pool:
 Porch Type:
 Patio Type:
 Construct:

SITE INFORMATION

Res. Units: County Use: 01 Acres: 0.11
 # Comm Units: Zoning: R100S7 Lot Area: 5,000
 # Buildings: 1 Flood Panel: Lot Width: 50.00
 Bldg Class: Panel Date: Lot Depth: 100.00
 Parking Sqft: 640 Flood Zone: Usable Lot: 5,000
 Park Spaces: Sewer Type:
 Garage Cap#: 2 Water Type:
 Park Type: BASEMENT
 Other Impvs:
 Legal Blk/Bldg: 1 Site Influence:
 Legal Lot/Unit: Amenities:
 Legal: PARCEL 2 OF PARCEL MAP VOL 48/54-55

Foundation:
 Ext Wall:
 Roof Shape:
 Roof Type:
 Roof Matl:
 Floor Type:
 Floor Cover:
 Heat Type: CENTRAL
 Heat Fuel:
 Air Cond: CENTRAL
 Quality:
 Condition:
 Style:
 Equipment:
 Other Rms: DINING ROOM;FAMILY ROOM



1294 Birch St 2580 Sq FT

Across the Street

PROPERTY INFORMATION

1) Property: 1294 BIRCH ST, CA
 APN: 036-101-430 Card#: Use: SFR
 County: SAN MATEO, CA Prop Tax: \$8,712.44 Total Value: \$645,040
 MapPg/Grid: 746-G5 Old Map: 30-E1 Tax Year: 2006 Delinq: Land Value: \$322,520
 Census: 6136.00 Tract #: Tax Area: 087035 Imprv Value: \$322,520
 High School: CABRILLO UNIF Elem School: Taxable Val: \$638,040
 Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER Assd Year: 2006
 Subdivision: MONTARA % Improved: 050%
 Owner: OVERCASHIER DAVID ELLIS & ELLIS REBECCA Phone:
 Owner Vest: HW / /

Mail: PO BOX 370046; MONTARA CA 94037-0046 B001 (No Mail)

Owner Transfer =	Rec Dt:	Price:	Doc#:	Type:
	Sale Dt:			

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE
Recording/Sale Date:	08/10/2000	08/03/2000	06/20/1995
Sale Price/Type:	\$585,000	FULL	\$359,000 FULL
Document #:	97912		62483
Deed Type:	GRANT DEED		GRANT DEED
1st Mtg Amt/Type:	\$252,700	CONV	\$287,200 CONV
1st Mtg Rt/Type/Trm:	/	/ 30	FIXED
1st Mtg Lender:	ELLIOT AMES INC		FIRST NATIONWIDE MTG CORP
2nd Mtg Amt/Type:	\$32,300	CONV	
2nd Mtg Rt/Type/Trm:	/	/ 15	
Title Company:	STEWART TITLE		
Seller:	CONRAD CHRIS & MARTHA		
New Construction:			
Other Last Sale Info =	# Parcels:	Type 2:	Pend:

IMPROVEMENTS

Bldg/Liv Area: 2,580
 Gross Area: 3,200
 Ground Flr: 1,600
 Bsmnt Area: 620
 \$/SqFt:
 Yrblt/Eff: 1980
 # Stories: 2.00
 Rooms: 8
 Bedrooms: 4
 Full/Half Bath: 3
 Ttl Baths/Fixt: 3.00
 Fireplace: Y 2
 Pool:
 Porch Type:
 Patio Type:
 Construct: FRAME
 Foundation: SLAB
 Ext Wall: WOOD SIDING
 Roof Shape:
 Roof Type:
 Roof Matl: WOOD SHAKE
 Floor Type:
 Floor Cover: CARPET/VINYL
 Heat Type: CENTRAL
 Heat Fuel:
 Air Cond: CENTRAL
 Quality:
 Condition: GOOD
 Style: RANCH
 Equipment: RANGE
 Oven;DISPOSAL;DISH HOOD;MICROWAVE
 Dining Room;FAMILY ROOM;DEN;ATTIC

SITE INFORMATION

# Res. Units:	County Use: 01	Acres: 0.13
# Comm Units:	Zoning: R100S7	Lot Area: 5,600
# Buildings: 1	Flood Panel:	Lot Width: 56.00
Bldg Class:	Panel Date:	Lot Depth: 100.00
Parking Sqft: 620	Flood Zone:	Usable Lot: 5,600
Park Spaces: 2	Sewer Type: PUBLIC SERVICE	
Garage Cap#: 2	Water Type: PUBLIC	
Park Type: BASEMENT		
Other Impvs: FENCE;LAUNDRY ROOM		
Legal Blk/Bldg: 22	Site Influence:	
Legal Lot/Unit: 7-13	Amenities:	
Legal: PARCEL 3 OF PARCEL MAP VOL 48/54-55		



1280 Birch St 2760 Sq FT

Directly Across the Street

PROPERTY INFORMATION

1) Property: 1280 BIRCH ST, CA
 APN: 036-101-320 Card#: Use: SFR
 County: SAN MATEO, CA Prop Tax: \$4,497.10 Total Value: \$276,619
 MapPg/Grid: 746-G4 Old Map: 30-E1 Tax Year: 2006 Delinq: Land Value: \$98,040
 Census: 6136.00 Tract #: Tax Area: 087035 Imprv Value: \$178,579
 High School: CABRILLO UNIF Elem School: Taxable Val: \$269,619
 Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER Assd Year: 2006
 Subdivision: MAP MONTARA % Improved: 065%
 Owner: SWANSON ERIC H Phone:
 BLOUGH BARBI J Owner Vest: HW / /
 Mail: PO BOX 370511; MONTARA CA 94037-0511 B005
 Owner Transfer = Rec Dt: 04/21/1992 Price: Doc#: 59314 Type: GRANT DEED
 Sale Dt: 04/1992

SALE & FINANCE INFORMATION

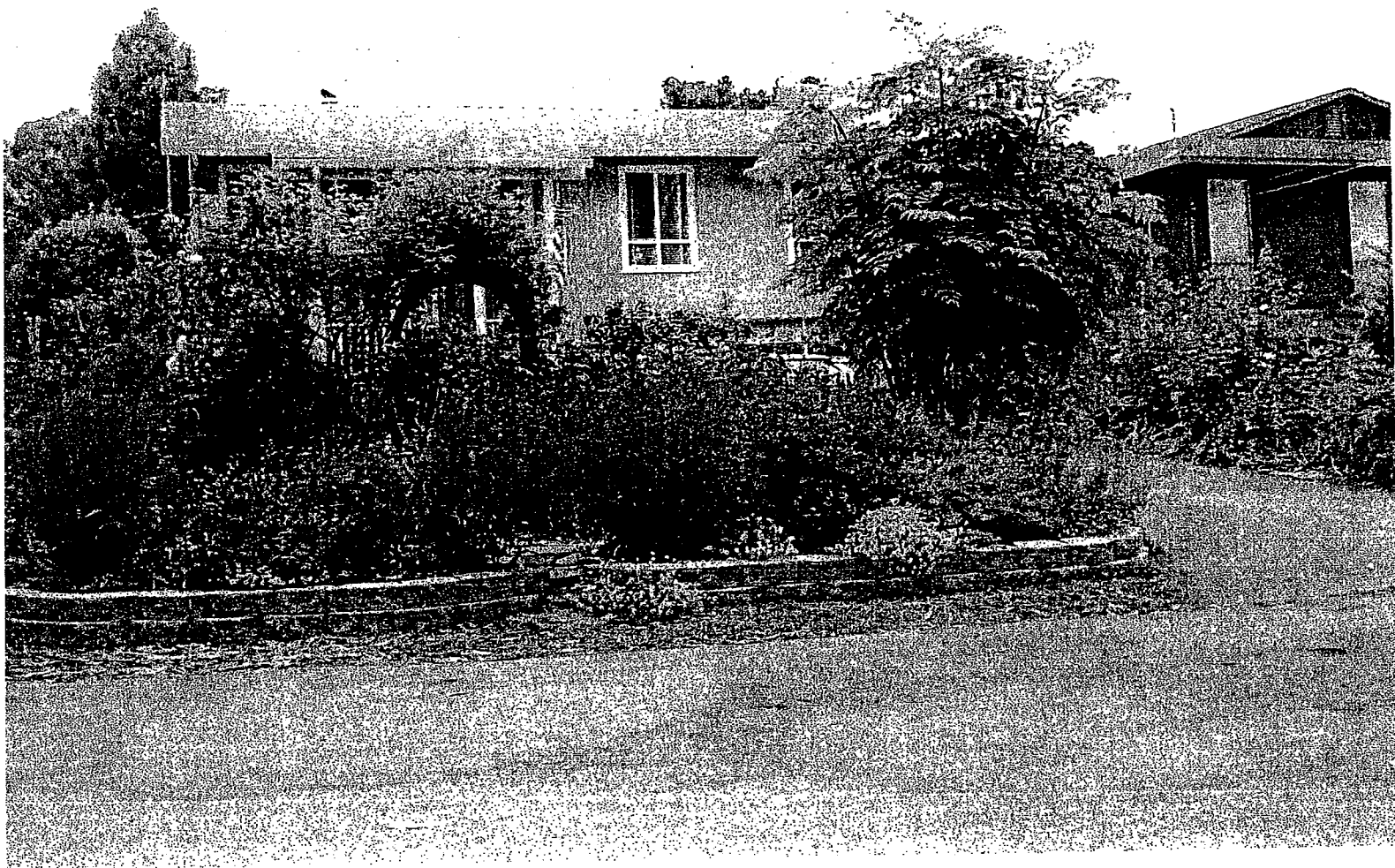
	LAST SALE		PRIOR SALE
Recording/Sale Date:	02/11/1988	02/1988	12/04/1987
Sale Price/Type:	\$198,000	FULL	FULL
Document #:	17239		183546
Deed Type:	GRANT DEED		QUIT CLAIM DEED
1st Mtg Amt/Type:	\$178,200	CONV	
1st Mtg Rt/Type/Trm:	/ ADJ	/	
1st Mtg Lender:	COAST S&L		
2nd Mtg Amt/Type:			
2nd Mtg Rt/Type/Trm:	/	/	
Title Company:	FIRST AMERICAN TITLE INS CO/NY		
Seller:	CARROLL KATHLEEN A		
New Construction:			
Other Last Sale Info =	# Parcels:	Type 2:	Pend:

IMPROVEMENTS

Bldg/Liv Area: 1,380
 Gross Area: 2,760
 Ground Flr: 1,380
 Bsmnt Area: 1,380
 \$/SqFt:
 Yrblt/Eff: 1968
 # Stories: 1.00
 Rooms: 6
 Bedrooms: 3
 Full/Half Bath: 2
 Ttl Baths/Fixt: 2.00
 Fireplace:
 Pool:
 Porch Type:
 Patio Type:
 Construct: FRAME
 Foundation:
 Ext Wall: STUCCO
 Roof Shape:
 Roof Type:
 Roof Matl: COMPOSITION SHINGI
 Floor Type:
 Floor Cover:
 Heat Type:
 Heat Fuel:
 Air Cond: CENTRAL
 Quality: GOOD
 Condition: AVERAGE
 Style:
 Equipment: RANGE
 OVEN;DISHWASHER;D
 HOOD
 Other Rms: DINING ROOM;FAMILY
 ROOM

SITE INFORMATION

# Res. Units:	County Use: 01	Acres: 0.14
# Comm Units:	Zoning: R10006	Lot Area: 6,250
# Buildings: 1	Flood Panel:	Lot Width: 50.00
Bldg Class:	Panel Date:	Lot Depth: 125.00
Parking Sqft: 1380	Flood Zone:	Usable Lot: 6,250
Park Spaces: 2	Sewer Type: PUBLIC SERVICE	
Garage Cap#: 2	Water Type: PUBLIC	
Park Type: BASEMENT		
Other Impvs: FENCE		
Legal Blk/Bldg: 22	Site Influence: WOODED	
Legal Lot/Unit: 14	Amenities:	
Legal: LOTS 14 & 15 BLOCK 22 AMEND & SUPP MAP OF MONTARA RSM 5/35		



1256 Birch St 2560 SqFT

Directly across the street

PROPERTY INFORMATION

1) Property: 1256 BIRCH ST, CA

APN: 036-101-130

Card#:

Use: SFR

County: SAN MATEO, CA

Prop Tax: \$3,580.08

Total Value: \$237,806

MapPg/Grid: 746-G4 Old Map: 30-E1

Tax Year: 2006 Delinq:

Land Value: \$66,880

Census: 6136.00 Tract #:

Tax Area: 087035

Imprv Value: \$170,926

High School: CABRILLO UNIF

Elem School:

Taxable Val: \$230,806

Comm Coll: SAN MATEO JUNIOR

Exemptions: HOMEOWNER

Assd Year: 2006

Subdivision: MAP MONTARA

% Improved: 072%

Owner: ARBIGE MICHAEL V

Phone:

STUART SUSAN G

Owner Vest: / / TR

Mail: PO BOX 370460; MONTARA CA 94037-0460 B005

Owner Transfer = Rec Dt: 10/01/2004
Sale Dt: 09/23/2004

Price:

Doc#: 197183

Type: GRANT DEED

SALE & FINANCE INFORMATION

LAST SALE

PRIOR SALE

Recording/Sale Date: 10/03/1984

Sale Price/Type: \$160,000 FULL

Document #: 107767

Deed Type: DEED (REG)

1st Mtg Amt/Type: \$128,000 CONV

1st Mtg Rt/Type/Term: / /

1st Mtg Lender:

2nd Mtg Amt/Type:

2nd Mtg Rt/Type/Term: / /

Title Company:

Seller: WILLERTON R

New Construction:

Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area: 2,130

Gross Area: 2,560

Ground Flr: 1,280

Bsmnt Area: 430

\$/SqFt:

Yrblt/Eff: 1975

Stories:

Rooms: 8

Bedrooms: 4

Full/Half Bath: 3

Ttl Baths/Fixt: 3.00

Fireplace:

Pool:

Porch Type:

Patio Type:

Construct:

Foundation:

Ext Wall:

Roof Shape:

Roof Type:

Roof Matl:

Floor Type:

Floor Cover:

Heat Type: CENTRAL

Heat Fuel:

Air Cond: CENTRAL

Quality:

Condition:

Style:

Equipment:

Other Rms: FAMILY ROOM

SITE INFORMATION

Res. Units:

County Use: 01

Acres: 0.14

Comm Units:

Zoning: R10006

Lot Area: 6,250

Buildings: 1

Flood Panel:

Lot Width: 50.00

Bldg Class:

Panel Date:

Lot Depth: 125.00

Parking Sqft: 430

Flood Zone:

Usable Lot: 6,250

Park Spaces:

Sewer Type:

Garage Cap#: 2

Water Type:

Park Type: BASEMENT

Other Impvs:

Legal Blk/Bldg: 22

Site Influence:

Legal Lot/Unit: 16

Amenities:

Legal: LOTS 16 17 BLOCK 22 MONTARA AMEND & SUPP



Property Overview

1216 BIRCH ST
 Montara 94037
 Detached Single Family (Class 1)
 Bed/Bath: 3/3½
 SqFt: 2,500
 Lot: 15,625 sq ft
 Age: 37 years
 List Price: \$799,000

Remarks

Open House Info

Date 1: —
 Date 2: —
 Remarks: —

Property Features

Familyroom/Informal Dining Area
 Eat in Kitchen
 Other Rooms
 Bonus Room
 Workshop
 Bedroom Descriptions
 Ground Floor Bedroom
 1 Master Bedroom Suite
 Shower And Tub
 1 Shower over Tub
 Shower
 2 or More Stall Showers
 Other Areas
 Laundry Area - Inside
 Formal Entry
 Extra Storage
 Separate Living Unit
 Pantry

Amenities
 220 Volts in Kitchen
 220 Volts in Laundry Area
 Gas Hookup in Kitchen
 Gas Hookup in Laundry Area
 Gas Water Heater
 Skylight(s)
 Satellite Dish
 Built-In Vacuum
 Cable TV Available
 Fireplace Location
 Fireplace in Living Rm
 Fireplace in Other Location
 Floor Covering(S)
 Partial Hardwood Floors
 Vinyl Floors
 Tile Floors
 Slate Floors
Energy Features
 Caulked & Sealed Openings
 Insulated Hot Water Heater
 Low-Flow Shower Head

