

October 20, 2016

David Hirzel  
P.O. Box 1808  
Pacifica, CA 94044

Dear Mr. Hirzel:

SUBJECT: Coastside Design Review  
171 Second Street, Montara  
APN 036-042-130/210; County File No. PLN 2015-00400

At its meeting of October 13, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of an 840 sq. ft. two-story addition to an existing 1,794 sq. ft., non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two (2) legal 5,000 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two (2) project parcels will be merged into one (1) legal 10,000 sq. ft. parcel in order to bring the project into conformity with zoning standards relative to setbacks and parking. The CDP is appealable to the California Coastal Commission. One (1) Cypress tree is proposed for removal.

The CDRC was unable to make the findings for design review approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required, specifically on Section 6565.20(D)1(d) and (e) and Section 6565.20(D)2(a), (b) and (c). As such, recommendations and requirements from the CDRC for further project redesign are as follows:

### **RECOMMENDATIONS**

Consider the following, if feasible:

1. Set back the second story addition at the west elevation by at least two (2) feet.
2. Remove the front door entrance to Bedroom Number 3 and replace with new French Doors and a new deck at the front of the Family Room.
3. Relocate the west elevation second floor stairs to the second level cantilevered deck.
4. Move the addition northward by three (3) feet, in order to resolve the front roof connection issues.



**Requirements:**

1. Submit manufacturer's specification sheets (cut sheets) that indicate Dark Sky compliance for all proposed downward-directed lighting fixtures.
2. Submit original manufacturer's color chips for all proposed project colors.
3. Submit proposed exterior materials samples.

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

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

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

Sincerely,



Dennis P. Aguirre  
Design Review Officer

DPA:aow – DPAAA0589\_WAN.DOCX

cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Beverly Garrity, Montara Community Representative  
Godfrey D. Watson Trust  
Anthony and Megan Rosa

I appreciate the suggestions and recommendations provided at the 2016-10-13 Coastal Design Review for 171 Second Street, PLN2016-00400 CDRC. Herein I am providing you with what we have done in support of your recommendations.

**Response to Recommendations and Comments from Coastside Design Review Committee:**

		<b>Recommendation</b>	<b>Owner Action and Comments</b>
<b>✓</b>	<b>1.</b>	West side wall—Set back the second story addition at the west elevation by at least two (2) feet.	<b>Done as recommended by review committee.</b> Provided articulation to the west side with second story setback.
<b>✓</b>	<b>2.</b>	Front of house—Remove the front door entrance to Bedroom No. 3 and replace with new French Doors and a new deck at the front of the family room.	<b>Done as recommended by review committee.</b> Have French door in front with a deck, as suggested by review committee. Remove the front door entrance and replace with new French Doors and a new deck at the front of the family room.
<b>✓</b>	<b>3.</b>	West side stairs—Relocate the west elevation second floor stairs to the second level cantilevered deck.	<b>Done as recommended by review committee.</b> Moved stairway from west side to back center.
<b>R</b>	<b>4.</b>	Footprint—Move addition northward by three (3) feet, in order to resolve the front roof connection issues.	<b>Resolved front roof connection issues, but not exactly as recommended by review committee.</b> We left the addition in its original position. Moving the addition towards the rear as suggested hugely impacts views from existing Bedroom #2 and upstairs room above, while leaving it in the same position as originally submitted position has little or no impact on the street view of the front elevation.
<b>✓</b>	<b>5.</b>	Submit manufacturer’s specification sheets (cut sheets) that indicate Dark Sky compliance for all proposed downward-directed lighting fixtures.	<b>Done as recommended by review committee.</b>
<b>✓</b>	<b>6.</b>	Submit original manufacturer’s color chips for all proposed project colors.	<b>There is no external painting; it’s all natural.</b> See item #7 below.
<b>✓</b>	<b>7.</b>	Submit proposed exterior materials samples.	<b>Done as recommended by review committee.</b> I brought materials to planning; was told to bring them to review meeting.

**Notes and comments from owner:**

	<b>Subject</b>	<b>Owner Action and Comments</b>
1.	Story Poles	Will update story poles within 10 days of next design review meeting, as required by review committee.
2.	Siding Materials and Roofing	Owner was instructed to bring these to design review meeting.
3.	Neighbor's Views	The review committee commented that there were no objections from neighbors about their views.
4.	Tree Removal	The review committee commented that is no issue with removing the tree as per county process for tree removal. Owner plans to follow the approved process for tree removal.
5.	View Impact to West Side Neighbor	<p>This addition will reduce my own existing views to the southwest, the west, the northwest, and toward the next-door neighbor, thereby having less impact on the neighbor than what is presently existing. The original proposed location actually reduces view impact in west side neighbor's direction as follows:</p> <ul style="list-style-type: none"> <li>a. There will be much less direct view in the direction of their property, so hopefully these neighbors won't be as bothered about our looking their way.</li> <li>b. I must say at this time that all the residents and their homes in this neighborhood look westerly and/or northwesterly for their view, so looking to the ocean across the neighbor's property is not an attempt to be nosey or intrusive; it's just enjoying our view.</li> </ul>



**8547791S-44: Small LED Outdoor Wall Lantern**



**Collection:** Fredricksburg

**UPC #:**785652108594

**Finish:** Weathered Copper (44)

**Dimensions:**

- Diameter:** 10"
- Width:** 10"
- Height:** 11 15/16"
- Extends:** 11 5/8"
- Wire:** 6" (color/Black/White)
- Mounting Proc.:** Single Cap Nut
- Connection:** Mounted To Box
- Bulb Type:** Modules
- Bulb Base:** Integrated
- Volts:** 120
- Watts:** 14
- Watts Consumed:** 14
- Watts Rated:** 14
- Hours Rated:** 50000
- Lumens:** 1000
- Bulb Temp:** 2700 °K
- CRI:** 90

