

November 23, 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 November 10, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of an 810 sq. ft., two-story addition to an existing 1,805 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. This is 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 to conformity with zoning standards relative to setbacks and parking. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review Standards. 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). As such, recommendations from the CDRC for further project redesign are as follows:

Recommendations:

1. In order to resolve the roof line issue, set back the second floor roof of the addition to align with existing second floor roof line at the front elevation.
2. Continue the first floor roof of the proposed addition to wrap around the existing first floor roof at the left side.
3. Add an exterior alcove to the first floor office.
4. Extend the first floor family room addition to the left up to the maximum left side setback limit.




5. Align the second floor roof ridges of the addition to create a single cross gable roof configuration and adjust the skylight locations accordingly.
6. Add a front alcove window.
7. Relocate the French doors (as shown on the South/Front elevation) to the center of the exterior wall.
8. Add windows to both sides of these French doors.
9. Relocate the second floor windows (as shown on the South/Front Elevation) towards the center of the exterior wall and add windows on each side.

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>.

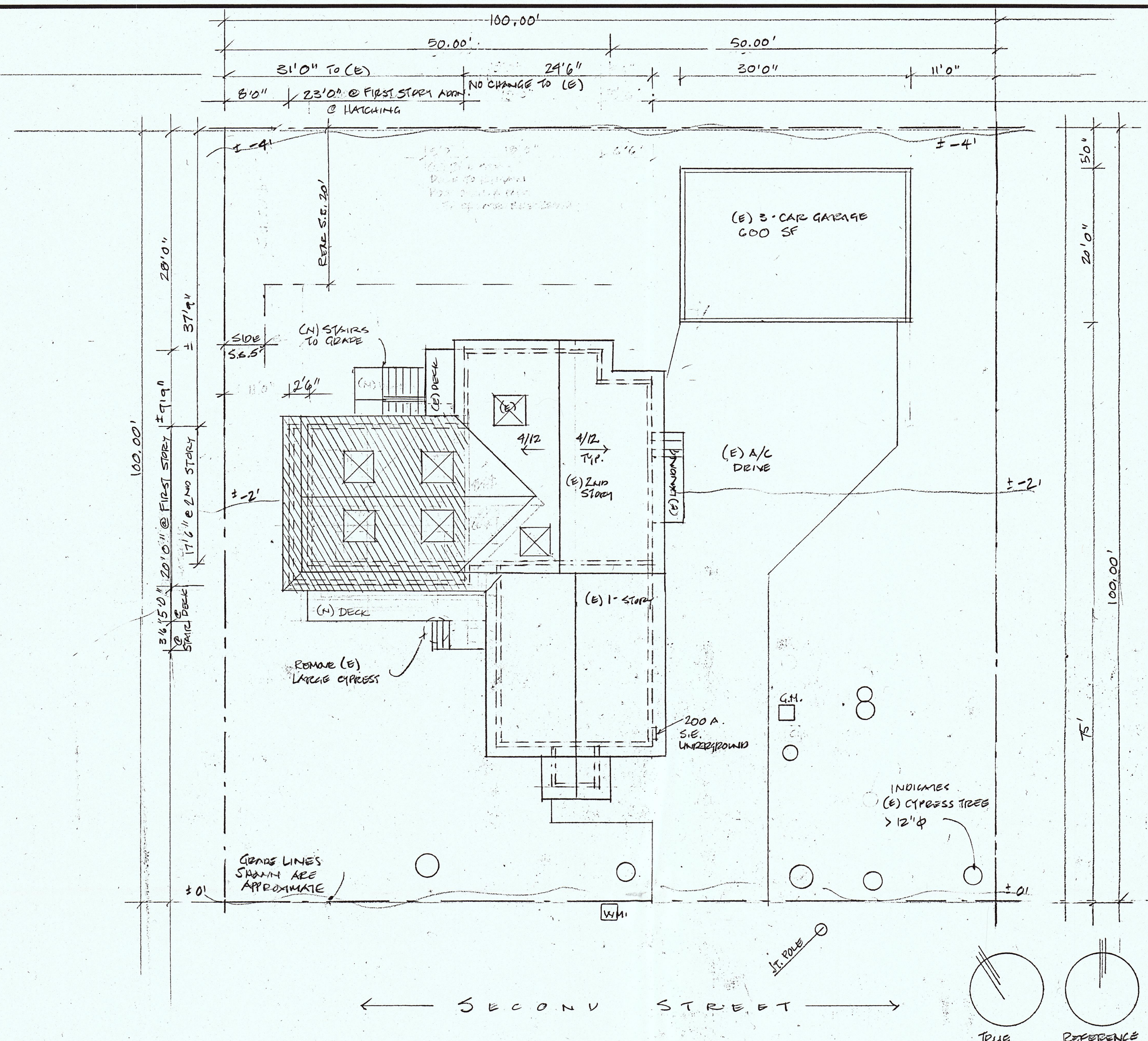
Sincerely,



Dennis P. Aguirre
Design Review Officer

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

REVISIONS	BY

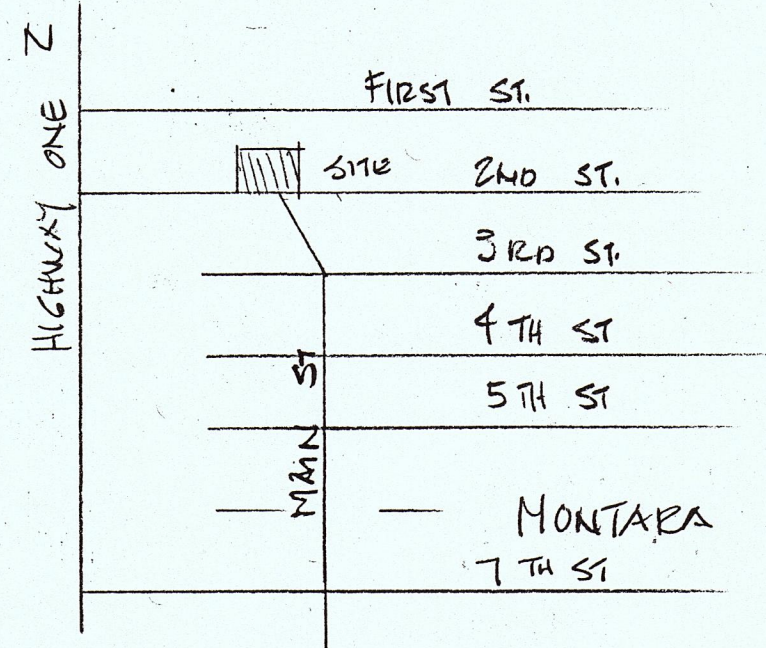


SITE PLAN
1" = 10'

PLN 2016-00400

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

LOT SIZE	10,000
(E) COVERAGE HOUSE	1167
(E) COVERAGE DECKS	205
(E) COVERAGE GARAGE	600
TOTAL (E) COVERAGE	1972 19.7%
(N) COVERAGE ADD'N	460
(N) COVERAGE DECKS	260
TOTAL (N) COVERAGE	720
TOTAL PROPOSED COVERAGE	2692 26.9%



VICINITY MAP
N.S.

EXISTING 1ST STORY CONDITIONED	1134
" 2ND " " "	660
TOTAL EXISTING CONDITIONED	1794
ADDITION 1ST STORY CONDITIONED	160
ADDITION 2ND STORY CONDITIONED	359
TOTAL ADDITION CONDITIONED	519
ADDITION DECKS/LANDINGS	260