Listing Includes
 Window Coverings
 Washer
 Self Cleaning Oven
 Built-In Oven
 Cooktop Range
 Disposal
 Dryer
 Freezer
 Garage/Parking
 3 or More Car Garage
 Detached Parking
 RV or Boat Parking
 Lot Description
 Level Lot
 View
 Neighborhood View
 View of Mountains

Yards/Grounds
 Deck
 Patio
 Fenced Yard
 Sprinklers - Front
 Sprinklers - Rear
 Pool
 No Pool
 Pool Options
 —
 Style
 Ranch

Listing Agent/Office information

CAROL FORSTER, Coldwell Banker-Half Moon Bay

Pref Phone: 650-361-0661 Off Ph: 650-726-1100 Off Fx: 650-726-8676

Email: —

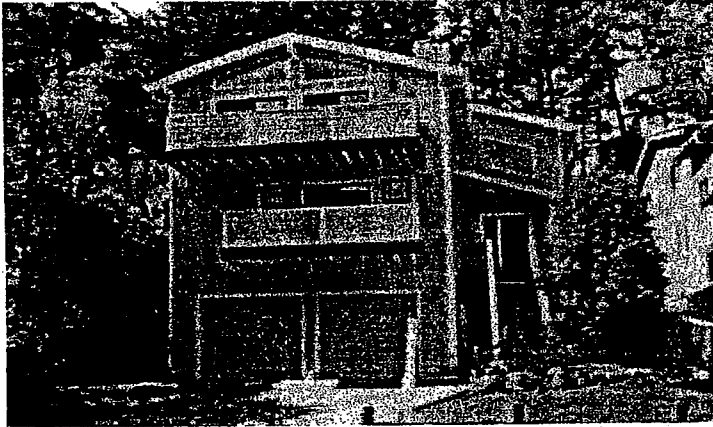
Off Email: —



Selling Agent/Office information

SUSIE HAAS, Coldwell Banker-Half Moon Bay

** Information contained on this report is designed for accuracy but is not guaranteed **



Property Overview
 1396 CEDAR ST
 Montara 94037
 Detached Single Family (Class 1)
 Bed/Bath: 3/2½
 SqFt: 2,540
 Lot: Lot: 4,500+ to 6,500 Sq Ft
 Age: 17 years
 List Price: \$999,999

Remarks

Open House Info

Date 1: ---
 Date 2: ---
 Remarks: ---

Property Features

Familyroom/Informal Dining Area Separate Family Room Other Rooms Bonus Room Bedroom Descriptions 1 Master Bedroom Suite Shower And Tub 1 Shower over Tub Shower 2 or More Stall Showers Other Areas Laundry Area - Inside	Amenities 220 Volts in Kitchen 220 Volts in Laundry Area Cable TV Available Intercom Vaulted/Cathedral Ceiling High Ceilings Fireplace Location Fireplace in Living Rm Fireplace in Family Rm Fireplace in Master Bdrm Floor Covering(S) Wall to Wall Carpeting Hardwood Floors Energy Features Caulked & Sealed Openings Weather Stripped Doors	Listing Includes Built-In Oven Cooktop Range Disposal 1 Dishwasher Garage/Parking 2 Car Garage Attached Parking Lot Description Lot Sloped Up from Street View Neighborhood View View of Green Belt	Yards/Grounds Deck Patio Pool No Pool Pool Options --- Style ---
--	--	--	---

Listing Agent/Office information

Paymon Ghafouri, Keller Williams Palo Alto Pref Phone: 650-683-0388 Off Ph: 650-454-8500 Off Fx: 650-462-1595
 Email: paymon@PaymonsHome.com <http://www.paymonshome.com>
 Off Email: jennahagnere@kw.com



** Information contained on this report is designed for accuracy but is not guaranteed **



Property Overview
 1380 CEDAR
 Montara 00000
 Detached Single Family (Class 1)
 Bed/Bath: 4/3
 SqFt: 2,600
 Lot: Lot: 4,500+ to 6,500 Sq Ft
 Age: -
 List Price: \$769,000

Remarks

Open House Info

Date 1: -

Date 2: -

Remarks: -

Property Features

Familyroom/Informal Dining Area	Amenities	Listing Includes	Yards/Grounds
Family Room Kitchen	220 Volts in Laundry Area	Trash Compactor	Deck
Other Rooms	Gas Hookup in Kitchen	Self Cleaning Oven	Patio
Utility Room	Gas Hookup in Laundry Area	Security Alarm System- Owned	Fenced Yard
Bedroom Descriptions	Gas Water Heater	Cooktop Range	Barbecue Area
2 or More Master Suites	Skylight(s)	2 or More Ovens	Pool
Shower And Tub	Built-In Vacuum	1 Dishwasher	No Pool
2 or More Showers over Tubs	Cable TV Available	Microwave Oven	Pool Options
Shower	Fire Sprinkler System	Disposal	-
1 Stall Shower	Vaulted/Cathedral Ceiling	Garage/Parking	Style
Other Areas	Fireplace Location	2 Car Garage	Contemporary
Laundry Area - Inside	Fireplace in Living Rm	Attached Parking	
Formal Entry	Fireplace in Master Bdrm	Electric Door or Gate Opener	
Extra Storage	Floor Covering(S)	Lot Description	
	Wall to Wall Carpeting	Lot Sloped Up from Street	
	Partial Hardwood Floors	View	
	Tile Floors	Neighborhood View	
	Energy Features	View of Mountains	
	Insulated Hot Water Heater		
	Low-Flow Shower Head		
	Low-Flow Toilet		

Listing Agent/Office information

JEFF & MILLIE, COLDWELL BANKER

Pref Phone: 650-712-6988

Off Ph: 650-726-1900

Off Fx: 650-726-3017

Email: -

Off Email: -

Selling Agent/Office information

Matt Cohen, NON MULTIPLE LISTING OFFICE

** Information contained on this report is designed for accuracy but is not guaranteed **



1370 Cedar St 3289 SqFT

PROPERTY INFORMATION

1) Property: 1370 CEDAR ST, CA
APN: 036-104-400
County: SAN MATEO, CA
MapPg/Grid: 746-G5 Old Map: 30-E1
Census: 6136.00 Tract #:
High School: CABRILLO UNIF
Comm Coll: SAN MATEO JUNIOR
Subdivision: MONTARA
Owner: FELGENTREFF HEINZ P

Card#:
Prop Tax: \$11,301.50
Tax Year: 2006 Delinq:
Tax Area: 087076
Elem School:
Exemptions: HOMEOWNER

Use: SFR
Total Value: \$881,004
Land Value: \$440,502
Imprv Value: \$440,502
Taxable Val: \$874,004
Assd Year: 2006
% Improved: 050%
Phone:
Owner Vest: UM / /

Mail: PO BOX 371311; MONTARA CA 94037-1311 B012

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

	LAST SALE	PRIOR SALE
Recording/Sale Date:	09/29/2000	09/22/2000
Sale Price/Type:	\$799,000	FULL
Document #:	121718	
Deed Type:	GRANT DEED	
1st Mtg Amt/Type:	\$639,200	CONV
1st Mtg Rt/Type/Trm:	/ ADJ	/ 30
1st Mtg Lender:	HSBC MTG CORP (USA)	
2nd Mtg Amt/Type:	\$60,000	CONV
2nd Mtg Rt/Type/Trm:	/	/ 15
Title Company:	OLD REPUBLIC TITLE	
Seller:	GUNTREN JOSEPH T	
New Construction:		
Other Last Sale Info =	# Parcels:	Type 2: Pend:

IMPROVEMENTS

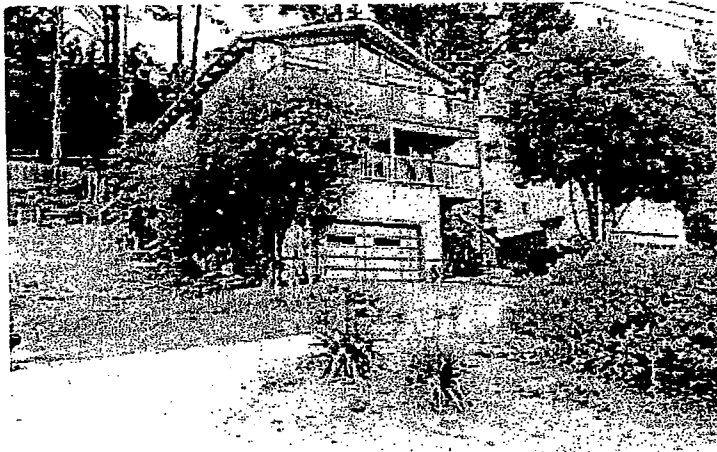
Bldg/Liv Area: 2,809
Gross Area: 3,289
Ground Flr: 1,412
Bsmnt Area: 480
\$/SqFt:
Yrblt/Eff: 2000
Stories: 2.00
Rooms: 8
Bedrooms: 4
Full/Half Bath: 3
Ttl Baths/Fixt: 3.00
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type: CENTRAL
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:

Other Rms: FAMILY ROOM

SITE INFORMATION

# Res. Units:	County Use: 01	Acres: 0.14
# Comm Units:	Zoning: R10000	Lot Area: 6,250
# Buildings: 1	Flood Panel:	Lot Width: 50.00
Bldg Class:	Panel Date:	Lot Depth: 125.00
Parking Sqft: 480	Flood Zone:	Usable Lot: 6,250
Park Spaces:	Sewer Type:	
Garage Cap#: 2	Water Type:	
Park Type: BASEMENT		
Other Impvs:		
Legal Blk/Bldg: 8	Site Influence:	
Legal Lot/Unit: 12	Amenities:	
Legal: LOTS 12 & 13 BLK 8 MONTARA AMEND & SUPP RSM 5/35		

074



Property Overview

1360 CEDAR ST

Montara 94037

Detached Single Family (Class. 1)

Bed/Bath: 4/2½

SqFt: 3,660

Lot: Lot: 4,500+ to 6,500 Sq Ft

Age: 14 years

List Price: \$559,000

Remarks

Open House Info

Date 1:

Date 2:

Remarks:

Property Features

Familyroom/Informal Dining Area
Separate Family Room
Other Rooms
Office
Bonus Room
Bedroom Descriptions
1 Master Bedroom Suite
Shower And Tub

Amenities
Gas Hookup in Kitchen
Gas Hookup in Laundry Area
Gas Water Heater
Skylight(s)
Built-In Vacuum
Cable TV Available
Intercom
Ceiling Fan(s)
Vaulted/Cathedral Ceiling
Fireplace Location
Fireplace in Living Rm
Fireplace in Family Rm
Fireplace in Master Bdrm
Floor Covering(S)
Wall to Wall Carpeting
Vinyl Floors
Tile Floors
Energy Features

Listing Includes
Microwave Oven
Built-In Oven
Cooktop Range
Disposal
1 Dishwasher
Garage/Parking
2 Car Garage
Attached Parking
Electric Door or Gate Opener
Lot Description
Cul-De-Sac Lot
Lot Sloped Up from Street
View
Neighborhood View

Yards/Grounds
Deck
Pool
No Pool
Pool Options
Style
Contemporary

Shower
2 or More Stall Showers
Other Areas
Laundry Area - Inside
Extra Storage

Listing Agent/Office information

K & M RAIN, Coldwell Banker-Montara

Pref Phone: 650-728-4505

Off Ph: 650-728-5544

Off Fx: 650-728-3898

Email: therainteam@coastal-realestate.com

www.coastal-realestate.com

Off Email: -



** Information contained on this report is designed for accuracy but is not guaranteed **

Property Overview

1331 CEDAR ST

Montara 94037

Detached Single Family (Class 1)

Bed/Bath: 4/3
 SqFt: 2,650
 Lot: 5,850 sq ft
 Age: -
 List Price: \$1,099,500



Remarks

Open House Info
 Date 1: ---
 Date 2: ---
 Remarks: ---

Property Features

<p>Familyroom/Informal Dining Area Separate Family Room Other Rooms - Bedroom Descriptions Ground Floor Bedroom 1 Master Bedroom Suite Inverted Floor Plan Shower And Tub 2 or More Showers over Tubs Shower 1 Stall Shower Other Areas Laundry Area - Inside Formal Entry Pantry</p>	<p>Amenities 220 Volts in Laundry Area Gas Hookup in Kitchen Gas Hookup in Laundry Area Gas Water Heater Skylight(s) Cable TV Available Fire Sprinkler System Vaulted/Cathedral Ceiling Garden House Windows Fireplace Location Fireplace in Living Rm Fireplace in Family Rm Fireplace in Master Bdrm Floor Covering(S) Wall to Wall Carpeting Partial Hardwood Floors Tile Floors Energy Features Caulked & Sealed Openings Insulated Hot Water Heater Low-Flow Shower Head</p>	<p>Listing Includes Water Softener-Owned Water Treatment System Self Cleaning Oven Microwave Oven Built-In Oven Cooktop Range Disposal 1 Dishwasher Garage/Parking 2 Car Garage Attached Parking Electric Door or Gate Opener Lot Description Cul-De-Sac Lot Level Lot Waterfront Lot View Neighborhood View View of Mountains</p>	<p>Yards/Grounds Deck Fenced Yard Barbecue Area Pool No Pool Pool Options - Style Contemporary</p>
--	---	--	--

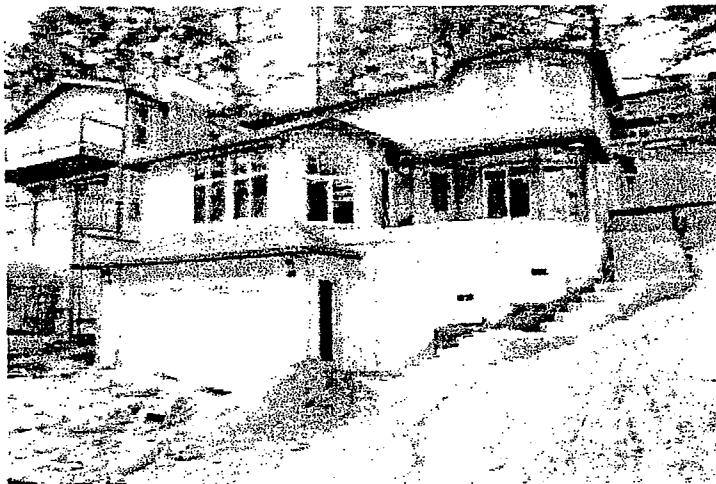
Listing Agent/Office information

MILLIE GOLDER, Alain Pinel Realtors
 Pref Phone: 650-726-1900 Off Ph: 650-712-1199 Off Fx: 650-712-1191
 Email: millie@milliegolder.com www.milliegolder.com
 Off Email: --



ALAIN PINEL
 REALTOR
 www.apr.com

** Information contained on this report is designed for accuracy but is not guaranteed **



Property Overview
 1330 CEDAR ST
 Montara 0
 Detached Single Family (Class 1)
 Bed/Bath: 4/3½
 SqFt: 3,150
 Lot: 6,250 sq ft
 Age: —
 List Price: \$875,000