**Features:**

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards

**Material List:**

1 Body - Aluminum - Weathered Copper

**Safety Listing:**

Safety Listed for Wet Locations

**Instruction Sheets:**

Trilingual (English, Spanish, and French) (990W8\_47791S-FRB)

**RECEIVED**

OCT 20 2016

San Mateo County  
Planning and Building Department

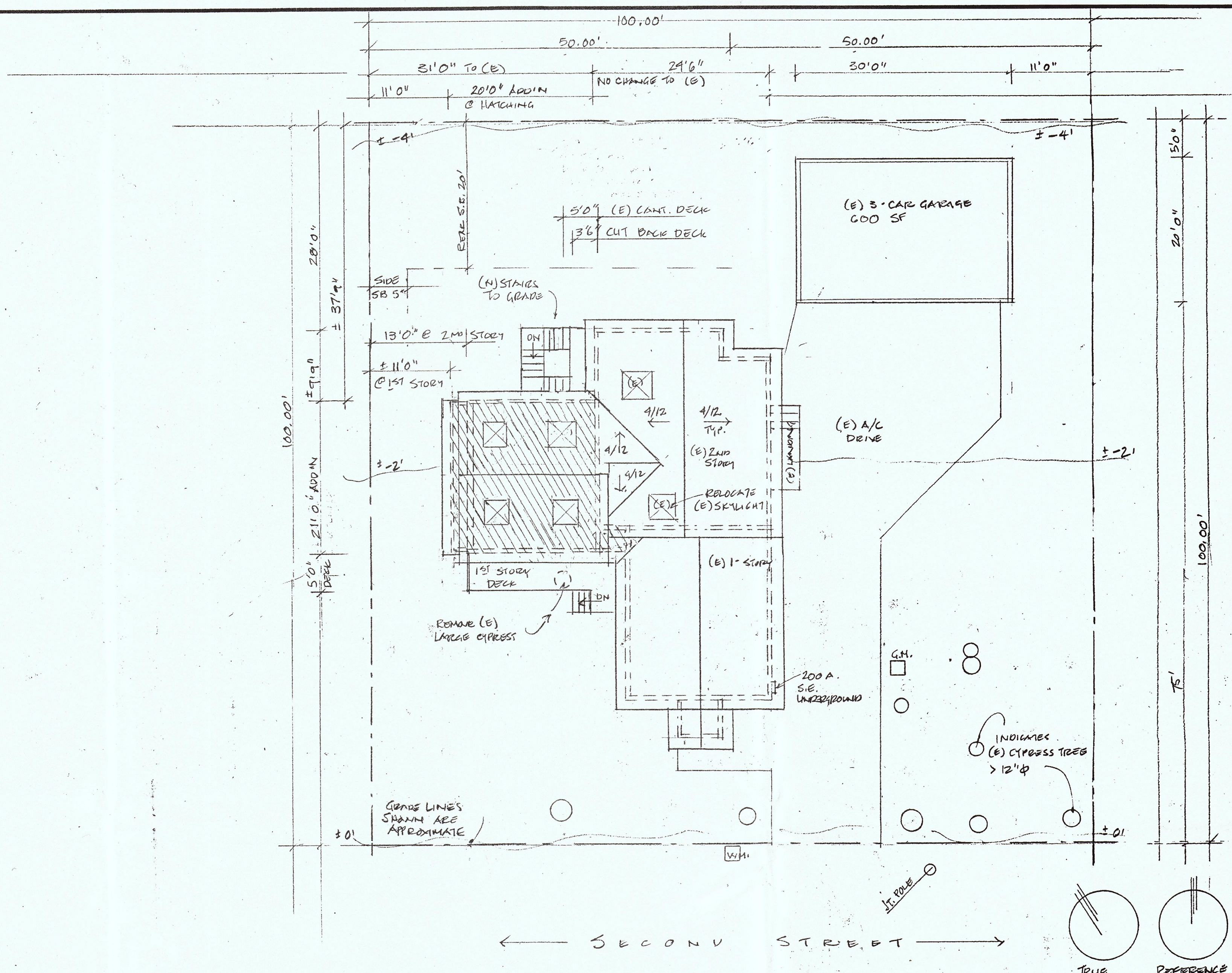
**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/8	4 3/4	5 3/4	6 1/4