OCCUPANCY: R3
BLDG TYPE: VTB

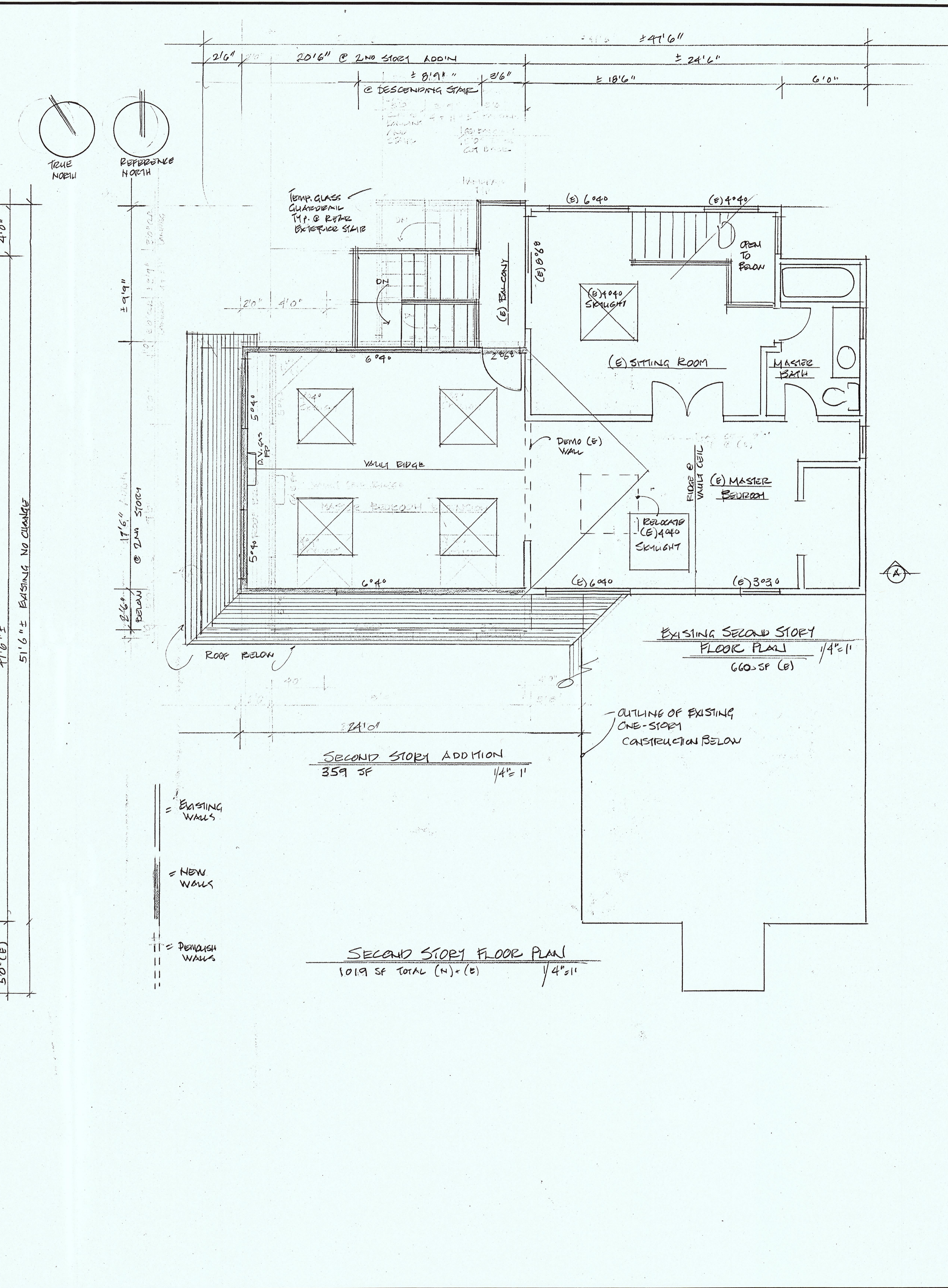