Remarks
 Open House Info
 Date 1: —
 Date 2: —
 Remarks: —

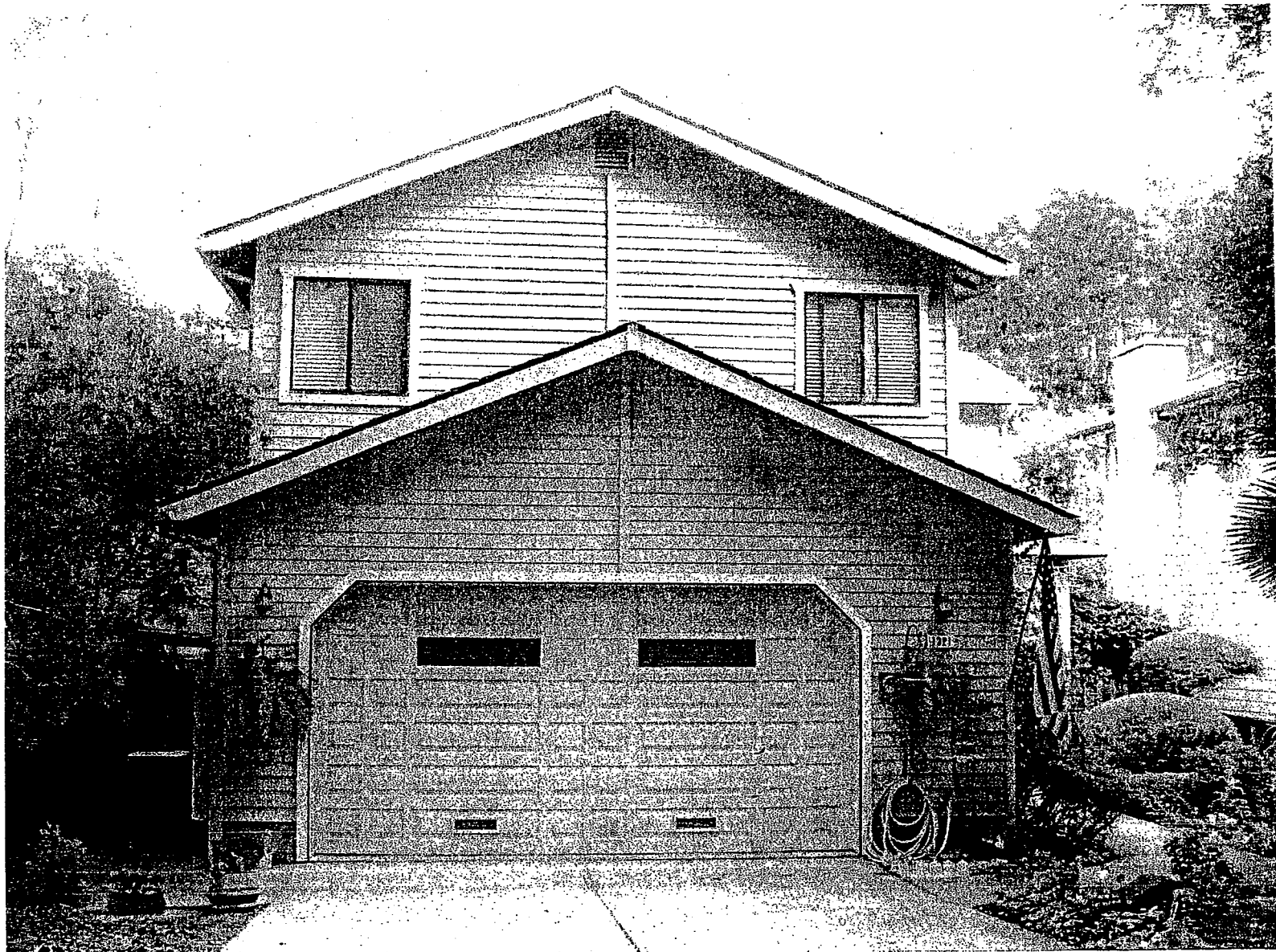
Property Features

Familyroom/Informal Dining Area	Amenities	Listing Includes	Yards/Grounds
Breakfast Nook	Wet Bar	Disposal	Deck
Other Rooms	Fire Sprinkler System	1 Dishwasher	Pool
—	Fireplace Location	1 Refrigerator	No Pool
Bedroom Descriptions	Fireplace in Living Rm	Garage/Parking	Pool Options
1 Master Bedroom Suite	Floor Covering(S)	2 Car Garage	—
Shower And Tub	Wall to Wall Carpeting	Attached Parking	Style
2 or More Showers over Tubs	Marble Floors	Lot Description	Contemporary
Shower	Wood Floors	—	
1 Stall Shower	Energy Features	View	
Other Areas	—	—	
Laundry Area - Inside			
Formal Entry			
Pantry			

Listing Agent/Office information
 JENNIFER ROBERTSON, Out of Area Office
 Pref Phone: 877-856-4615 Off Ph: 877-856-4615 Off Fx: —
 Email: —
 Off Email: —

Selling Agent/Office information
 ROSE SERDY, Alain Pinel Realtors

** Information contained on this report is designed for accuracy but is not guaranteed **



1321 Cedar St 2640 SqFT

PROPERTY INFORMATION

1) Property: 1321 CEDAR ST, CA
APN: 036-111-230 Card#: Use: SFR
County: SAN MATEO, CA Prop Tax: \$10,258.46 Total Value: \$794,866
MapPg/Grid: 746-G5 Old Map: 30-E1 Tax Year: 2006 Delinq: 2005 Land Value: \$397,433
Census: 6136.00 Tract #: Tax Area: 087076 Imprv Value: \$397,433
High School: CABRILLO UNIF Elem School: Taxable Val: \$787,866
Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER Assd Year: 2006
Subdivision: MONTARA % Improved: 050%
Owner: HOLMES CHERYL Phone:
Owner Vest: UW / /

Mail: 1321 CEDAR ST; CA

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE	
Recording/Sale Date:	02/20/2003	02/14/2003	07/19/1995	
Sale Price/Type:	\$750,000	UNKNOWN	\$415,000	FULL
Document #:	44228		73004	
Deed Type:	GRANT DEED		GRANT DEED	
1st Mtg Amt/Type:	\$600,000	CONV	\$332,000	PRIVATE
1st Mtg Rt/Type/Trm:	6.00 / ADJ	/ 30		FIXED
1st Mtg Lender:	WASHINGTON MUTUAL BK FA		PRIVATE INDIVIDUAL	
2nd Mtg Amt/Type:				
2nd Mtg Rt/Type/Trm:	/	/		
Title Company:	FIRST AMERICAN TITLE			
Seller:	THOMAS EDWARD & B TRUST			
New Construction:				
Other Last Sale Info =	# Parcels:	Type 2:		Pend:

IMPROVEMENTS

Bldg/Liv Area: 2,640
Gross Area: 3,150
Ground Fir: 1,410
Bsmnt Area: 510
\$/SqFt:
Yrblt/Eff: 1990
Stories: 2.00
Rooms: 10
Bedrooms: 3
Full/Half Bath: 2 1
Ttl Baths/Fixt: 3.00
Fireplace: Y
Pool:
Porch Type:
Patio Type: TYPE UNKNOWN
Construct:
Foundation:
Ext Wall: WOOD
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover: HARDWOOD
Heat Type: CENTRAL
Heat Fuel: GAS
Air Cond: CENTRAL
Quality:
Condition:
Style: CONTEMPORARY
Equipment:
Other Rms: DINING ROOM;FAMILY ROOM

SITE INFORMATION

Res. Units: County Use: 01 Acres: 0.16
Comm Units: Zoning: R10000 Lot Area: 7,000
Buildings: 1 Flood Panel: Lot Width:
Bldg Class: Panel Date: Lot Depth:
Parking Sqft: 510 Flood Zone: Usable Lot: 7,000
Park Spaces: Sewer Type: TYPE UNKNOWN
Garage Cap#: 2 Water Type:
Park Type: BASEMENT
Other Impvs: :
Legal Blk/Bldg: 9 Site Influence:
Legal Lot/Unit: 15 Amenities:
Legal: LOTS 15 16 BLK 9 MONTARA AMEND & SUPP RSM 5/35

PROPERTY INFORMATION

5) Property: 1250 CEDAR ST, MONTARA CA 94037
APN: 036-103-300 Card#: Use: SFR
County: SAN MATEO, CA Prop Tax: \$4,089.00 Total Value: \$281,495
MapPg/Grid: 746-G4 Old Map: 30-E1 Tax Year: 2005 Delinq: Land Value: \$68,655
Census: 6136.00 Tract #: Tax Area: 087076 Imprv Value: \$212,840
High School: CABRILLO UNIF Elem School: Taxable Val: \$274,495
Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER Assd Year: 2005
Subdivision: MONTARA % Improved: 076%
Owner: WALLACH LISA THEA Phone:
NEAL ROBERT MICHAEL Owner Vest: UW / EA /
Mail: PO BOX 370056; MONTARA CA 94037-0056 B001
Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

LAST SALE PRIOR SALE
Recording/Sale Date: 10/02/1987 09/1987 02/11/1980
Sale Price/Type: \$205,000 FULL \$32,000 FULL
Document #: 151827 AP17748
Deed Type: GRANT DEED DEED (REG)
1st Mtg Amt/Type: \$153,750 CONV
1st Mtg Rt/Type/Trm: / ADJ /
1st Mtg Lender: HOMESTEAD SVGS
2nd Mtg Amt/Type:
2nd Mtg Rt/Type/Trm: / /
Title Company:
Seller: FIELDS ROY LEE
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area: 2,260
Gross Area: 2,630
Ground Flr: 1,360
Bsmnt Area: 370
\$/SqFt:
Yrblt/Eff: 1976
Stories: 2.00
Rooms: 8
Bedrooms: 4
Full/Half Bath: 2 1
Ttl Baths/Fixt: 3.00
Fireplace: Y 1
Pool:
Porch Type:
Patio Type:
Construct: FRAME
Foundation:
Ext Wall: WOOD SHAKE/SHINGL
Roof Shape:
Roof Type:
Roof Matl: COMPOSITION SHINGL
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond: CENTRAL
Quality: AVERAGE
Condition: GOOD
Style: RAISED RANCH
Equipment: RANGE
OVEN;DISHWASHER;D
HOOD
Other Rms: DINING ROOM;FAMILY
ROOM

SITE INFORMATION

Res. Units: County Use: 01 Acres: 0.14
Comm Units: Zoning: R10006 Lot Area: 6,250
Buildings: 1 Flood Panel: 0603110092B Lot Width: 50.00
Bldg Class: Panel Date: 07/05/1984 Lot Depth: 125.00
Parking Sqft: 370 Flood Zone: C Usable Lot: 6,250
Park Spaces: 2 Sewer Type: PUBLIC SERVICE
Garage Cap#: 2 Water Type: PUBLIC
Park Type: BASEMENT
Other Impvs:
Legal Blk/Bldg: 21 Site Influence:
Legal Lot/Unit: 13 Amenities:
Legal: LOTS 13 & 14 BLK 21 AMEND & SUPP MAP OF MONTARA RSM 5/35



Rear photo of 1256 Cedar St and 1250 Cedar St
no trees in their rear yard
My land in the foreground.

1233 Cedar St

1256 Cedar St



No view to be protected

1233 CEDAR ST.
2990 SqFT



1265 Cedar St 2690 Sqft

PROPERTY INFORMATION

1) Property:	1265 CEDAR ST, CA			Use:	SFR
APN:	036-105-310	Card#:		Total Value:	\$923,100
County:	SAN MATEO, CA	Prop Tax:	\$11,896.00	Land Value:	\$461,550
MapPg/Grid:	746-G5	Old Map:	30-E1	Tax Year:	2006
Census:	6136.00	Tract #:		Delinq:	
High School:	CABRILLO UNIF	Tax Area:	087076	Imprv Value:	\$461,550
Comm Coll:	SAN MATEO JUNIOR	Elem School:		Taxable Val:	\$923,100
Subdivision:	MONTARA	Exemptions:		Assd Year:	2006
Owner:	BRANDT YESENIA & DAVID M			% Improved:	050%
				Phone:	
				Owner Vest:	/ /

Mail: PO BOX 370965; MONTARA CA 94037-0965 B009

Owner Transfer =	Rec Dt:	Price:	Doc#:	Type:
	Sale Dt:			

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE	
Recording/Sale Date:	09/17/2004	09/09/2004	05/07/2001	04/26/2001
Sale Price/Type:	\$905,000	FULL	\$800,000	FULL
Document #:	187721		63843	
Deed Type:	INDIVIDUAL GRANT DEED		GRANT DEED	
1st Mtg Amt/Type:	\$724,000	CONV	\$639,900	CONV
1st Mtg Rt/Type/Trm:	5.12 / ADJ / 30			
1st Mtg Lender:	BANK OF AMERICA		ACCUBANC MTG	
2nd Mtg Amt/Type:				
2nd Mtg Rt/Type/Trm:	/	/		
Title Company:	NORTH AMERICAN TITLE			
Seller:	MULFORD BRIAN J & MARY			
New Construction:				
Other Last Sale Info =	# Parcels:	Type 2:	Pend:	

IMPROVEMENTS

Bldg/Liv Area:	2,690
Gross Area:	2,690
Ground Flr:	1,590
Bsmnt Area:	
\$/SqFt:	
Yrblt/Eff:	2001
# Stories:	2.00
Rooms:	8
Bedrooms:	4
Full/Half Bath:	2
Ttl Baths/Fixt:	3.00
Fireplace:	
Pool:	
Porch Type:	
Patio Type:	
Construct:	
Foundation:	
Ext Wall:	
Roof Shape:	
Roof Type:	
Roof Matl:	
Floor Type:	
Floor Cover:	
Heat Type:	CENTRAL
Heat Fuel:	
Air Cond:	
Quality:	
Condition:	
Style:	
Equipment:	
Other Rms:	FAMILY ROOM

SITE INFORMATION

# Res. Units:	County Use:	01	Acres:	0.14
# Comm Units:	Zoning:	R100S7	Lot Area:	6,250
# Buildings:	Flood Panel:		Lot Width:	50.00
Bldg Class:	Panel Date:		Lot Depth:	125.00
Parking Sqft:	Flood Zone:		Usable Lot:	6,250
Park Spaces:	Sewer Type:			
Garage Cap#:	Water Type:			
Park Type:	DETACHED GARAGE			
Other Impvs:				
Legal Blk/Bldg:	20	Site Influence:		
Legal Lot/Unit:	43	Amenities:		
Legal:	LOTS 43 & 44 BLK 20 MONTARA AMEND & SUPP RSM 5/35			

084

PROPERTY INFORMATION

5) Property: 1250 CEDAR ST, MONTARA CA 94037

APN: 036-103-300

Card#:

Use: SFR

County: SAN MATEO, CA

Prop Tax: \$4,089.00

Total Value: \$281,495

MapPg/Grid: 746-G4 Old Map: 30-E1

Tax Year: 2005 Delinq:

Land Value: \$68,655

Census: 6136.00 Tract #:

Tax Area: 087076

Imprv Value: \$212,840

High School: CABRILLO UNIF

Elem School:

Taxable Val: \$274,495

Comm Coll: SAN MATEO JUNIOR

Exemptions: HOMEOWNER

Assd Year: 2005

Subdivision: MONTARA

% Improved: 076%

Owner: WALLACH LISA THEA

Phone:

NEAL ROBERT MICHAEL

Owner Vest: UW / EA /

Mail: PO BOX 370056; MONTARA CA 94037-0056 B001

Owner Transfer = Rec Dt:
Sale Dt:

Price:

Doc#:

Type:

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE	
Recording/Sale Date:	10/02/1987	09/1987	02/11/1980	
Sale Price/Type:	\$205,000	FULL	\$32,000	FULL
Document #:	151827		AP17748	
Deed Type:	GRANT DEED		DEED (REG)	
1st Mtg Amt/Type:	\$153,750	CONV		
1st Mtg Rt/Type/Trm:	/	ADJ	/	
1st Mtg Lender:	HOMESTEAD SVGS			
2nd Mtg Amt/Type:				
2nd Mtg Rt/Type/Trm:	/		/	
Title Company:				
Seller:	FIELDS ROY LEE			
New Construction:				
Other Last Sale Info =	# Parcels:	Type 2:		Pend:

IMPROVEMENTS

Bldg/Liv Area: 2,260
Gross Area: 2,630
Ground Flr: 1,360
Bsmnt Area: 370
\$/SqFt:
Yrblt/Eff: 1976
Stories: 2.00
Rooms: 8
Bedrooms: 4
Full/Half Bath: 2 1
Ttl Baths/Fixt: 3.00
Fireplace: Y 1
Pool:
Porch Type:
Patio Type:
Construct: FRAME
Foundation:
Ext Wall: WOOD SHAKE/SHINGL
Roof Shape:
Roof Type:
Roof Matl: COMPOSITION SHINGL
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond: CENTRAL
Quality: AVERAGE
Condition: GOOD
Style: RAISED RANCH
Equipment: RANGE
OVEN;DISHWASHER;D
HOOD
Other Rms: DINING ROOM;FAMILY
ROOM