**Shipping Information:**

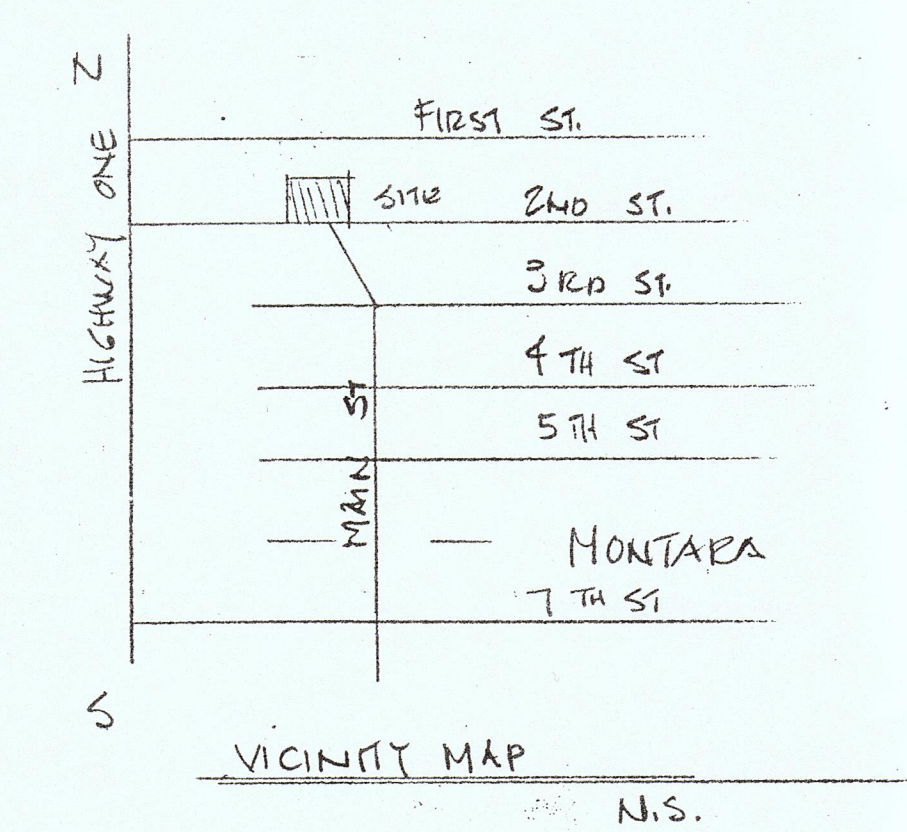
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8547791S-44	1	785652108594	15	14.5	13	1.636	3.4	250	Yes
NJ Pallet		50		48	40	77	85.556	165		No
NV Pallet		50		48	40	77	85.556	165		No

PLN2015-00400



← SECOND STREET →  
**SITE PLAN**  
 1"=10'

- INDEX:  
 A0 - SITE PLAN, DATA, VICINITY, INDEX  
 A1 - PROPOSED FLOOR PLANS  
 A2 - PROPOSED ELEVATIONS / SECTION A-A  
 A01 - EXISTING FLOOR PLANS  
 AB2 - EXISTING ELEVATIONS



LOT SIZE	10,000
(E) COVERAGE HOUSE	1143
(E) COVERAGE DECKS	152
(E) COVERAGE GARAGE	600
TOTAL (E) COVERAGE	1895 1976
(N) COVERAGE ADD'N	432
(N) COVERAGE DECKS	244
TOTAL (N) COVERAGE	676
TOTAL PROPOSED COVERAGE	2571 256%

EXISTING 1ST STORY CONDITIONED	1143
" 2ND " " "	662
TOTAL EXISTING CONDITIONED	1805
ADDITION 1ST STORY CONDITIONED	432
ADDITION 2ND STORY CONDITIONED	378
TOTAL ADDITION CONDITIONED	2615

OCCUPANCY: R3  
 BLDG TYPE: VB  
 SCOPE: 1-2 STORY ADD'N WITH FRONT DECK WITH ASSOCIATED STAIRS AND LANDINGS TO GRADE

REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN  
 P. O. BOX 1808  
 PACIFICA, CA 94044  
 (650) 757-6604  
 dhirzel@steelehill.net

OWNER: GORFREY WATSON  
 P.O. BOX 570623  
 MONTARA, CA 94037  
 (650) 728-7612  
 gorfrey.watson@yellow.com  
 SITE: 171 2nd St.  
 MONTARA, CA  
 APN: 056-042-150

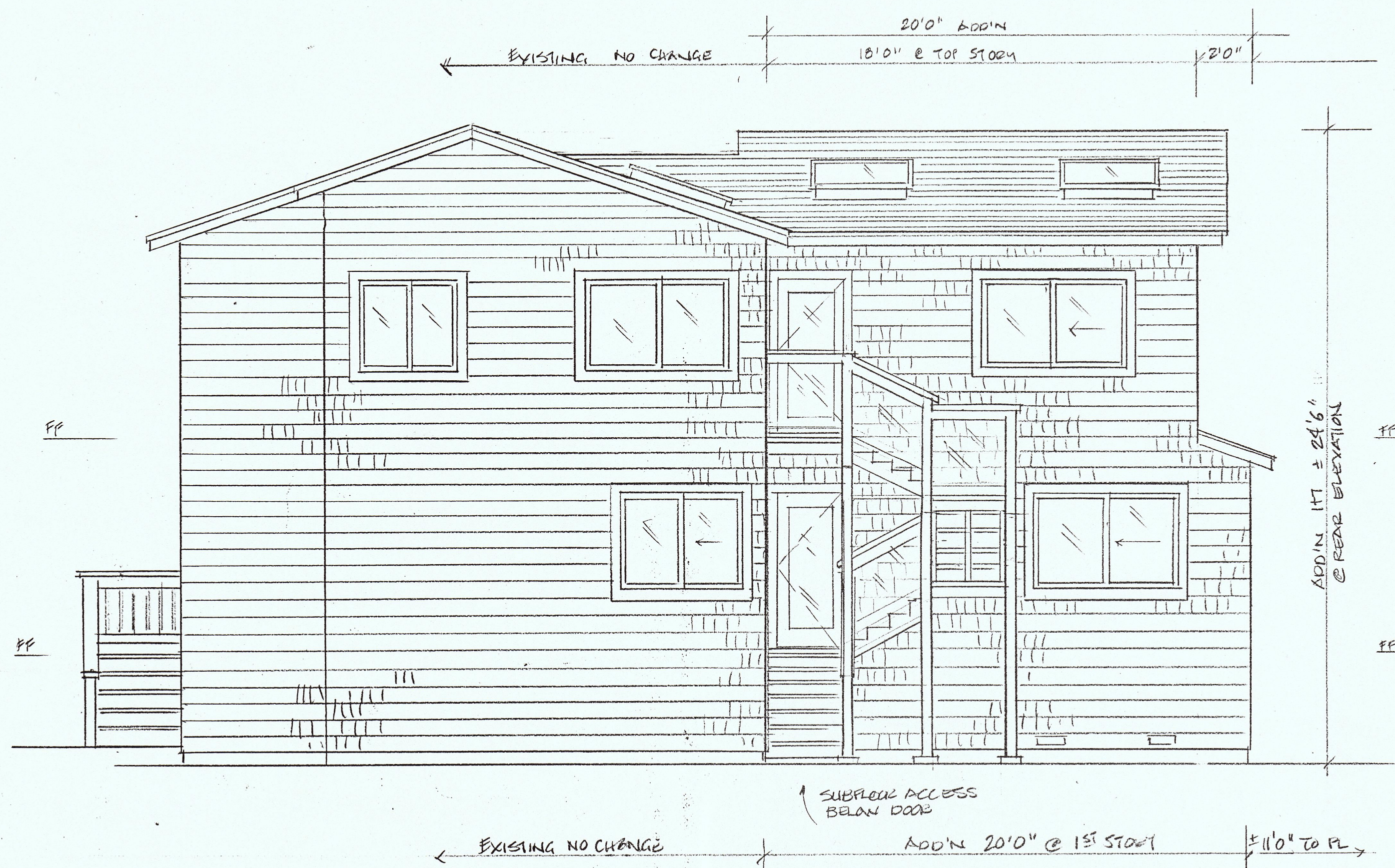
Date 10/19/16  
 Scale 1"=10'  
 Drawn  
 Job CDR V 2  
 Sheet  
**AO**  
 of Sheets