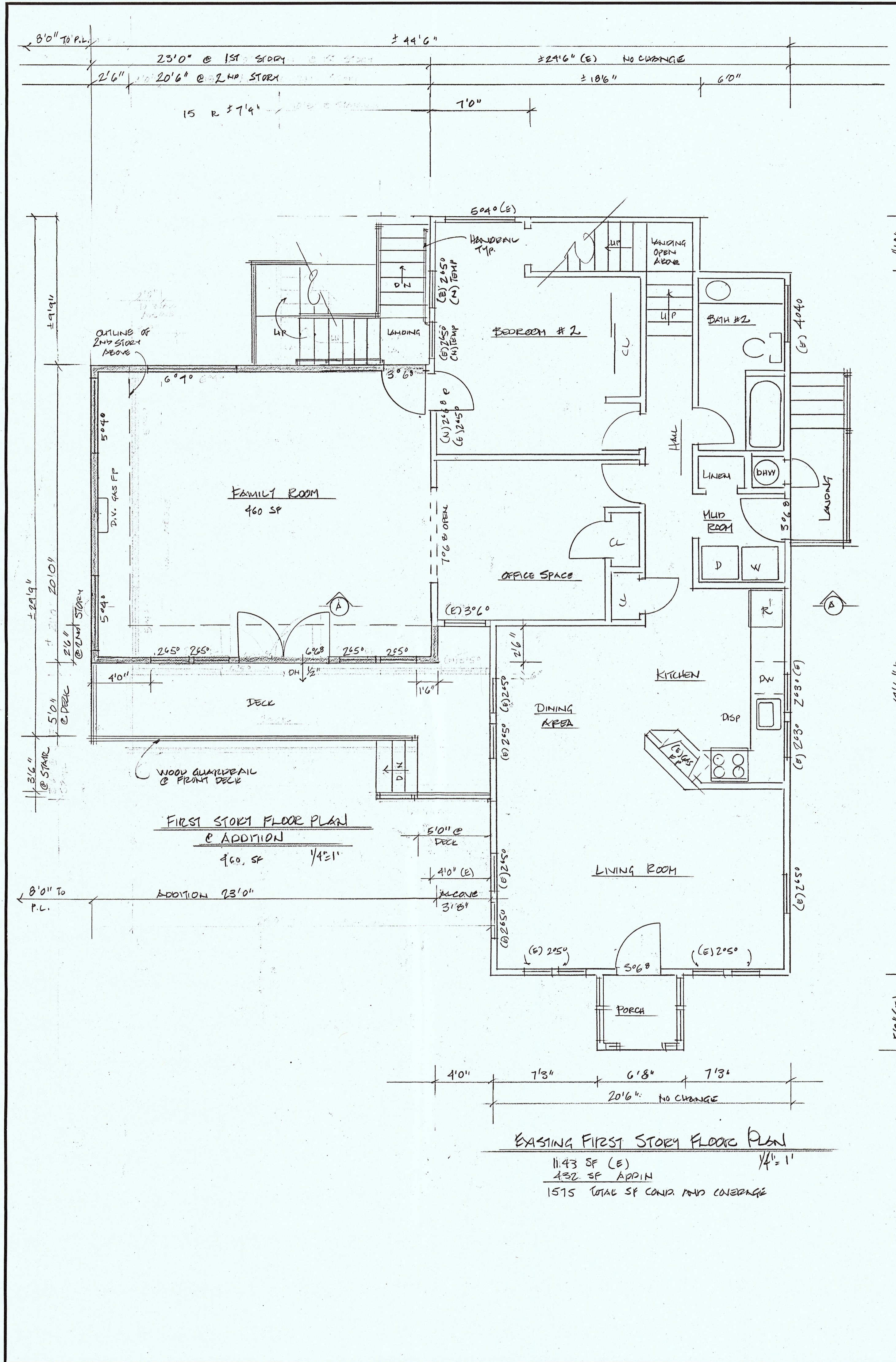
SCOPE: 2 STORY ADD'N WITH
3 STAIRS TO GRADE AND
ASSOCIATED LANDINGS