SITE INFORMATION

# Res. Units:	County Use: 01	Acres: 0.14
# Comm Units:	Zoning: R10006	Lot Area: 6,250
# Buildings: 1	Flood Panel: 0603110092B	Lot Width: 50.00
Bldg Class:	Panel Date: 07/05/1984	Lot Depth: 125.00
Parking Sqft: 370	Flood Zone: C	Usable Lot: 6,250
Park Spaces: 2	Sewer Type: PUBLIC SERVICE	
Garage Cap#: 2	Water Type: PUBLIC	
Park Type: BASEMENT		
Other Impvs:		
Legal Blk/Bldg: 21	Site Influence:	
Legal Lot/Unit: 13	Amenities:	
Legal: LOTS 13 & 14 BLK 21 AMEND & SUPP MAP OF MONTARA RSM 5/35		

085



1210 Cedar St rear view One tree
Built in 2006



1233 Cedar St Front

PROPERTY INFORMATION

1) Property: 1205 CEDAR ST, CA
APN: 036-105-270 Card#:
County: SAN MATEO, CA Prop Tax: \$3,855.74
MapPg/Grid: 746-G4 Old Map: 30-E1 Tax Year: 2006 Delinq:
Census: 6136.00 Tract #: Tax Area: 087076
High School: CABRILLO UNIF Elem School:
Comm Coll: SAN MATEO JUNIOR Exemptions: HOMEOWNER
Subdivision: MONTARA
Owner: CARNEY FRANK E & SHIRLEY A

Use: SFR
Total Value: \$277,185
Land Value: \$57,339
Imprv Value: \$219,846
Taxable Val: \$270,185
Assd Year: 2006
% Improved: 079%
Phone:
Owner Vest: HW / / TC

Mail: 1205 CEDAR ST; CA

Owner Transfer = Rec Dt: 04/13/1993 Price:
Sale Dt:

Doc#: 57160

Type: GRANT DEED

SALE & FINANCE INFORMATION

Recording/Sale Date: LAST SALE 08/22/1980 PRIOR SALE 08/1980
Sale Price/Type: \$174,000 FULL \$174,000 FULL
Document #: AP79712 7982-1261
Deed Type: DEED (REG) DEED (REG)
1st Mtg Amt/Type: \$70,000 CONV \$70,000 CONV
1st Mtg Rt/Type/Trm: / /
1st Mtg Lender: OLYMPIC S&L
2nd Mtg Amt/Type:
2nd Mtg Rt/Type/Trm: / /
Title Company:
Seller:
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

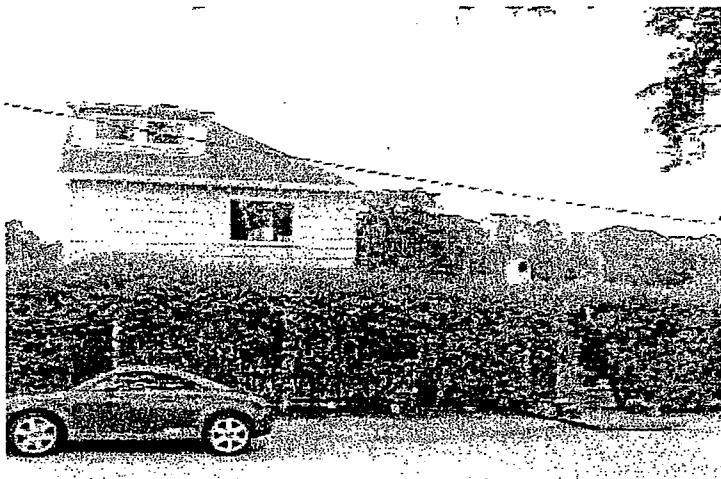
IMPROVEMENTS

Bldg/Liv Area: 2,650
Gross Area: 3,120
Ground Flr: 1,560
Bsmnt Area: 470
\$/SqFt:
Yrblt/Eff: 1980
Stories:
Rooms: 9
Bedrooms: 4
Full/Half Bath: 3
Ttl Baths/Fixt: 3.00
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type: CENTRAL
Heat Fuel:
Air Cond: CENTRAL
Quality:
Condition:
Style:
Equipment:

SITE INFORMATION

Res. Units: County Use: 01 Acres: 0.14
Comm Units: Zoning: R10006 Lot Area: 6,250
Buildings: 1 Flood Panel: Lot Width: 50.00
Bldg Class: Panel Date: Lot Depth: 125.00
Parking Sqft: 470 Flood Zone: Usable Lot: 6,250
Park Spaces: Sewer Type:
Garage Cap#: 2 Water Type:
Park Type: BASEMENT
Other Impvs:
Legal Bldg/Bldg: 20 Site Influence:
Legal Lot/Unit: 35 Amenities:
Legal: LOTS 35 36 BLOCK 20 MONTARA AMEND & SUPP

Other Rms: DINING ROOM;FAMILY ROOM



Property Overview
 705 GEORGE ST
 Montara 94037
 Detached Single Family (Class 1)
 Bed/Bath: 3/2
 SqFt: 2,500
 Lot: Lot: 4,500+ to 6,500 Sq Ft
 Age: 76 years
 List Price: \$669,000

Remarks

Open House Info

Date 1: --
 Date 2: --
 Remarks: --

Property Features

Familyroom/Informal Dining Area	Amenities	Listing Includes	Yards/Grounds
Dining Area in Family Room	220 Volts in Kitchen	Washer	Patio
Breakfast Bar	220 Volts in Laundry Area	Self Cleaning Oven	Fenced Yard
Other Rooms	Gas Water Heater	Built-In Oven	Pool
--	Skylight(s)	Cooktop Range	No Pool
Bedroom Descriptions	Cable TV Available	Disposal	Pool Options
Ground Floor Bedroom	High Ceilings	Dryer	--
Shower And Tub	Fireplace Location	2 or More Ovens	Style
--	Fireplace in Master Bdrm	1 Dishwasher	--
Shower	Floor Covering(S)	Garage/Parking	
1 Stall Shower	Wall to Wall Carpeting	2 Car Garage	
Other Areas	Hardwood Floors	Attached Parking	
Laundry Area - Inside	Vinyl Floors	RV or Boat Parking	
Separate Living Unit	Tile Floors	Lot Description	
Loft	Energy Features	Cornor Lot	
Solarium	--	Level Lot	
		View	
		Neighborhood View	
		View of Mountains	

Listing Agent/Office information

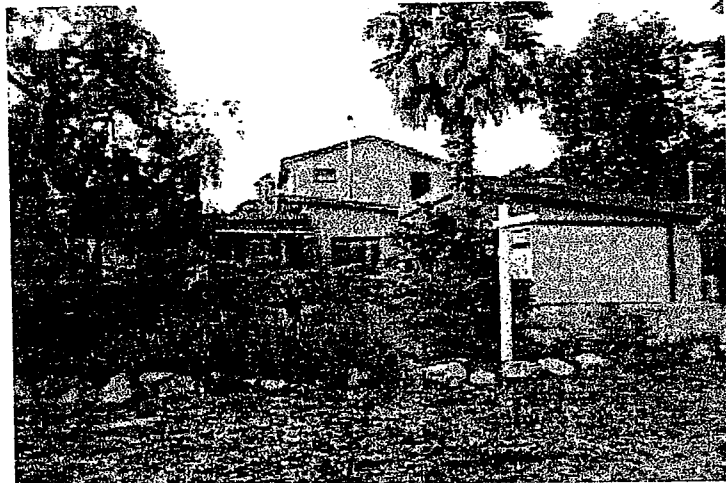
CAROL FORSTER, Coldwell Banker-Half Moon Bay Pref Phone: 650-712-2418 Off Ph: 650-726-1100 Off Fx: 650-726-8676
 Email: --
 Off Email: --



Selling Agent/Office information

Christine & Pete, RE/MAX Dolphin Real Estate-hmb

** Information contained on this report is designed for accuracy but is not guaranteed **



Property Overview
 1160 CEDAR ST
 Montara 94037
 Detached Single Family (Class 1)
 Bed/Bath: 5/3
 SqFt: 2,612
 Lot: Lot: 8,000+ Sq Ft to .25 Acre
 Age: 46 years
 List Price: \$549,000

Remarks

Open House Info

Date 1:

Date 2:

Remarks:

Property Features

Familyroom/Informal Dining Area
 Separate Family Room
 Eat in Kitchen
 Breakfast Bar
 Other Rooms

Bedroom Descriptions
 Ground Floor Bedroom
 1 Master Bedroom Suite
 Shower And Tub
 2 or More Showers over Tubs
 Shower
 1 Stall Shower
 Other Areas
 Laundry Area - Inside
 Extra Storage
 Pantry

Amenities
 220 Volts in Kitchen
 220 Volts in Laundry Area
 Gas Hookup in Kitchen
 Gas Water Heater
 Skylight(s)
 Cable TV Available
 Vaulted/Cathedral Ceiling
 High Ceilings
 Bay Windows
 Fireplace Location
 Fireplace in Living Rm
 Fireplace in Other Location
 Floor Covering(S)
 Wall to Wall Carpeting
 Hardwood Floors
 Tile Floors
 Energy Features
 Insulated Hot Water Heater
 Low-Flow Shower Head

Listing Includes
 Window Coverings
 Self Cleaning Oven
 Cooktop Range
 Disposal
 2 or More Ovens
 1 Dishwasher
 1 Refrigerator
 Garage/Parking
 2 Car Garage
 Attached Parking
 Uncovered Parking
 Lot Description
 Level Lot
 View
 Neighborhood View

Yards/Grounds
 Deck
 Fenced Yard
 Barbecue Area
 Pool
 No Pool
 Pool Options
 Style
 Contemporary

Listing Agent/Office information

CHARLES DEARDORFF, Coldwell Banker-Montara

Pref Phone: 650-728-5544 Off Ph: 650-728-5544 Off Fx: 650-728-3898

Email: cdear@pacbell.net

www.camoves.com/charles.deardorff

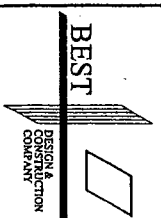
Off Email: -



Selling Agent/Office information

PHILIP WATSON, Prudential California Realty

** Information contained on this report is designed for accuracy but is not guaranteed **



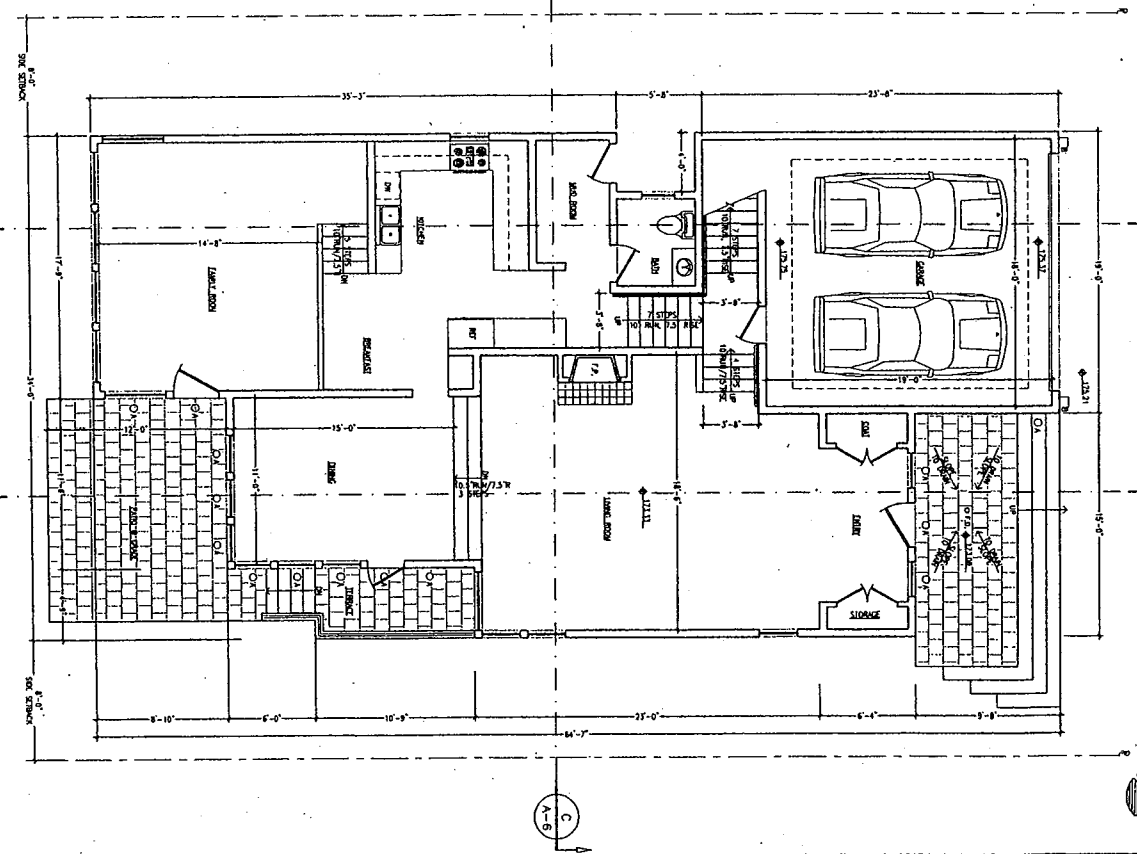
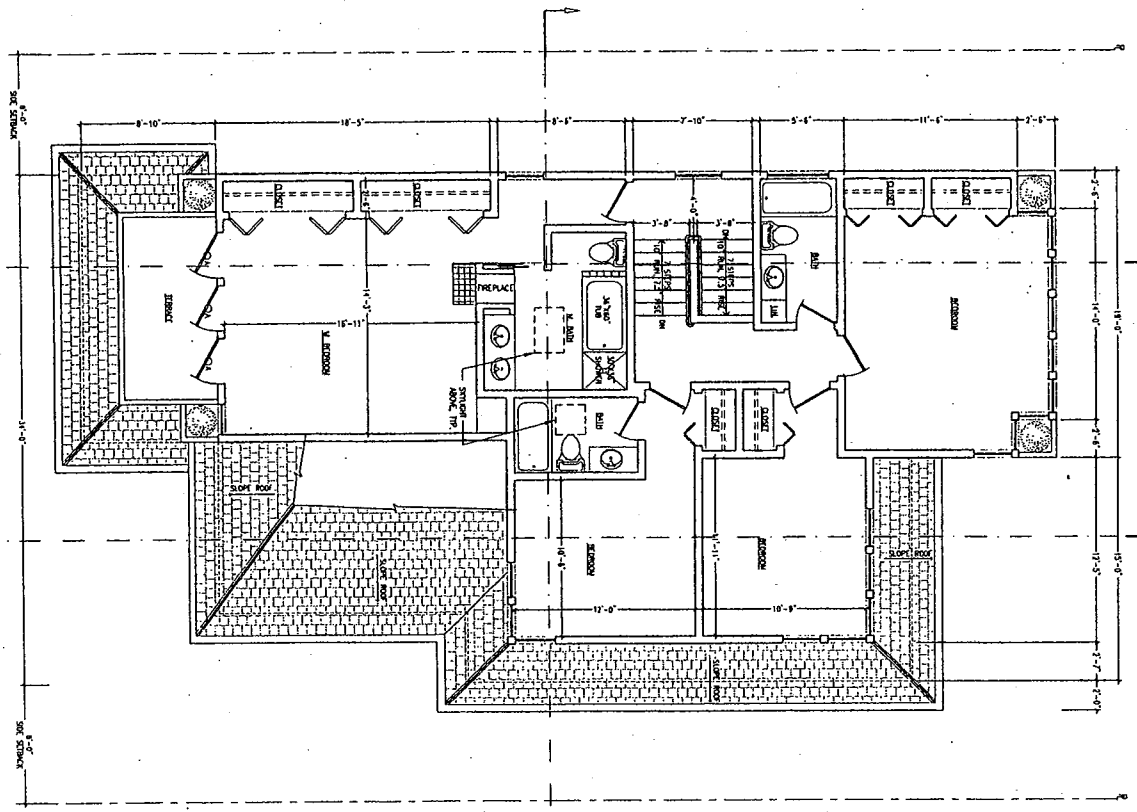
1000 BAYVIEW DRIVE
 SAN FRANCISCO, CA 94134
 415.774.8888
 1414 BAYVIEW DRIVE
 SAN FRANCISCO, CA 94134
 415.774.8888

NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE
 BLOCK NO: 21
 LOT NO: 42 & 43
 BIRCH STREET
 MONTARA, CA 94037

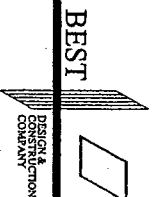
DATE	REVISION
01/2005	SUBMIT FOR SITE PERMIT
03/2005	REVISION
07/2005	REVISION
09/2005	REVISION

DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: KJ/WH
 PROJ. NO.: 205176-B
 DRAWING TITLE:
PROPOSED PLANS

SHEET NO.
A-2
 2 OF 6 SHEETS



NOTE:
 SEE DWG. A6 FOR LIGHTING SCHEDULE



1000 MAIN STREET
 SUITE 100
 SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415.774.1100
 FAX: 415.774.1101
 WWW.BESTCONSTRUCTION.COM

**NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE**

BLOCK NO: 21
 LOT NO: 42 c
 BIRCH STREET
 MONTARA, CA 94037

DATE	REVISION
01/2008	SUBMIT FOR SITE PERMIT
03/2008	1 REVISION
07/2008	2 REVISION
09/2008	3 REVISION

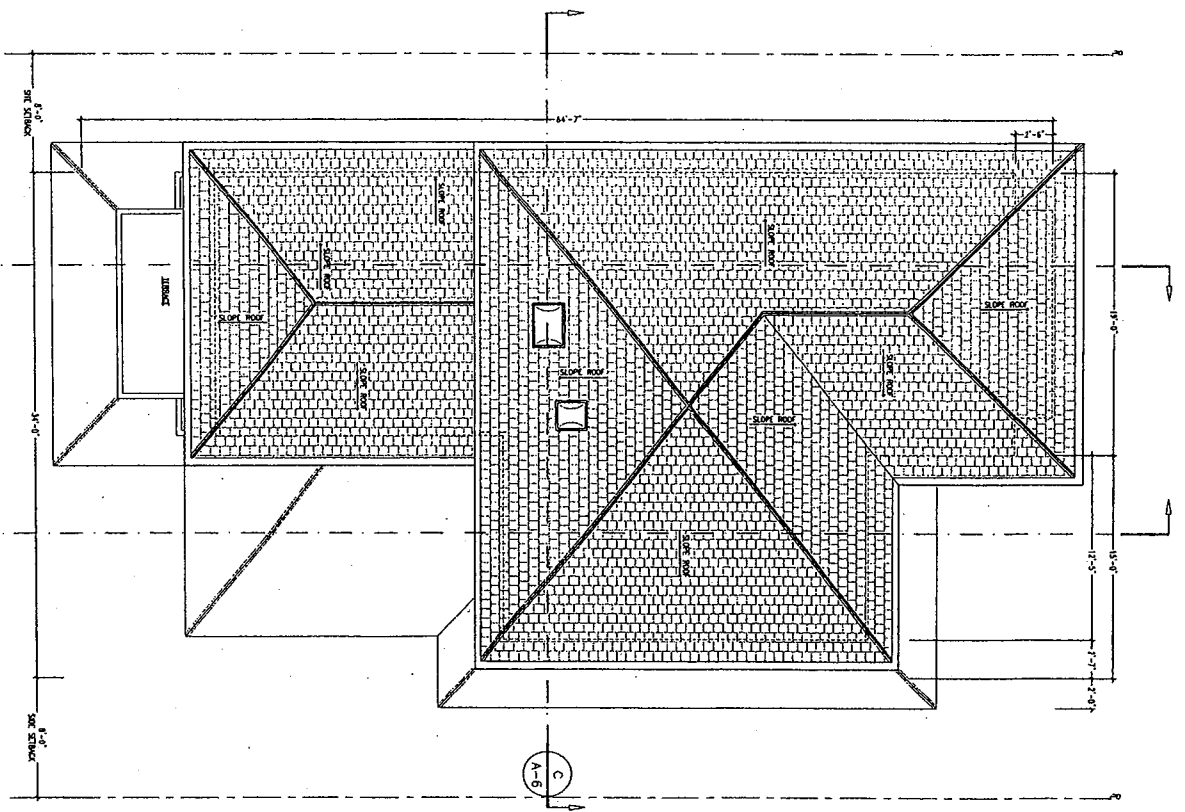
DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: RL/WH
 PROJ. NO.: 205175-B
 DRAWING TITLE

ELEVATIONS & ROOF PLAN

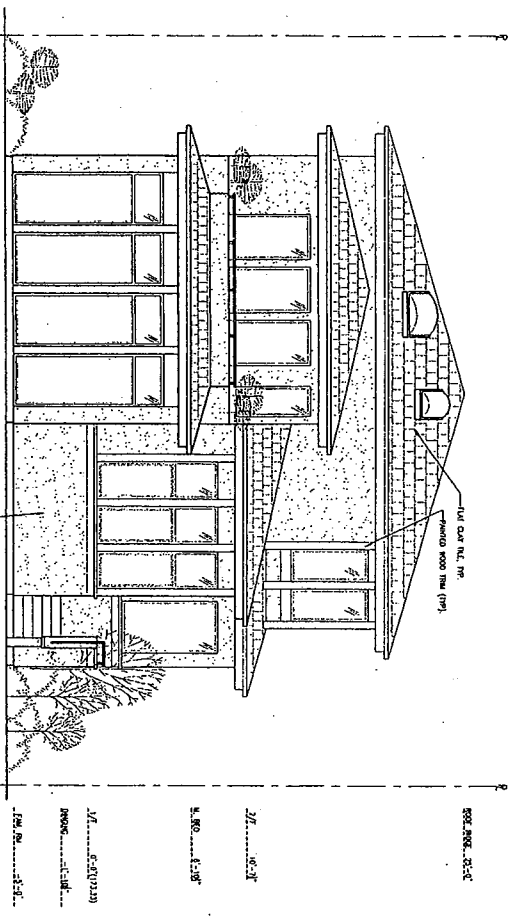
SHEET NO.

A-3

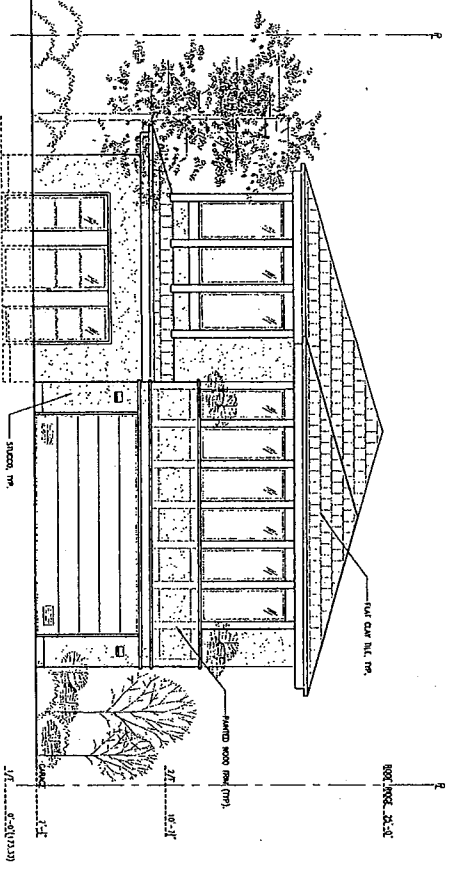
3 OF 6 SHEETS



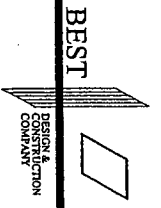
PROPOSED ROOF PLAN
 SCALE: 1/8"=1'-0"



EAST ELEVATION
 SCALE: 1/8"=1'-0"

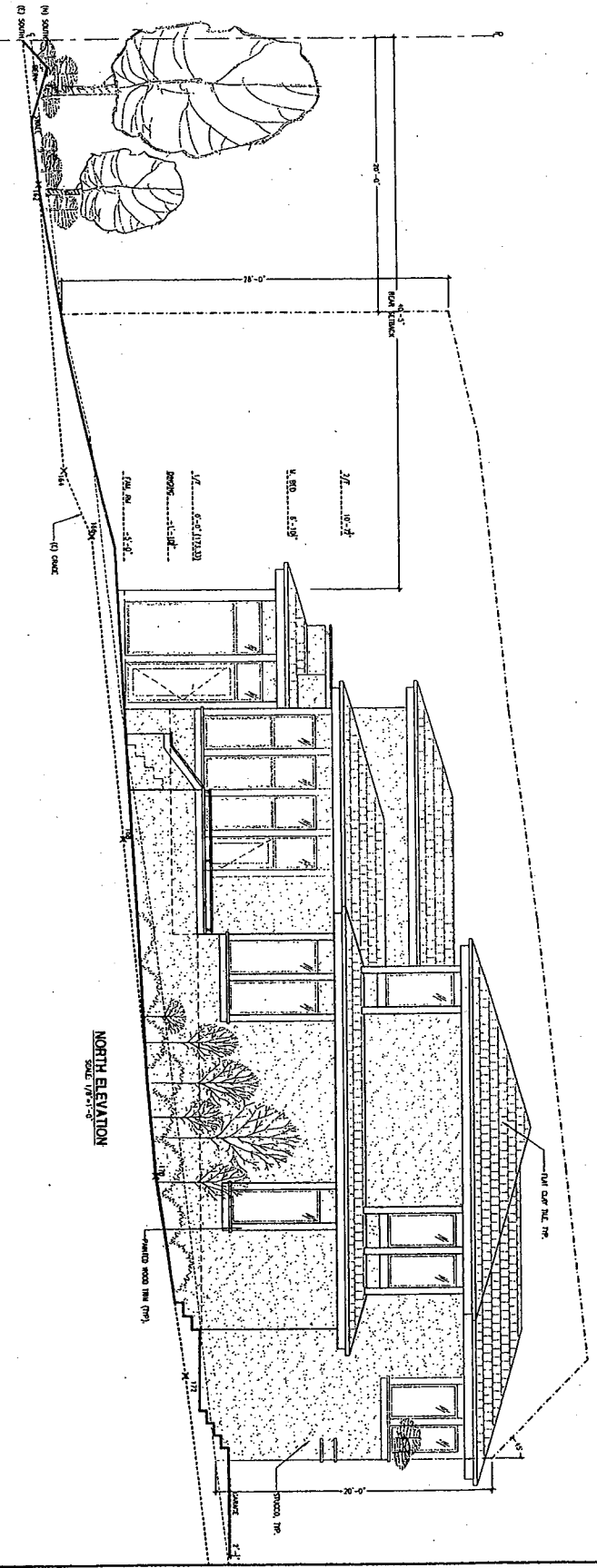


WEST ELEVATION
 SCALE: 1/8"=1'-0"

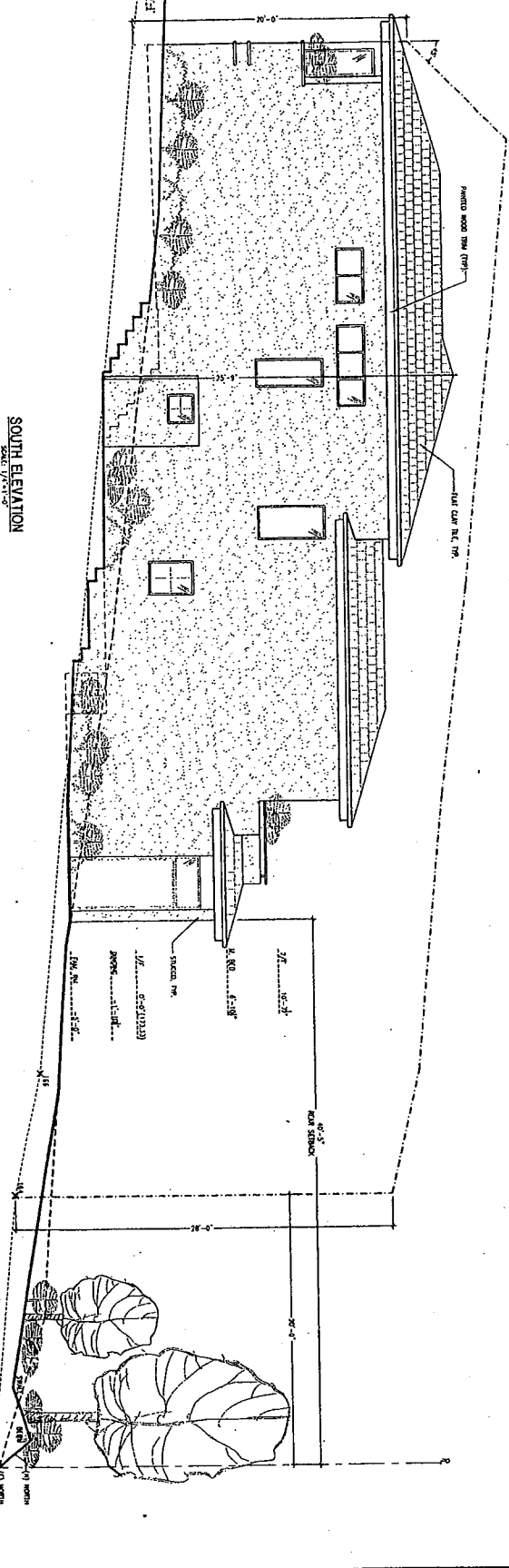


BEST
DESIGN & CONSTRUCTION
COMPANY

18204 KILPATRICK BLVD. SUITE 100
SAN FRANCISCO, CA 94134
TEL: 415-352-8888 FAX: 415-352-8888



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION
OF A SINGLE FAMILY
RESIDENCE

BLOCK NO: 21
LOT NO: 42 & 43

BIRCH STREET
MONTARA, CA 94037

DATE	REVISION
01/2005	SUBMIT FOR SITE PERM
02/2005	REVISION
07/2005	REVISION
09/2005	REVISION

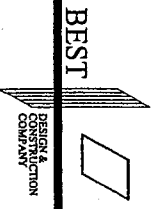
DATE: 09/2005
SCALE: AS NOTED
DRAWN BY: M/PM
PROJ. NO.: 205178-B

DRAWING TITLE
ELEVATIONS

SHEET NO.