RECEIVED  
 OCT 20 2016  
 San Mateo County  
 Planning and Building Department

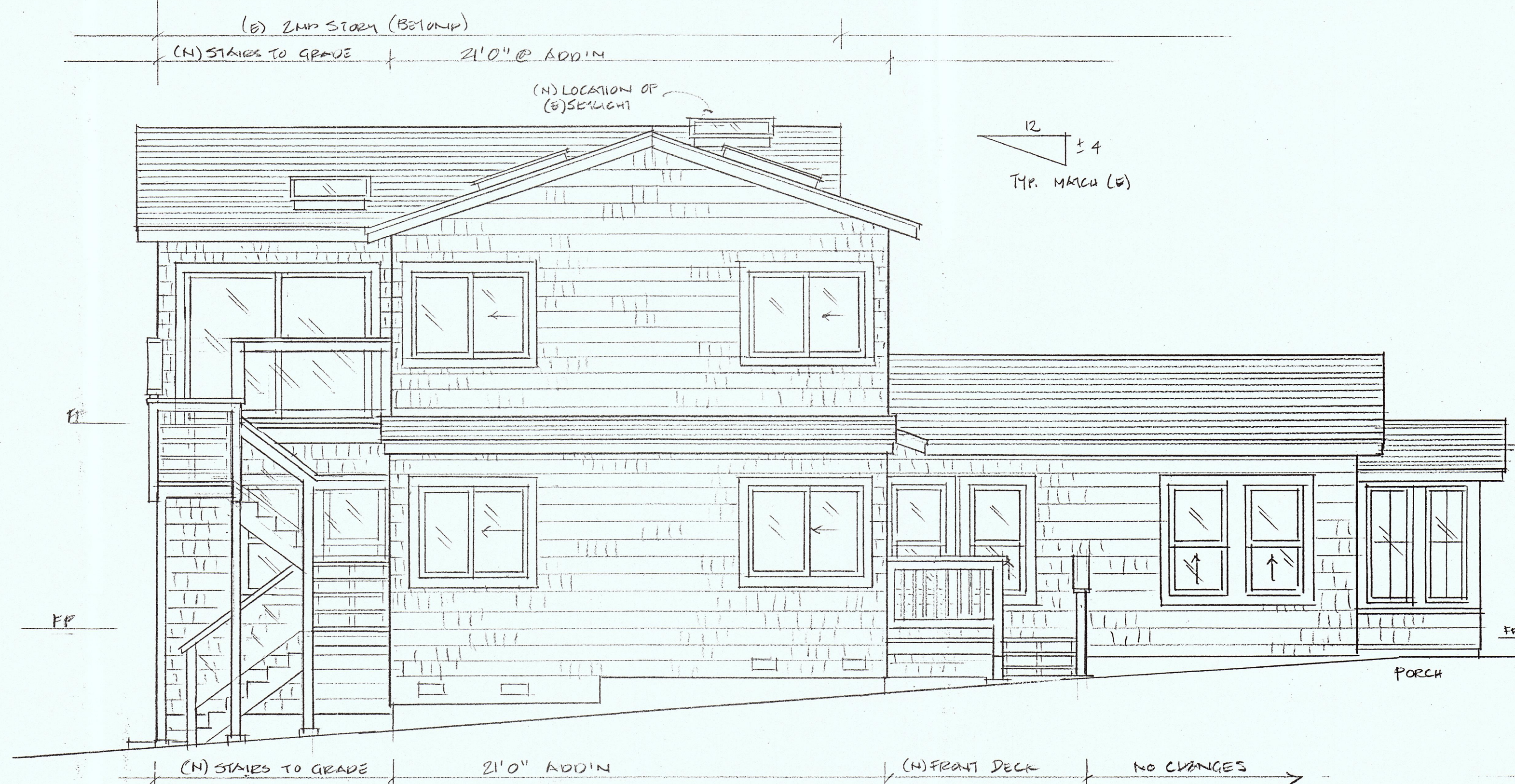
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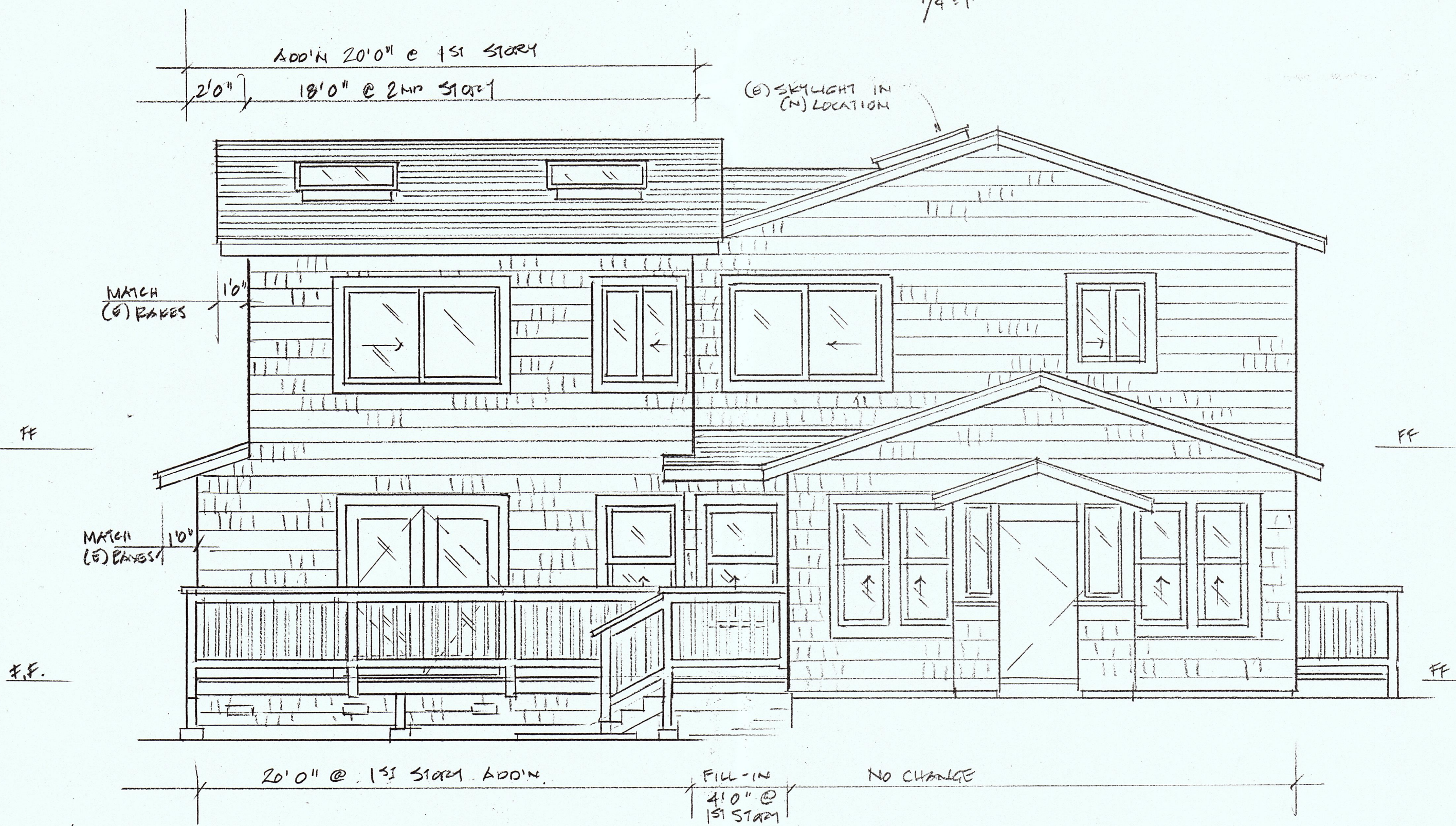
REVISIONS	BY