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

OWNER: GOLFREY WATSON
P.O. BOX 570623
MONTARA, CA 94037
650 728 7612
golfrey.watson@kelusa.com
SITE: 171 2nd St
MONTARA, CA
APN: 051-042-150-210

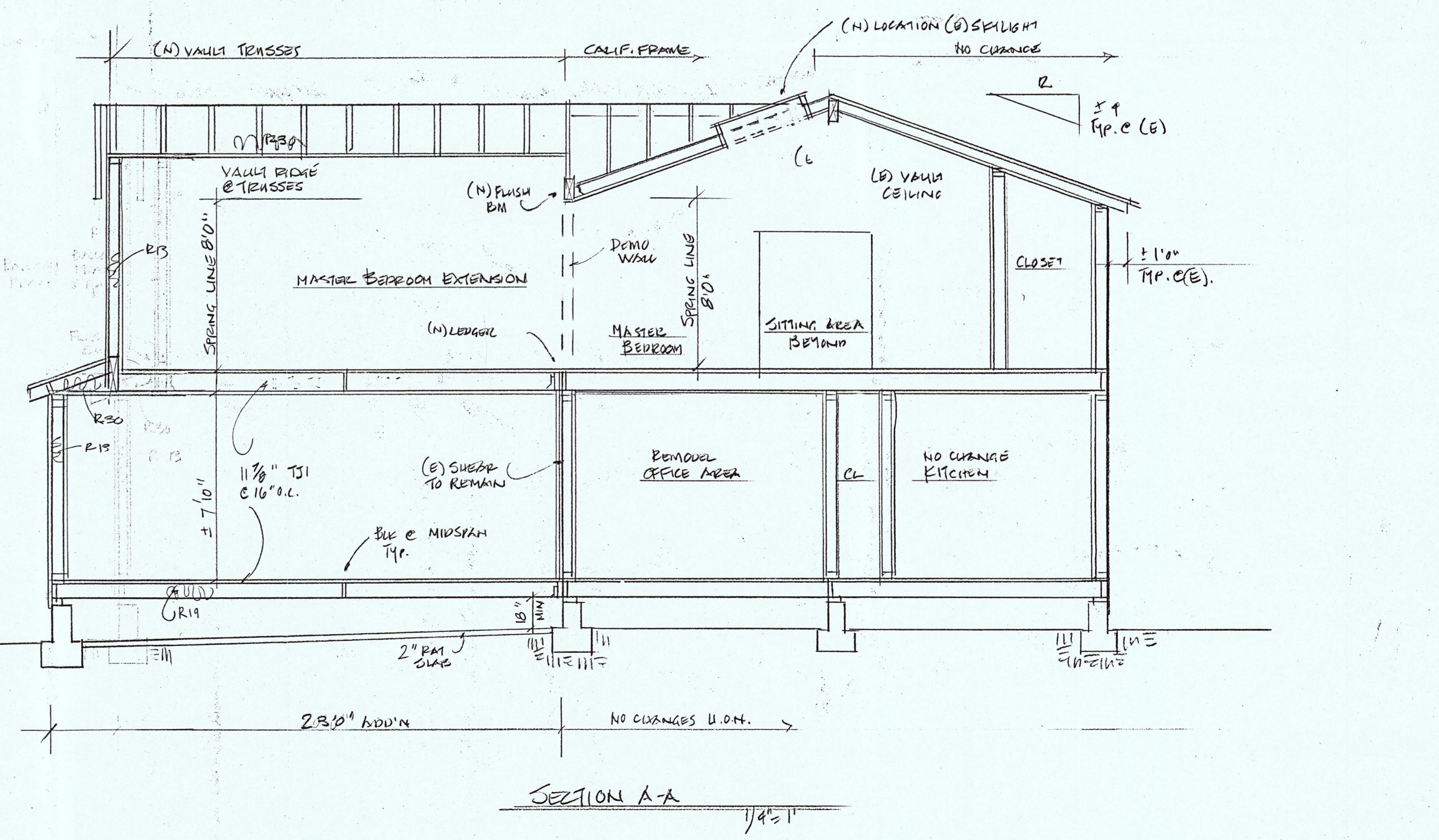
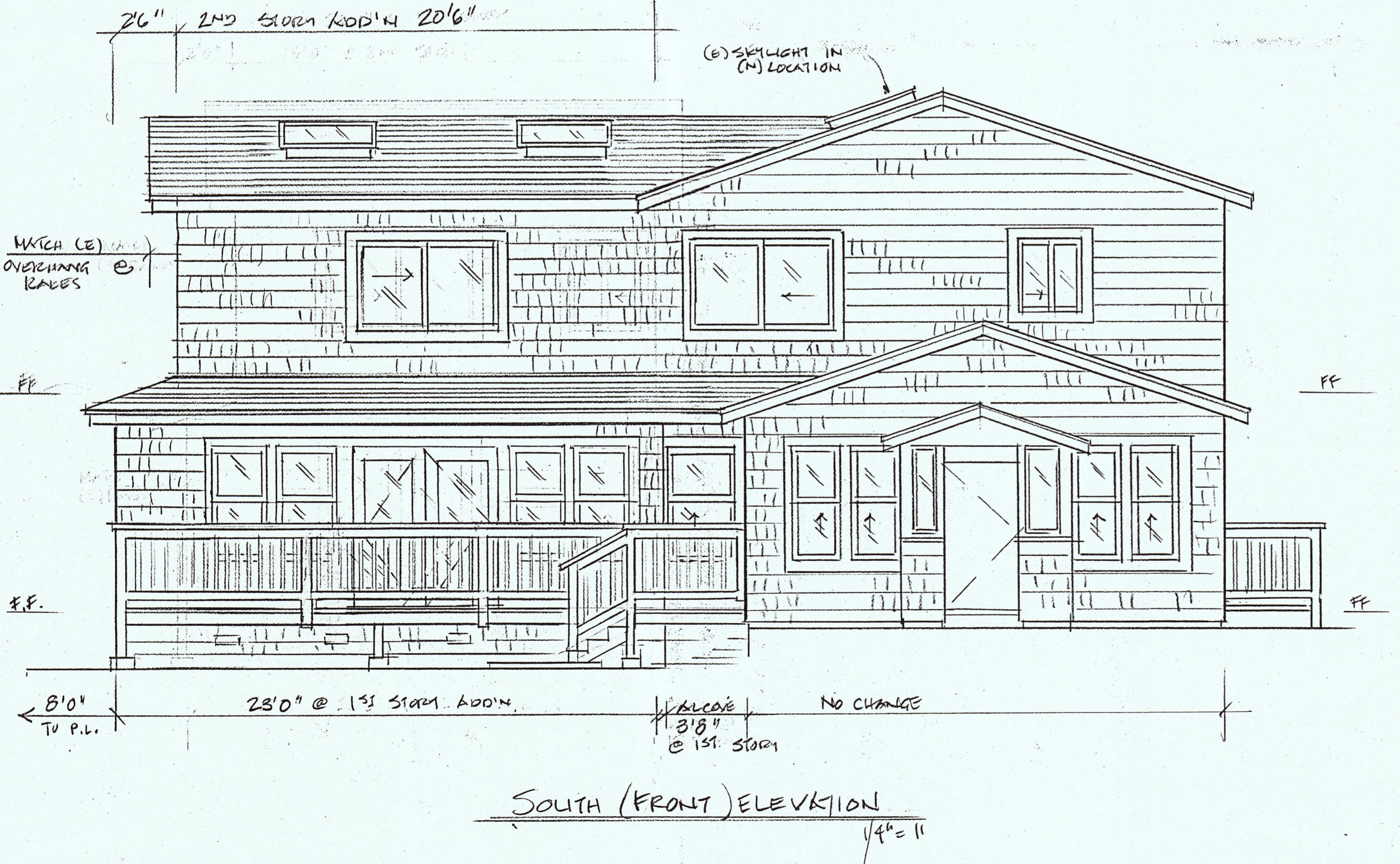