A-4

1 OF 6 SHEETS



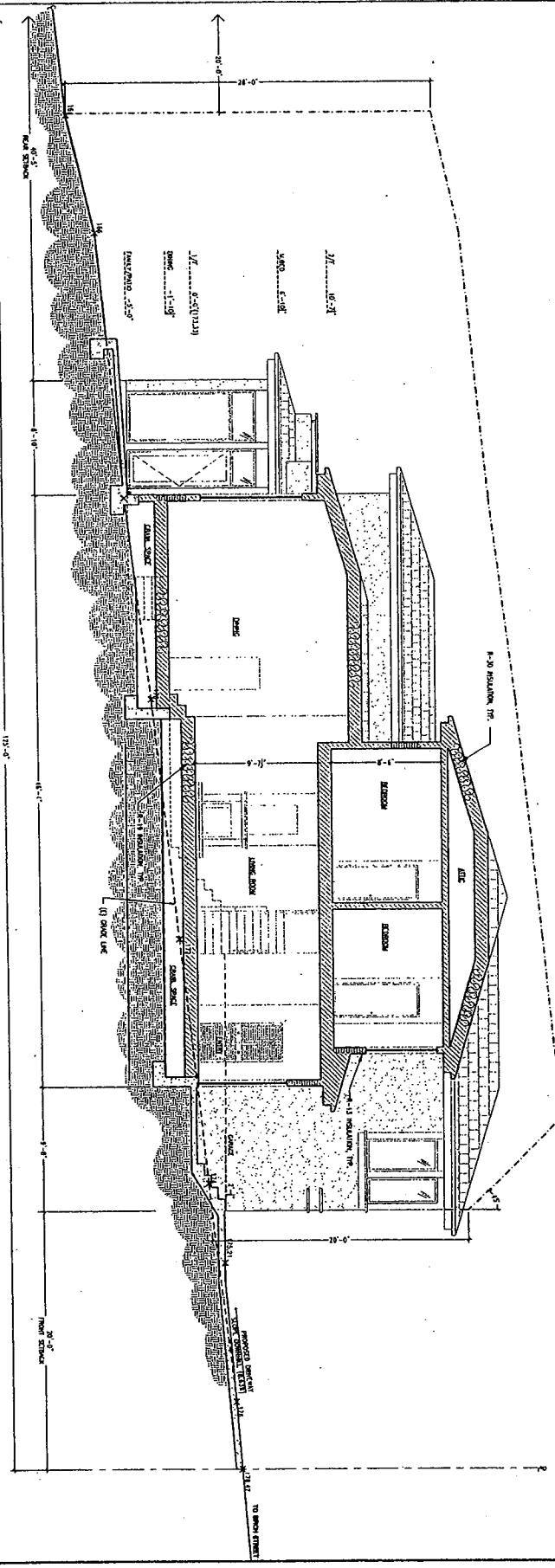
12000 Old County Road, Suite 100
 Philadelphia, PA 19151
 Tel: 215-381-1111 Fax: 215-381-1112
 www.bestdesign.com
 1000 Pennsylvania Boulevard, Suite 200
 Philadelphia, PA 19103
 Tel: 215-381-1111 Fax: 215-381-1112
 www.bestdesign.com

NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE
 BLOCK NO: 21
 LOT NO: 42 & 43
 BIRCH STREET
 MONTARA, CA 94037

DATE	REVISION
01/2006	SUBMIT FOR SITE PERMIT
03/2006	REVISION
07/2006	REVISION
09/2006	REVISION

DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: R/L/MS
 PROJ. NO.: 205170-9
 DRAWING TITLE: SECTION

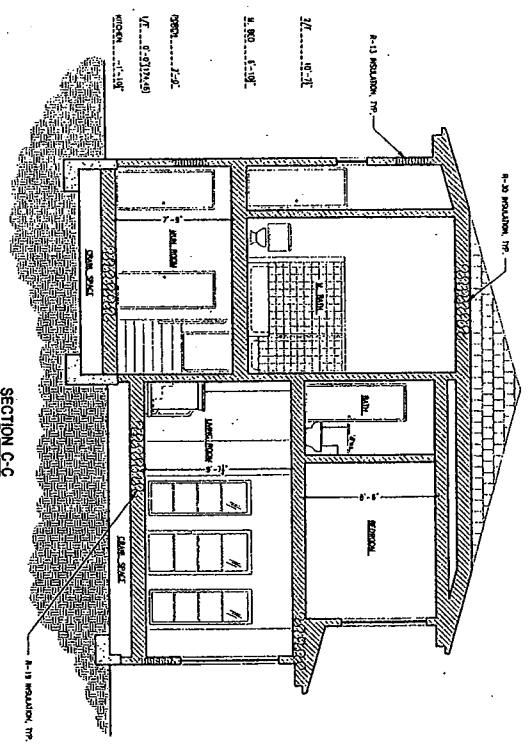
SHEET NO. A-5
 5 OF 6 SHEETS



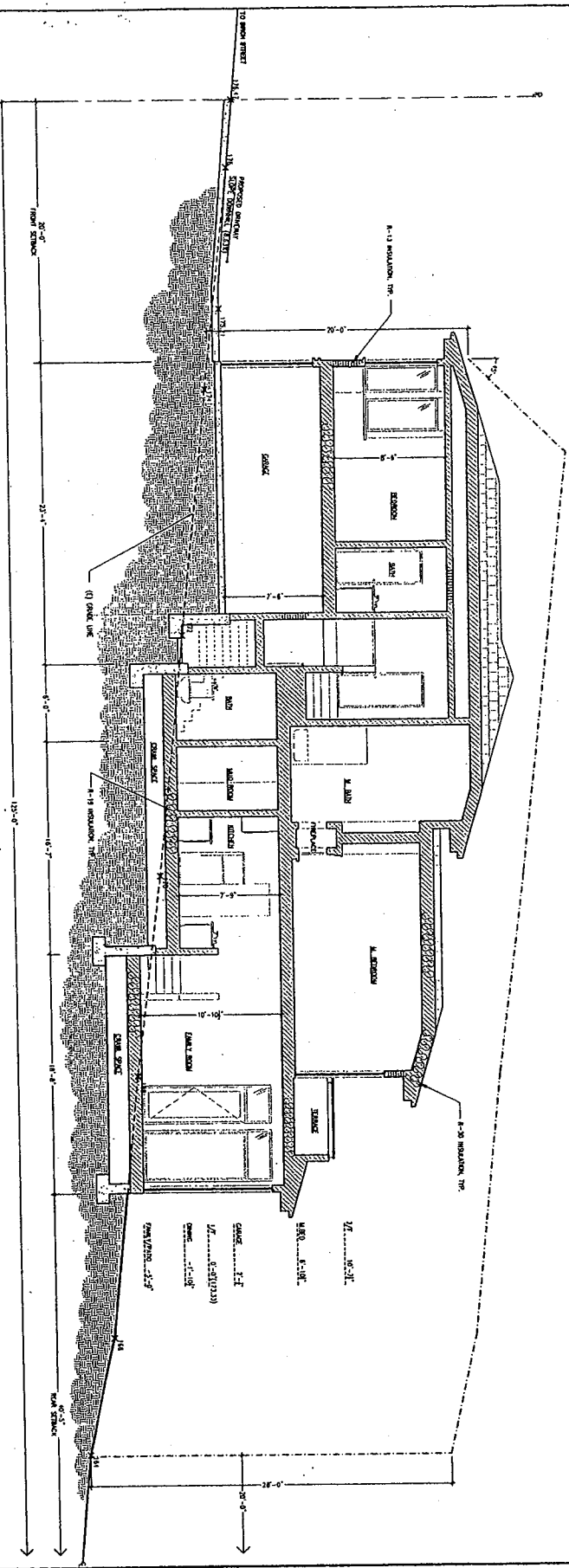
SECTION AA
 SCALE 1/4"=1'-0"

EXTERIOR LIGHTING SCHEDULE

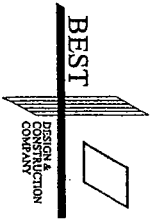
FIGURE	COMMENT	MANUFACTURER	MODEL	LAMP	VOLTAGE	FINISH
A	RECESSED DOWNLIGHT IN SOFFIT	LIGHTOLIER	2084HH	50W PAR 20	120	WHITE
B	WALL MOUNTED DOWNLIGHT	SWAPER	682HP	CF/7/26	120	NEG NAT. BRONC
C	RECESS DOWNLIGHT IN SLOPED CEILING	LIGHTOLIER	2022LV	50W MR 16	120	WHITE
D	DOWNLIGHT CAN IN TRELLIS	LOHNER	913	HALOGEN 75 PAR 30	120	WHITE



SECTION C-C
SCALE: 1/4"=1'-0"



SECTION B-B
SCALE: 1/4"=1'-0"



MARY ONYIA
10709 Canyon Blvd., Suite 100 West
Boulder, Colorado 80504
Tel: (303) 440-1111 Fax: (303) 440-1112
1500 Regency Center Drive, Suite 200
Boulder, Colorado 80502
Tel: (303) 440-1111 Fax: (303) 440-1112

**NEW CONSTRUCTION
OF A SINGLE FAMILY
RESIDENCE**

**BLOCK NO: 21
LOT NO: 42 & 43**

**BIRCH STREET
MONTARA, CA 94037**

DATE	REVISION
01/2006	SUBMIT FOR SITE PERMIT
03/2006	REVISION
07/2006	REVISION
09/2006	REVISION

DATE: 06/2005
SCALE: AS NOTED
DRAWN BY: KL/TH
PROJ. NO.: 205170-B

**SECTIONS &
LIGHTING SCHEDULE**

SHEET NO. **A-6**
6 OF 6 SHEETS

REVISED

GENERAL NOTES

EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION AND REPORT TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN JOAQUIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN JOAQUIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN JOAQUIN.

PROJECT DATA

Block: 21 Lot: 42 & 43
 LOT SIZE: 36' x 170' / 6130 SQ. FT.
 OCCUPANCY: R-1
 STORES: 2
 CONSTRUCTION TYPE: WM
 ACTUAL: 6350 x .35
 ACTUAL: 2187.5 SQ. FT.
 ACTUAL: 1887
 ACTUAL: 1888 SQ. FT.
 ACTUAL: 3317.5 SQ. FT.
 ACTUAL: 1317.5 SQ. FT.
 BUILDING HEIGHT: 28'-0"
 MAX. ALLOWED: 28'-0"
 MAX. ACT.: 28'-9"

ABBREVIATIONS

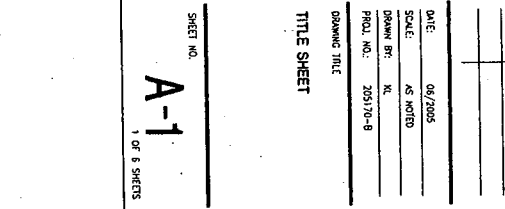
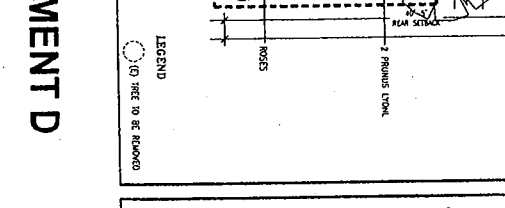
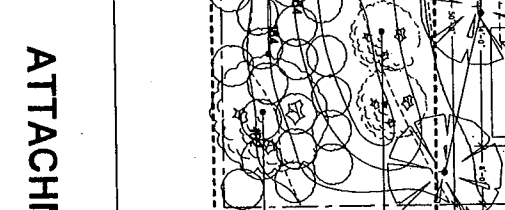
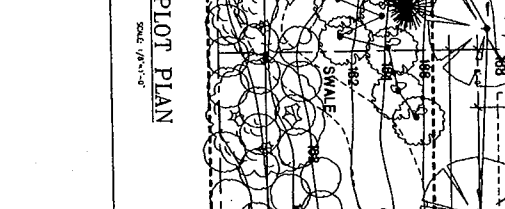
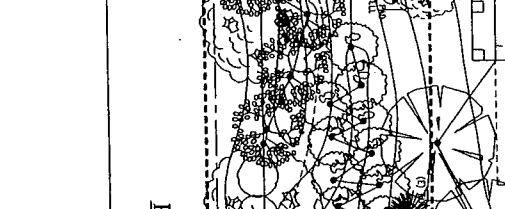
AC	As Constructed	FIN	Finish
AD	As Drawn	FR	Frame
AL	As Laid	GL	Gravel
AN	As Noted	GR	Grass
AS	As Shown	HA	Hardwood
AT	As Taken	HL	Hardwood Laminate
AV	As Verified	IL	Interior Linoleum
AW	As Witnessed	IR	Interior Ruberoid
AX	As Examined	IS	Interior Stucco
AY	As Yanked	IT	Interior Tile
AZ	As Zoned	IV	Interior Vinyl
BA	Block	JA	Joint
BB	Block	KB	Knockout
BC	Block	LC	Lumber
BD	Block	LD	Lumber Dimension
BE	Block	LE	Lumber Edge
BF	Block	LF	Lumber Finish
BG	Block	LG	Lumber Grade
BH	Block	LH	Lumber Height
BI	Block	LI	Lumber Inset
BJ	Block	LJ	Lumber Joint
BK	Block	LK	Lumber Kind
BL	Block	LL	Lumber Length
BM	Block	LM	Lumber Location
BN	Block	LN	Lumber Note
BO	Block	LO	Lumber Orientation
BP	Block	LP	Lumber Pattern
BQ	Block	LQ	Lumber Quantity
BR	Block	LR	Lumber Radius
BS	Block	LS	Lumber Spacing
BT	Block	LT	Lumber Thickness
BU	Block	LU	Lumber Use
BV	Block	LV	Lumber Value
BW	Block	LV	Lumber Volume
BX	Block	LV	Lumber Weight
BY	Block	LV	Lumber Width
BZ	Block	LV	Lumber Yield

LEGEND

1	1-200	California Bldg. Code & S.F. Amendments
2	2-200	California Fire Code & S.F. Amendments
3	3-200	California Health Code & S.F. Amendments
4	4-200	California Electrical Code & S.F. Amendments
5	5-200	California Mechanical Code & S.F. Amendments
6	6-200	California Plumbing Code & S.F. Amendments
7	7-200	California Gas Code & S.F. Amendments
8	8-200	California Energy Code & S.F. Amendments
9	9-200	California Earthquake Code & S.F. Amendments
10	10-200	California Accessibility Code & S.F. Amendments
11	11-200	California Fire Alarm Code & S.F. Amendments
12	12-200	California Fire Sprinkler Code & S.F. Amendments
13	13-200	California Fire Alarm & Signaling Code & S.F. Amendments
14	14-200	California Fire Alarm & Signaling Code & S.F. Amendments
15	15-200	California Fire Alarm & Signaling Code & S.F. Amendments
16	16-200	California Fire Alarm & Signaling Code & S.F. Amendments
17	17-200	California Fire Alarm & Signaling Code & S.F. Amendments
18	18-200	California Fire Alarm & Signaling Code & S.F. Amendments
19	19-200	California Fire Alarm & Signaling Code & S.F. Amendments
20	20-200	California Fire Alarm & Signaling Code & S.F. Amendments

TABLE OF CONTENT

A-1	TITLE SHEET
A-2	PROPOSED PLANS
A-3	ELEVATIONS & ROOF PLAN
A-4	SECTION
A-5	SECTION & LIGHTING SCHEDULE
A-6	SCOPE OF WORK
A-7	1. NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
A-8	SITE PLAN



ATTACHMENT D

BEST
 DESIGN & CONSTRUCTION
 1000 OLD ROAD
 SAN JOAQUIN, CA 95131
 TEL: 916.481.1234
 FAX: 916.481.1235
 WWW.BESTDESIGN.COM

DATE	REVISION
01/2005	SUBMIT FOR PERMIT
05/2007	REVISION

DATE: 09/2005
 SCALE: AS NOTED
 DRAWN BY: XL
 PROJ. NO.: 205170-B
 DRAWING TITLE: TITLE SHEET

SHEET NO. **A-1**
 1 OF 5 SHEETS

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
 BLOCK NO. 21
 LOT NO. 42 & 43
 BIRCH STREET
 MONTARA, CA 94037