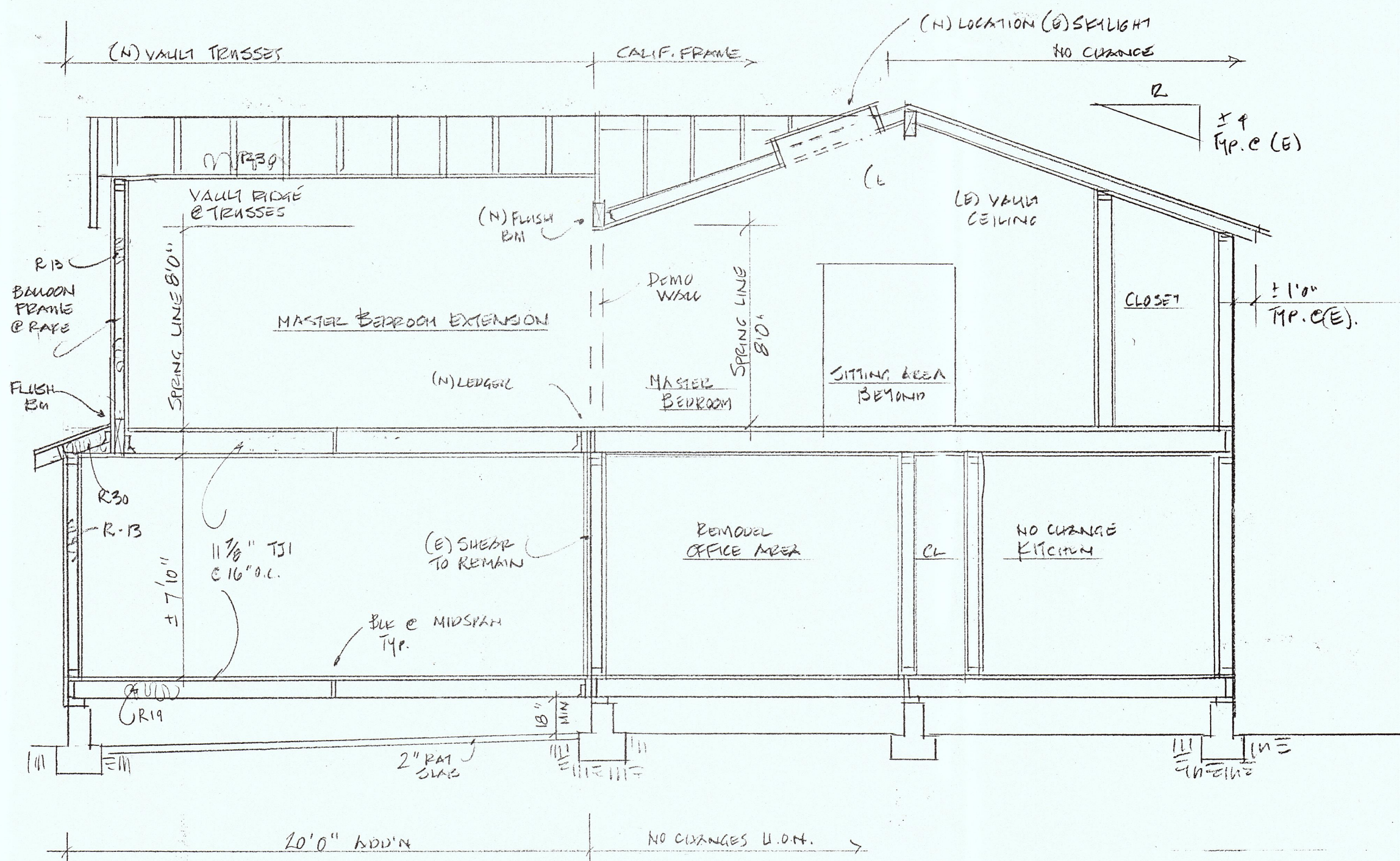
NORTH (REAR) ELEVATION  
1/4" = 1"



WEST (LEFT) ELEVATION  
(NO CHANGES TO EAST EL.)  
1/4" = 1"



SOUTH (FRONT) ELEVATION  
1/4" = 1"



SECTION A-A  
1/4" = 1"

DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhd@ascpd.com

Owner: Godfrey Watson  
171 2nd Ave.  
Menlo Park CA 94037  
650-728-7612 (H) 650-504-1890 (C)  
<Godfrey.Watson@comcast.net>  
APN: 036-042-130/210

Date 10.19.16

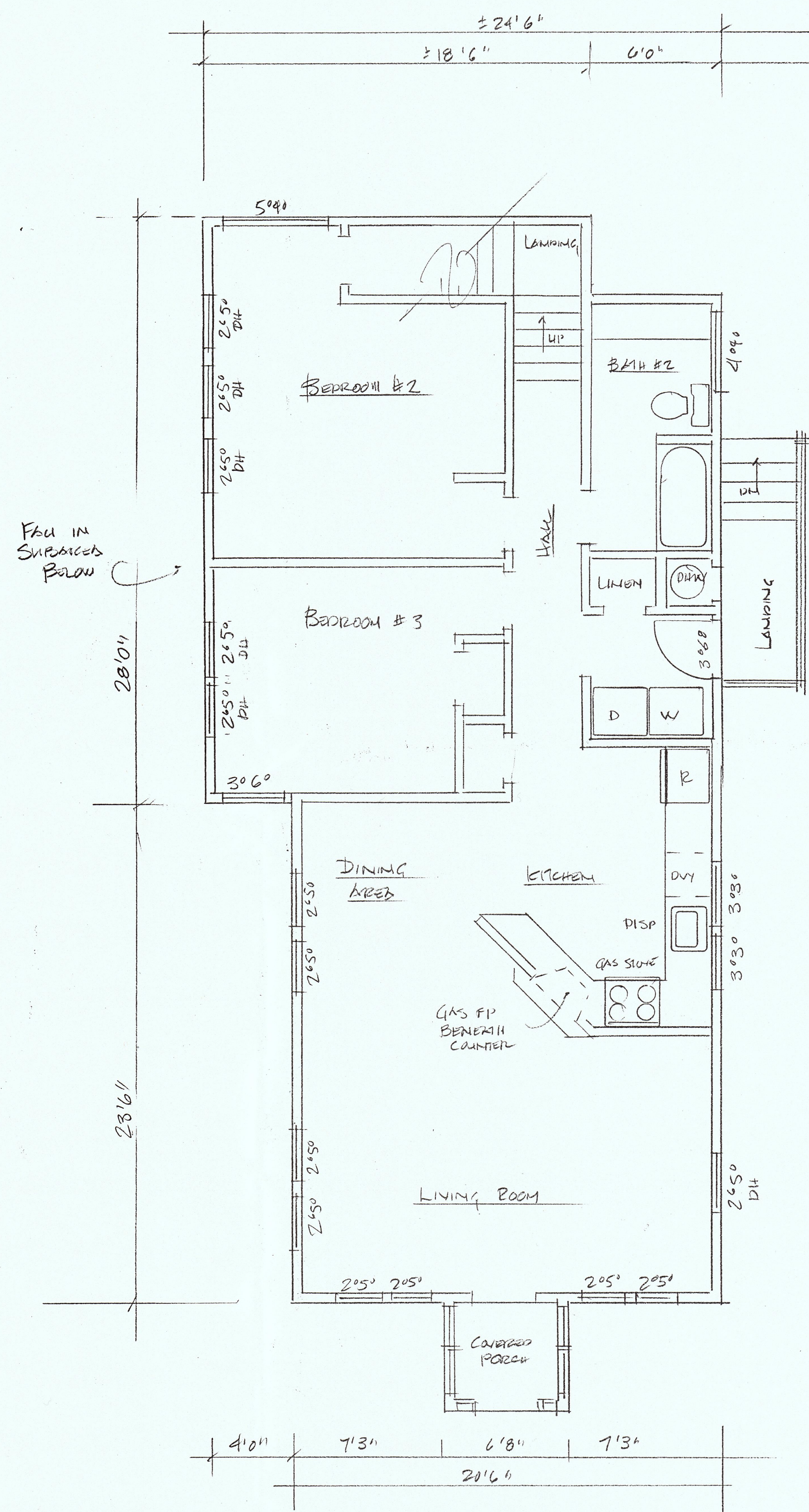
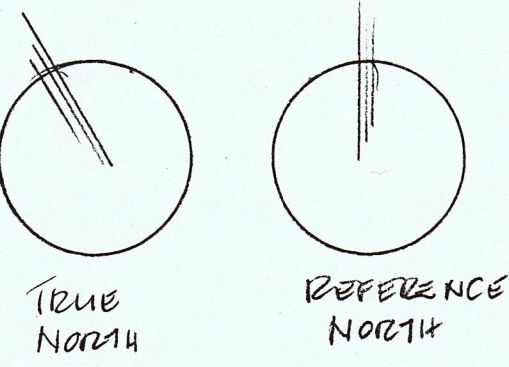
Scale 1/4" = 1"