BEST
DESIGN & CONSTRUCTION COMPANY

10000 Santa Monica Boulevard, Suite 1000
Beverly Hills, California 90212
Tel: (310) 276-1111
Fax: (310) 276-1112

5000 Wilshire Boulevard, Suite 1000
Beverly Hills, California 90212
Tel: (310) 276-1111
Fax: (310) 276-1112

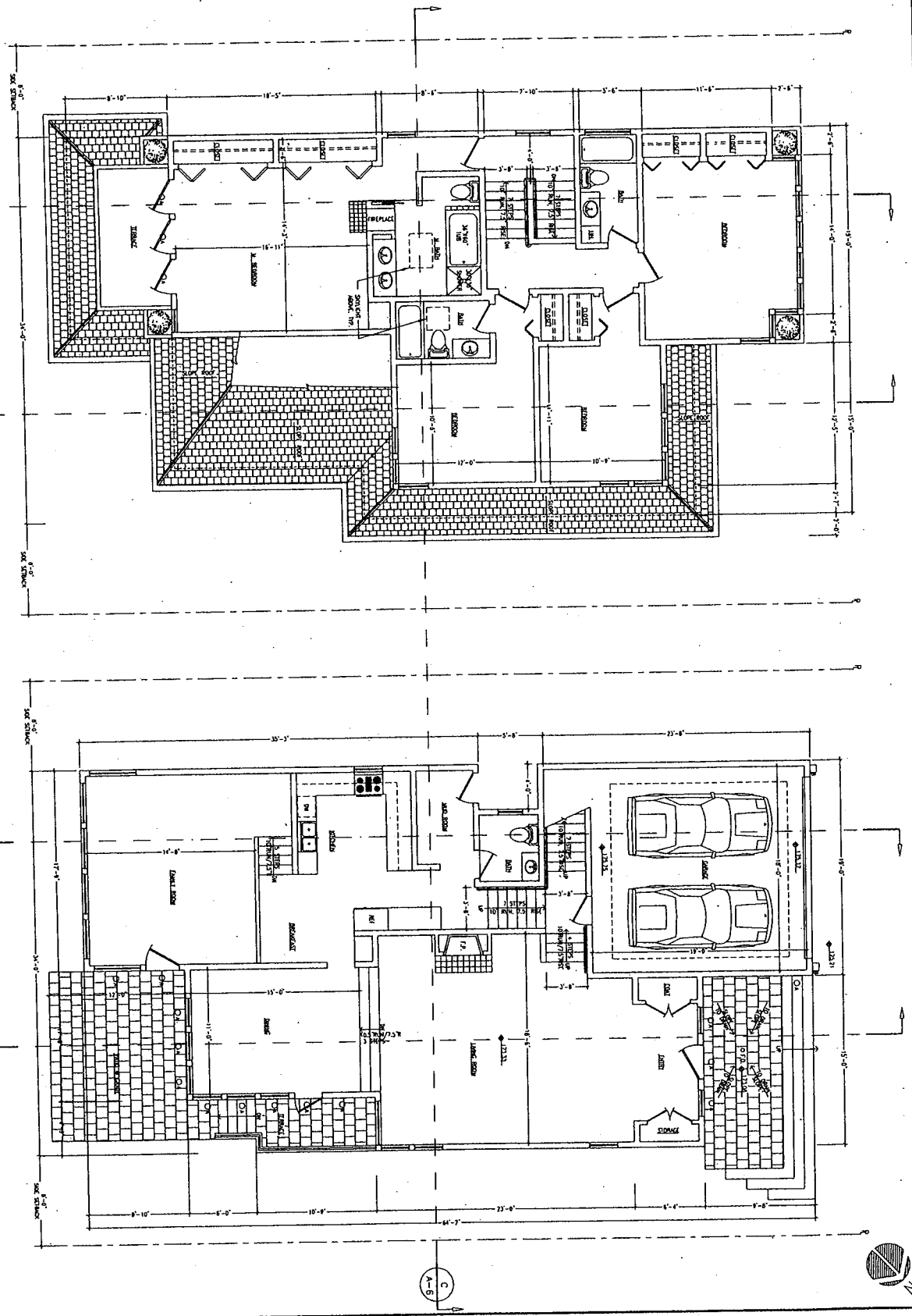
**NEW CONSTRUCTION
OF A SINGLE FAMILY
RESIDENCE**

**BLOCK NO: 21
LOT NO: 42 & 43
BIRCH STREET
MONTARA, CA 94037**

DATE	REVISION
01/2006	SUBMIT FOR SITE PERMIT
07/2006	REVISION
07/2006	REVISION
09/2006	REVISION

DATE: 09/2006
SCALE: AS NOTED
DRAWN BY: KL/TH
PROJ NO: 205170-8
DRAWING TITLE:
PROPOSED PLANS

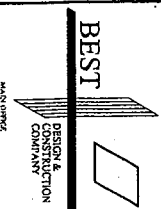
SHEET NO:
A-2
2 OF 8 SHEETS



PROPOSED 2/F PLAN
SCALE: 1/4" = 1'-0"

PROPOSED 1/F PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE DWG. A6 FOR LIGHTING SCHEDULE



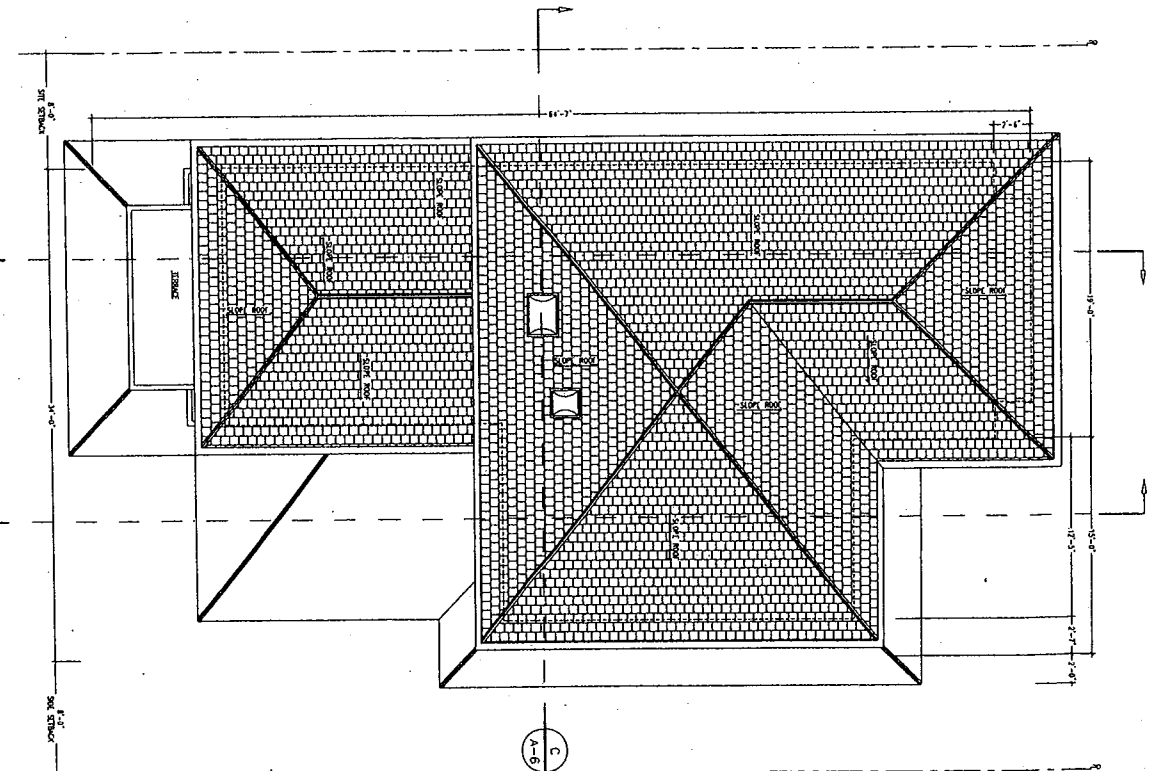
BEST
DESIGN &
CONSTRUCTION
CONSULTANTS

NEW CONSTRUCTION
OF A SINGLE FAMILY
RESIDENCE
BLOCK NO: 21
LOT NO: 42 & 43
BIRCH STREET
MONTARA, CA 94037

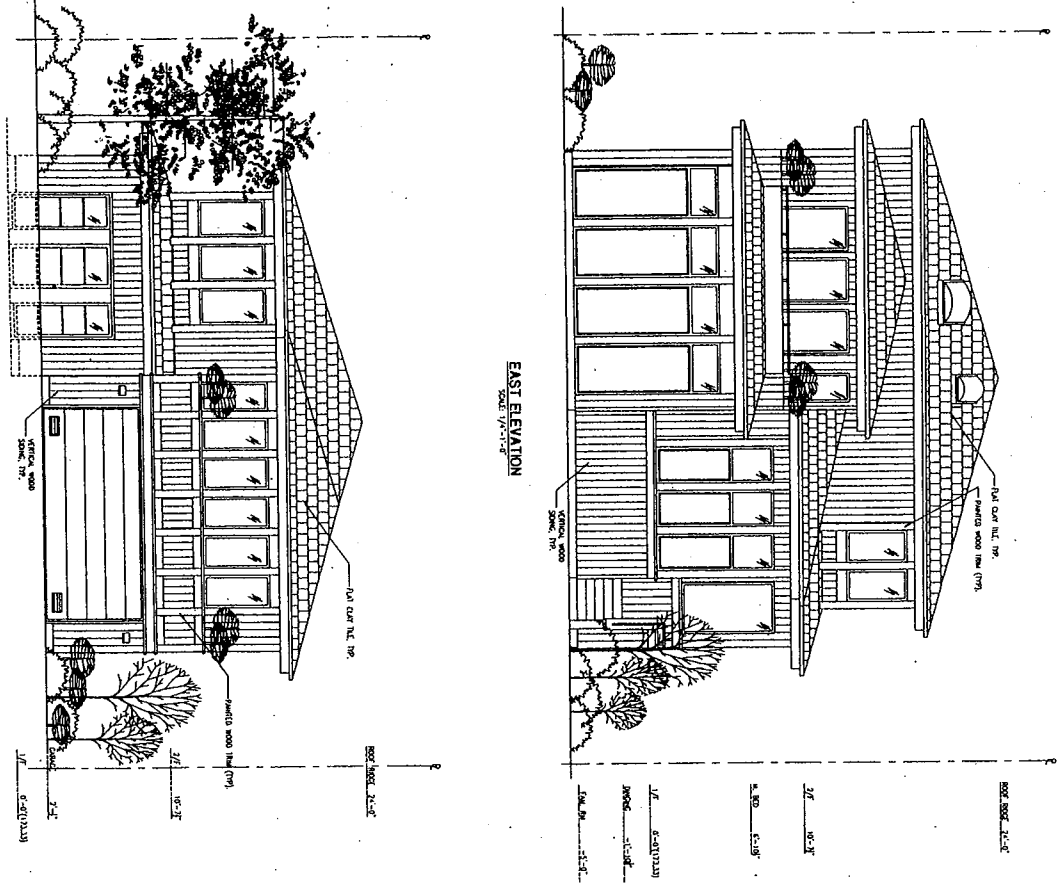
DATE	REVISION
01/2006	Submittal FOR SITE PERMITS
02/2007	REVISION

DATE: 09/2005
SCALE: AS NOTED
DRAWN BY: N/L/H
PROJ. NO.: 205170-B
DRAWING TITLE
ELEVATIONS & ROOF PLAN

SHEET NO.
A-3
3 OF 6 SHEETS



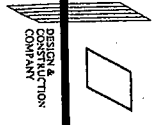
PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION
SCALE: 1/8"=1'-0"

BEST



ARCHITECT
 100 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1111 FAX: 415.774.1112
 WWW.BESTARCHITECT.COM

NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE

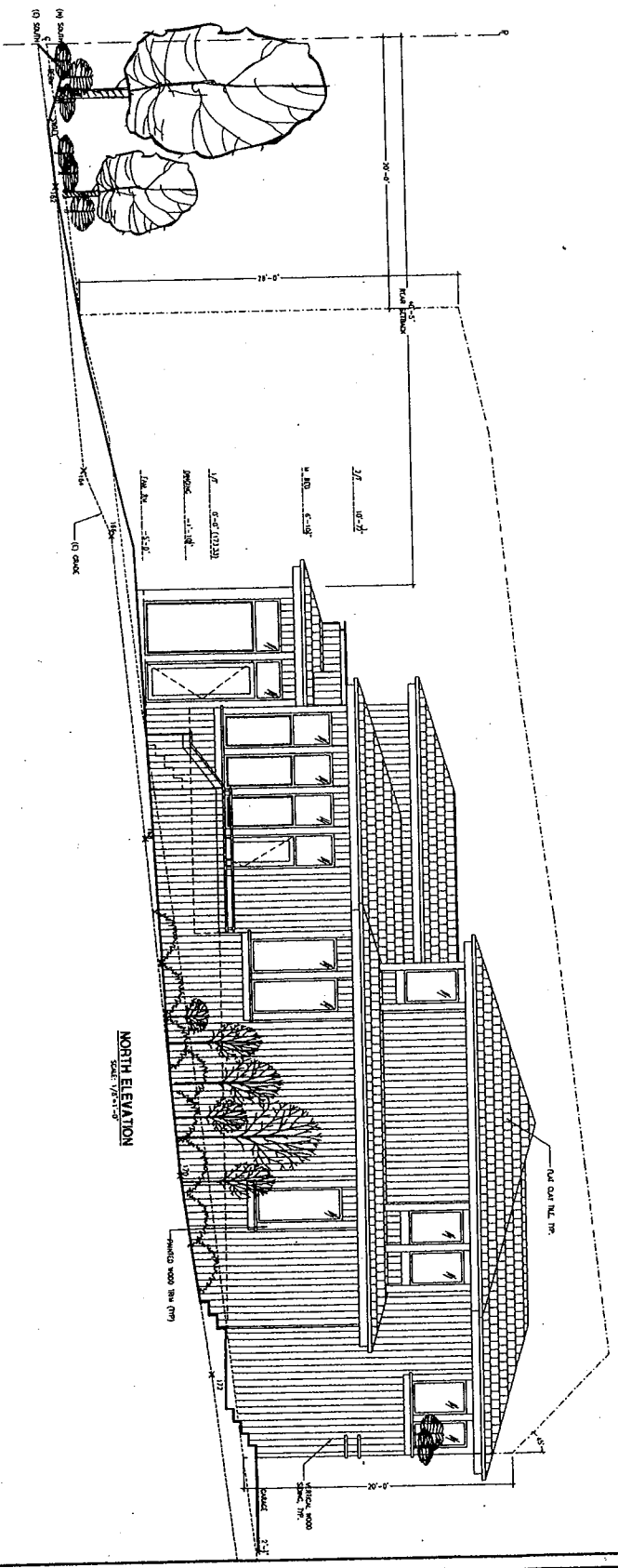
BLOCK NO: 21
 LOT NO: 42 & 43
 BIRCH STREET
 MONTARA, CA 94037

DATE	REVISION
01/2005	SUBMIT FOR SITE PERMIT
05/2007	REVISION

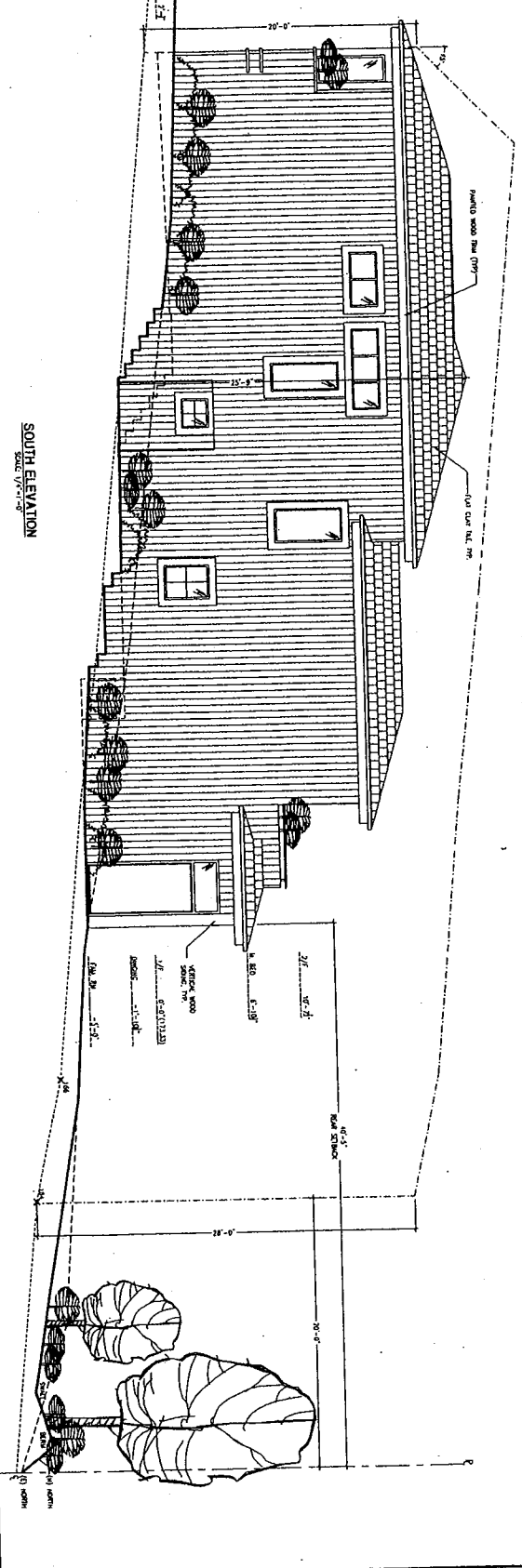
DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: N.J./T.H.
 PROJ. NO.: 200170-8

DRAWING TITLE
 ELEVATIONS

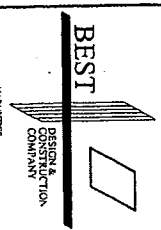
SHEET NO.
A-4
 4 OF 5 SHEETS



NORTH ELEVATION
 SCALE: 1/8"=1'-0"