Drawn 1

Job CORE SUB V2

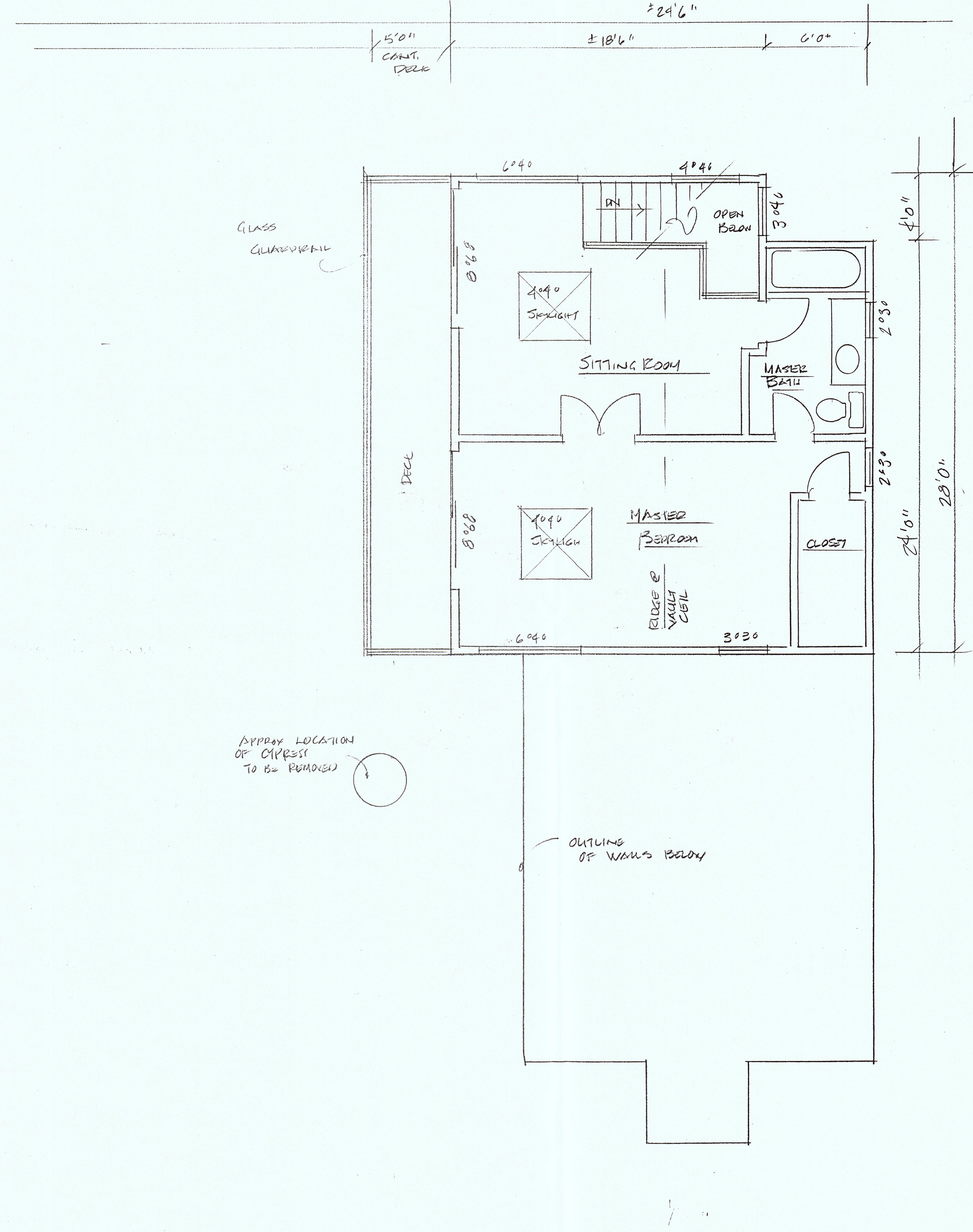
Sheet  
Of **A2**  
Sheets





EXISTING FIRST STORY FLOOR PLAN  
1143 SF

ROOF INSUL R30  
WALL INSUL R13  
SUBFLR " R19  
WINDOWS DG ALUM  
SLIDERS " 9



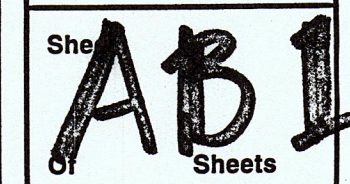
EXISTING SECOND STORY FLOOR PLAN  
662 SF

REVISIONS	BY

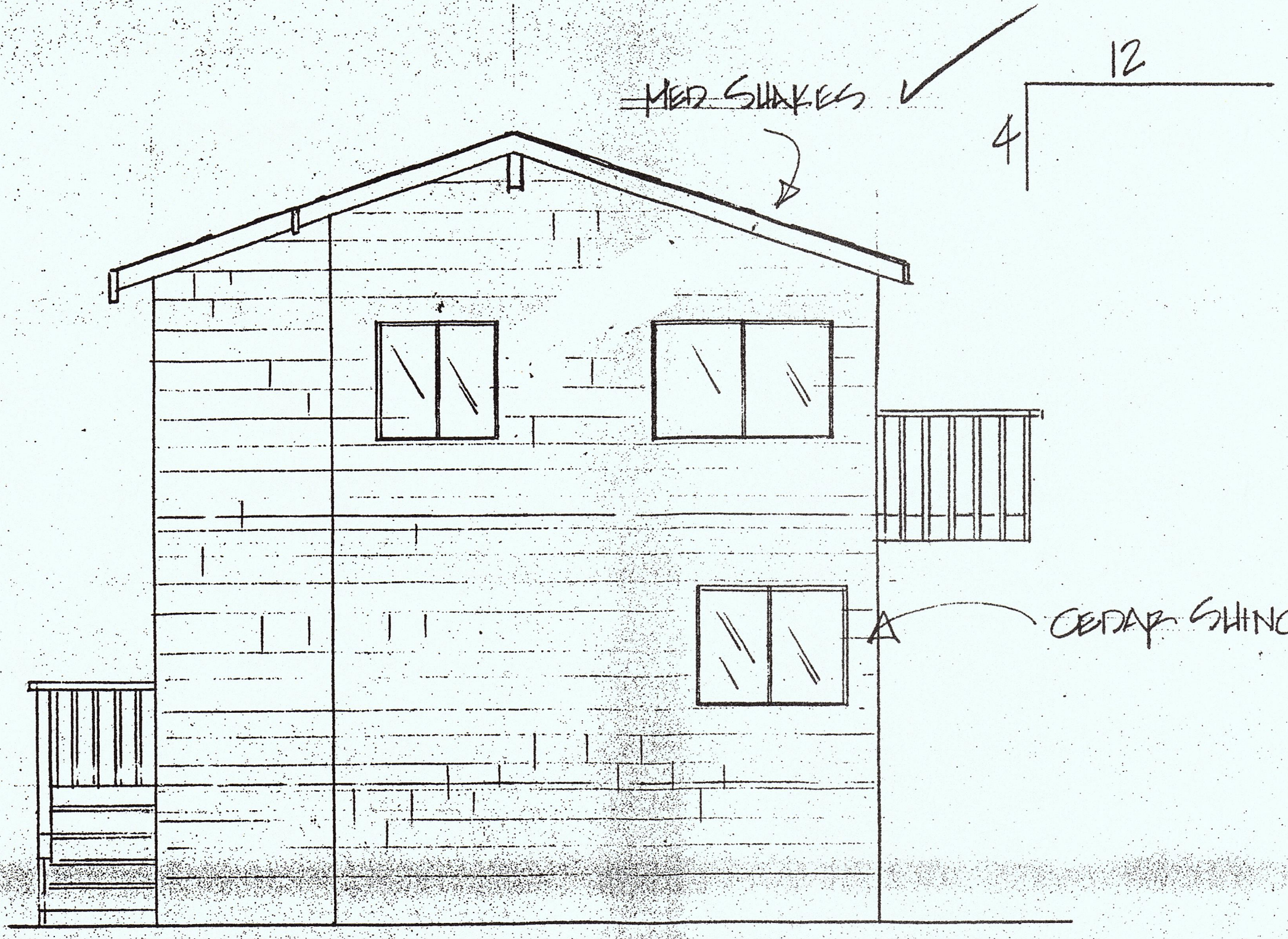
DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@earthlink.net

Owner: Godfrey Watson  
171 2nd Ave.  
Montara, CA 93037  
(650) 728-7612 (H) (650) 504-1890 (C)  
<Godfrey.Watson@comcast.net>  
APN: 036-042-130/210

Date 10 19 16  
Scale 1/4" = 1'  
Drawn  
Job CORR v2



REVISIONS					
EFFECTIVITY	ZONE	LTR	DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW



FRONT VIEW

ELEVATIONS  
1/4" = 1'-0"



SOUTH VIEW

SYM	QTY	PART NO.	DESCRIPTION
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES			APPROVALS [REDACTED] WATSON RESIDENCE 171 SECOND ST MONTARA, CALIF.
LINE	ANGULAR	RELEASE	
.XX	± 0°30'	ENGRG	
.XXX	± 0°	DESIGN	
HOLES PER	0387	CHECK	
ALL MATERIALS		DRAFT	SIZE D DO NOT SCALE DRAWING SCALE: A.S.
SURFACES		DOC	
FINISH		MATERIAL	DRAWING NUMBER <b>ABZ</b> PW SUB 41