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



10000 Old County Road, Suite 100
 San Francisco, CA 94132
 SAN FRANCISCO, CALIFORNIA
 TEL: 415.774.8888
 FAX: 415.774.8889

NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE

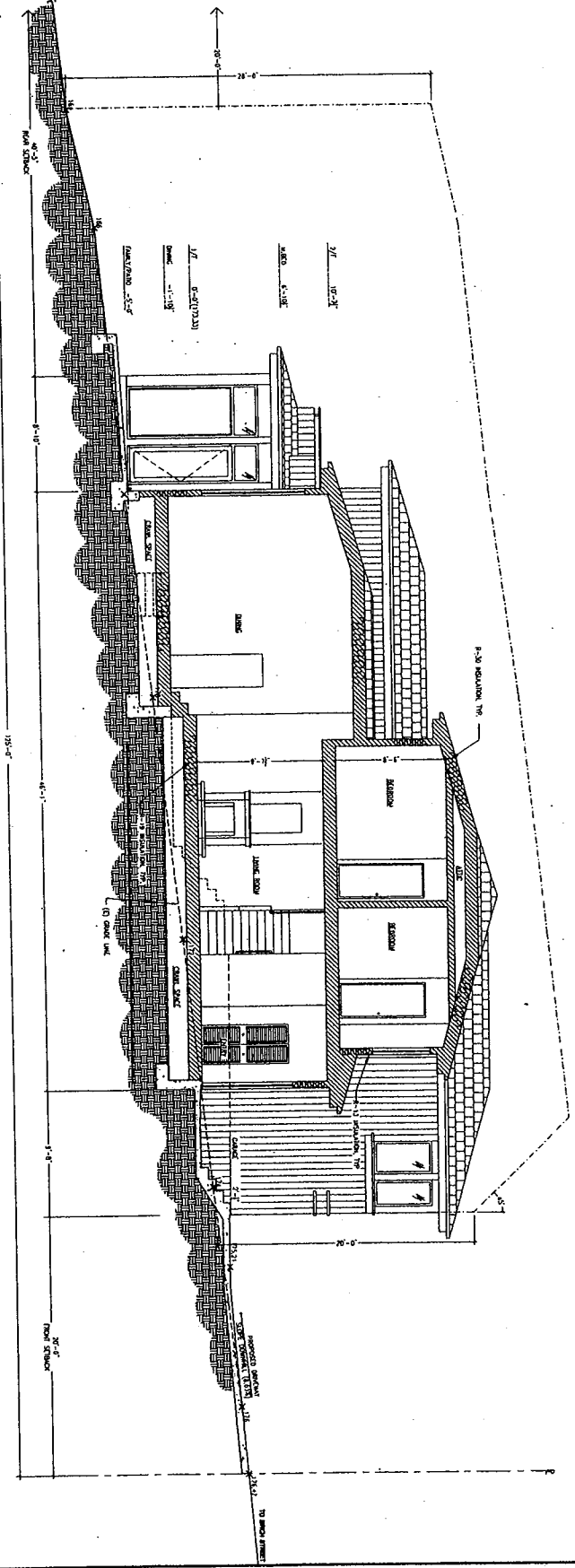
BLOCK NO: 21
 LOT NO: 42 & 43
 BIRCH STREET
 MONTANA, CA 94037

DATE	REVISION
01/2006	Submit for site permit
05/2007	REVISION

DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: KJ/TH
 PROJ. NO.: 205170-8

DRAWING TITLE
 SECTION

SHEET NO.
A-5
 5 OF 6 SHEETS



SECTION A-A
 SCALE 1/8"=1'-0"

BEST

DESIGN & CONSTRUCTION COMPANY

10000 Canyon Blvd., Suite 100
 Boulder, CO 80501
 303.440.1111
 FAX: 303.440.1112

NEW CONSTRUCTION
 OF A SINGLE FAMILY
 RESIDENCE

BLOCK NO. 21
 LOT NO. 42 & 43

BIRCH STREET
 MONTARA, CA 94037

DATE	REVISION
01/2006	SUBMIT FOR SITE PERMIT
02/2007	REVISION

DATE: 06/2005
 SCALE: AS NOTED
 DRAWN BY: KL/PH
 PROJ. NO.: 205170-B
 DRAWING TITLE

SECTIONS &
 LIGHTING SCHEDULE

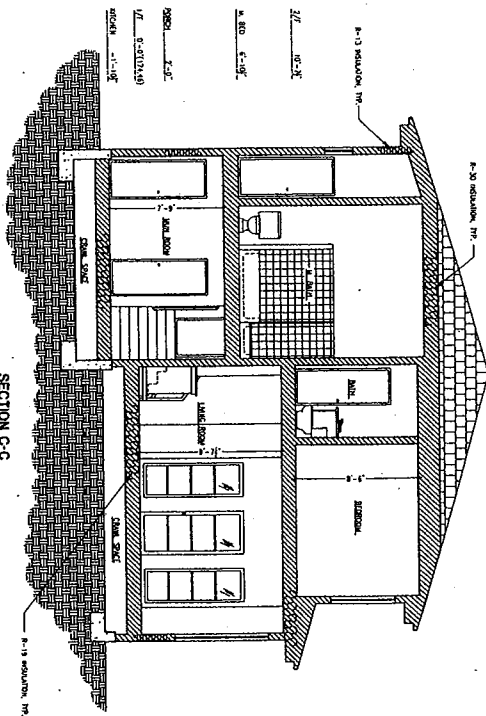
SHEET NO.

A-6

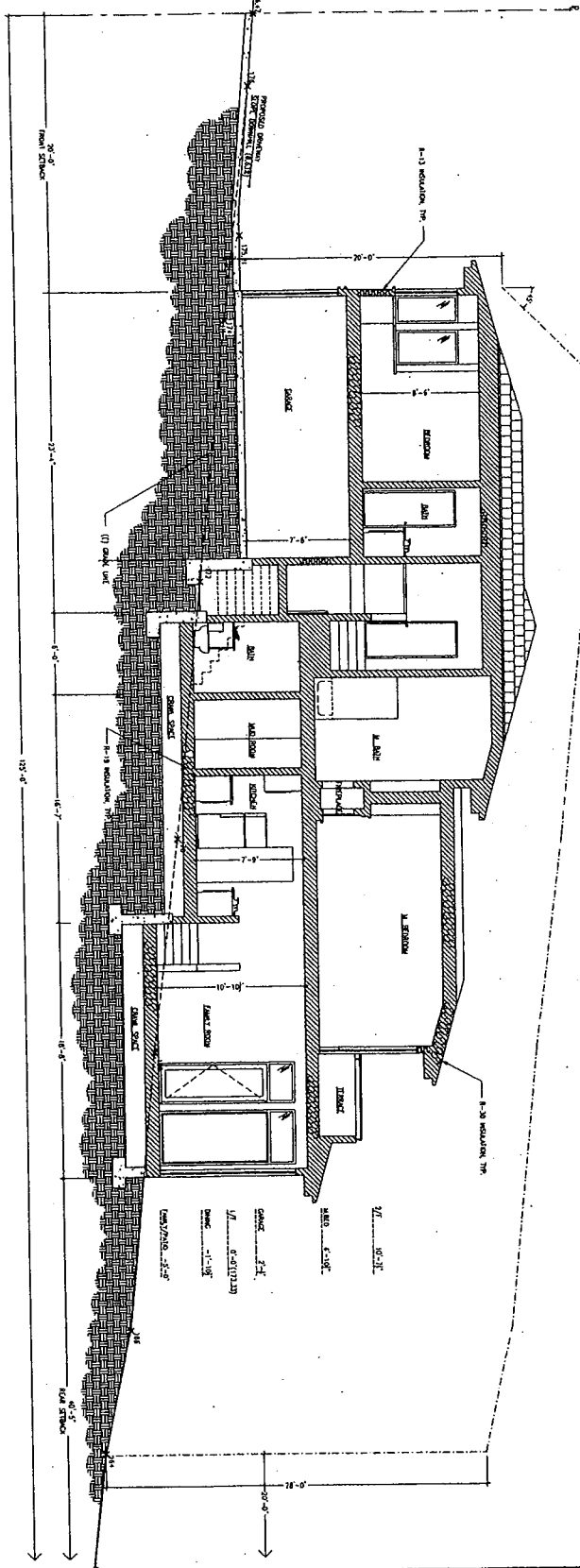
5 OF 6 SHEETS

EXTERIOR LIGHTING SCHEDULE

FEATURE	COMMENT	MANUFACTURER	MODEL	LAMP	VOLTAGE	FINISH
A	RECESSED DOWNLIGHT IN SOFFIT	LIGHTOLIER	Z08-KNH	50W PAR 20	120	WHITE
B	WALL MOUNTED DOWNLIGHT	SHAWER	B82WP	CF 2 1/2"	120	ROD ANT. BRONZE
C	RECESS DOWNLIGHT IN SLOPED CEILING	LIGHTOLIER	Z022LV	50W MR 16	120	WHITE
D	DOWNLIGHT CAN IN TRELLIS	LOWE'S	913	HALOGEN 75 PAR 30	120	WHITE



SECTION C-C
 SCALE 1/4" = 1'-0"



SECTION B-B
 SCALE 1/4" = 1'-0"



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@co.sanmateo.ca.us

www.co.sanmateo.ca.us/planning

May 8, 2007

PROJECT FILE

Ken Menasco
2960 Alcosta Boulevard, Building G
San Ramon, CA 94583

Dear Mr. Menasco:

**SUBJECT: Coastside Design Review, File No. PLN 2001-00837
Birch Street, Montara
APN 036-103-230**

At its meeting of April 12, 2007, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a 2,938 sq. ft. new single-family residence plus an attached 372 sq. ft. garage on a 6,250 sq. ft. parcel.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee DENIED your project based on the following findings, pursuant to the Design Review Standards for Coastside Districts, Section 6565.7 of the San Mateo County Zoning Regulations:

- 1.a. Proposed structures are not designed and situated so as to retain and blend with the natural vegetation and landforms of the site.
- 1.g. Views are not protected by the height and location of structures and through the selective pruning or removal of trees and vegetation.
- 1.i. The design of the structure is inappropriate to the use of the property and is not in harmony with the shape, size and scale of adjacent building in the community.

In addition, the following three (3) out of four (4) items referred to by the Planning Commission on January 10, 2007, have not been appropriately addressed:

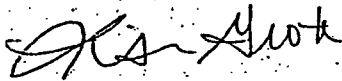
2. A landscape plan that includes significant trees such as redwoods, cypress and other trees that would grow to a significant height and address the remaining landscaping issues that are set forth in the staff report dated January 10, 2007.

ATTACHMENT E

3. Review second story height especially the proposed "plate heights," in order to reduce the apparent height of the structure.
4. Review the drainage plan in the context of design review issues.

This decision may be appealed by the applicant or any aggrieved party on or before 5:00 p.m. on May 21, 2007, the tenth working day following the date of this letter. 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 Department and paying the \$473.55 appeal fee.

Sincerely,



Lisa Grote
Community Development Director

LG/DPA:fc:cdn - DPAR0439_WFN.DOC

- cc: Barbara Lewicki, Committee Representative
 Karen Wilson
 Stephen Lowens
 Raun Muller
 Jan Stegmaier
 Pablo McGregor
 Kathryn Slater-Carter
 Don Johnson
 Leonard Woren
 Hilary Srere
 Jane Okon
 Rob Carey
 Deborah Lardie
 Mike Rosen

Peter K. Lum, PE
Chief Engineer

Charles K. Ng, PE CLC
Principal

William L. Riddle, AIA
Chief Architect

March 7, 2007

RECEIVED

MAR 09 2007

San Mateo County
Planning Division

Dennis Aguirre (response to letter from Farhad Mortazavi)
Design Review Officer
Environmental Service Agency
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

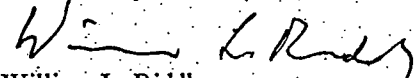
RE: San Mateo County Planning Commission Hearing January 10, 2007
File Nos. PLN 2001-00837, PLN 2001-00838
Birch Street, Montara
APNs 036-103-230, -340

The following are in response to the items of concern identified by Farhad Mortazavi in his letter of January 16, 2007:

1. Enclosed with this submittal is a plan that will be used to "properly place" story poles. Photographic evidence of the placement of the poles will be provided at least ten days prior to the April 12, 2007 hearing.
2. The landscape plan has been revised to respond to the various issues that have been raised during the review process.
3. The height of the building, especially in the rear, has been reduced several times. Some of the bedrooms on the second story have sloped ceilings that go up to the sloped roof above, but the ceiling height at the perimeter plate is never more than 8'-6" except in small rooms caught between steps. These small rooms have no impact on the height of the building. They just provide a smooth transition between steps in the roof height. Some building sections were taken where ceiling heights have followed the roof height at, or near the peak. This could lead to the misunderstanding regarding the ceiling heights of rooms.
4. The only impervious item introduced to each site is the building. Each building covers approximately 1/3 of the site. All of the water collected by each building and adjacent patios will be pumped up to Birch Street through a 4" line by a sump pump w emergency power. This is water that used to flow down the site to the rear. The driveways will be of pervious pavers. A swale has been created near the rear of the site to further reduce the volume of water reaching the rear property line. (This is all on the previously submitted plans, so there is no change.)

We believe we have responded appropriately to the identified items and that our project will be favorably considered.

Yours Truly,



William L. Riddle
Project Architect

100 Old County Road, Suite 100C, Brisbane Shopping Center, Brisbane, CA 94005
Tel. (415) 656-3528 Fax No. (415) 656-4416

ATTACHMENT F



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

January 16, 2007

Ken Menasco
2960 Alcosta Boulevard, Building G
San Ramon, CA 94583

**ENVIRONMENTAL
SERVICES
AGENCY**

Dear Mr. Menasco

Subject: File Number PLN 2001-00837
Location: Birch Street, Montara
APN: 036-062-230

On January 10, 2007, the San Mateo County Planning Commission considered Design Review pursuant to Section 6565.1 of the San Mateo County Zoning Regulations, to allow construction of a 2,855 sq. ft. single family residence, with an attached 390 sq. ft. garage, placement of a fire hydrant and removal of nine trees on a 6,250 sq. ft. parcel, located on Birch Street in the unincorporated Montara area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing the Planning Commission denied the appeal and remand the project back to the Design Review Committee and encourage the Design Review Committee to work expeditiously with the applicant to collect and review the following evidence for its decision as attached:

1. Properly placed story poles and photographic evidence of poles.
2. A landscape plan that includes significant trees such as Redwoods, Cypress and other trees that would grow to a significant height and address the remaining landscaping issues that are set forth in the staff report dated January 10, 2007.
3. Review second story height especially the proposed 'plate heights', in order to reduce the apparent height of the structure.
4. Review the drainage plan in the context of Design Review issues.

Commissioners:

David Bomberger

Steve Dworetzky

Jon Silver

Gail Slocum

William Wong

PLANNING COMMISSION

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849



August 15, 2006

Ken Menasco
9260 Alcosta Boulevard, Bldg. G
San Ramon, CA 94583

PROJECT FILE

Dear Mr. Menasco:

SUBJECT: Coastside Design Review
File Nos. PLN 2001-00837, PLN 2001-00838
Birch Street, Montara
APNs 036-103-230, -340

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Rights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

At its meeting of August 10, 2006, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a 2,855 sq. ft. and a 2,661 sq. ft. new single-family residences plus two attached 390 sq. ft. garages and placement of a fire hydrant on two 6,250 sq. ft. parcels. The Coastside Design Review Committee CONTINUED the item for further consideration. The following are required for the next hearing scheduled for the September 14, 2006 hearing:

1. Story poles for both structures are required.
2. Revise the landscape plan, selecting plant species sensitive to rear drainage issues, which could flourish in an area where water is collected. Selection should include redwood and cypress trees (redwoods in the swale and cypress trees on the outside).
3. A manufactured cut-sheet for exterior downward lighting is required for both structures.

Please contact Farhad Mortazavi, Design Review Officer, at 650/363-1831 if you have any questions.

Sincerely,

Farhad Mortazavi
Design Review Officer

FSM:kcd - FSMQ0921_WKN.DOC

cc: Barbara Lewicki, Community Representative
Karen Wilson, Community Representative
William Riddle

PLANNING AND BUILDING

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849