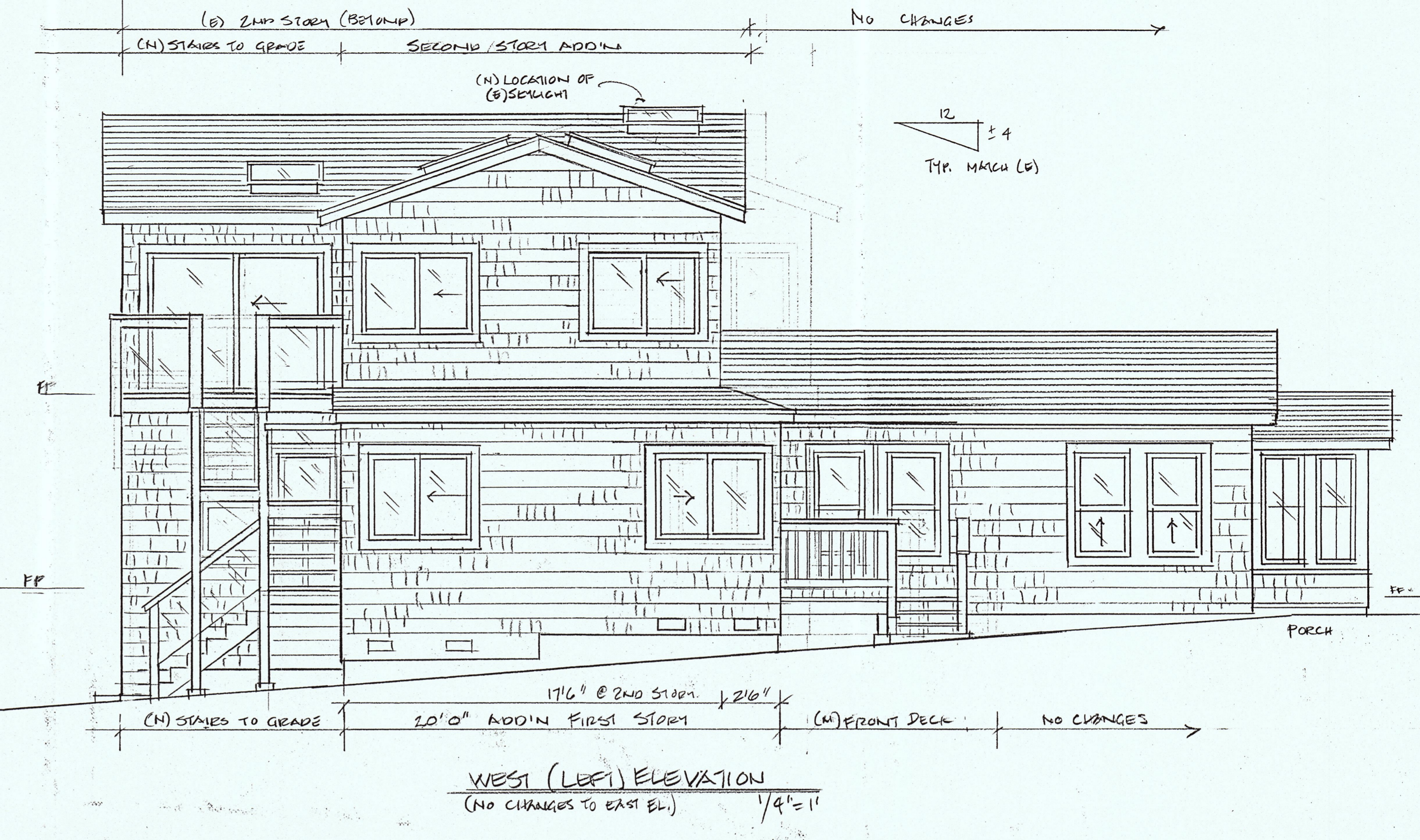
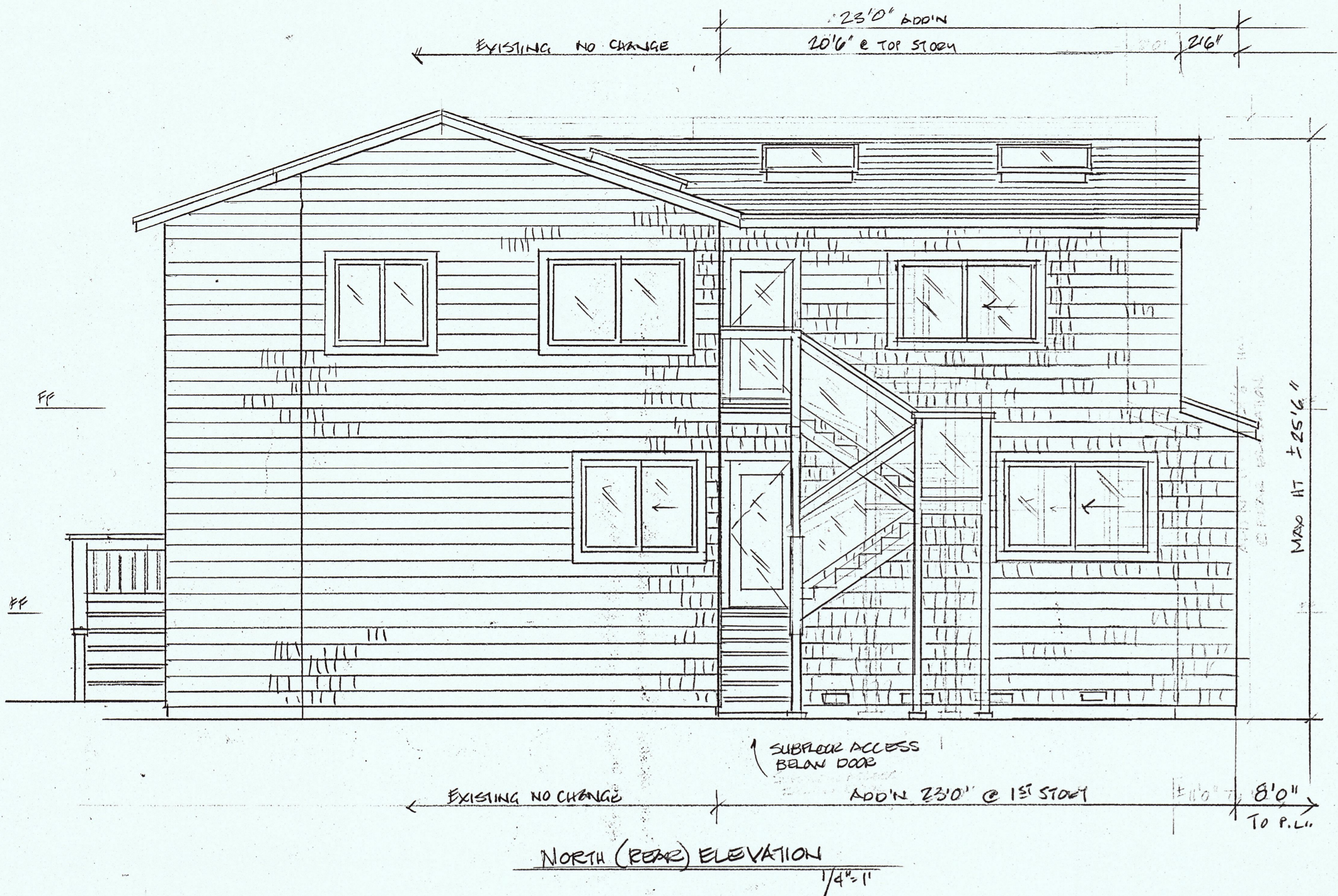
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NOV 17 2016
San Mateo County
Planning Division



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 APN: 036-042-130-120

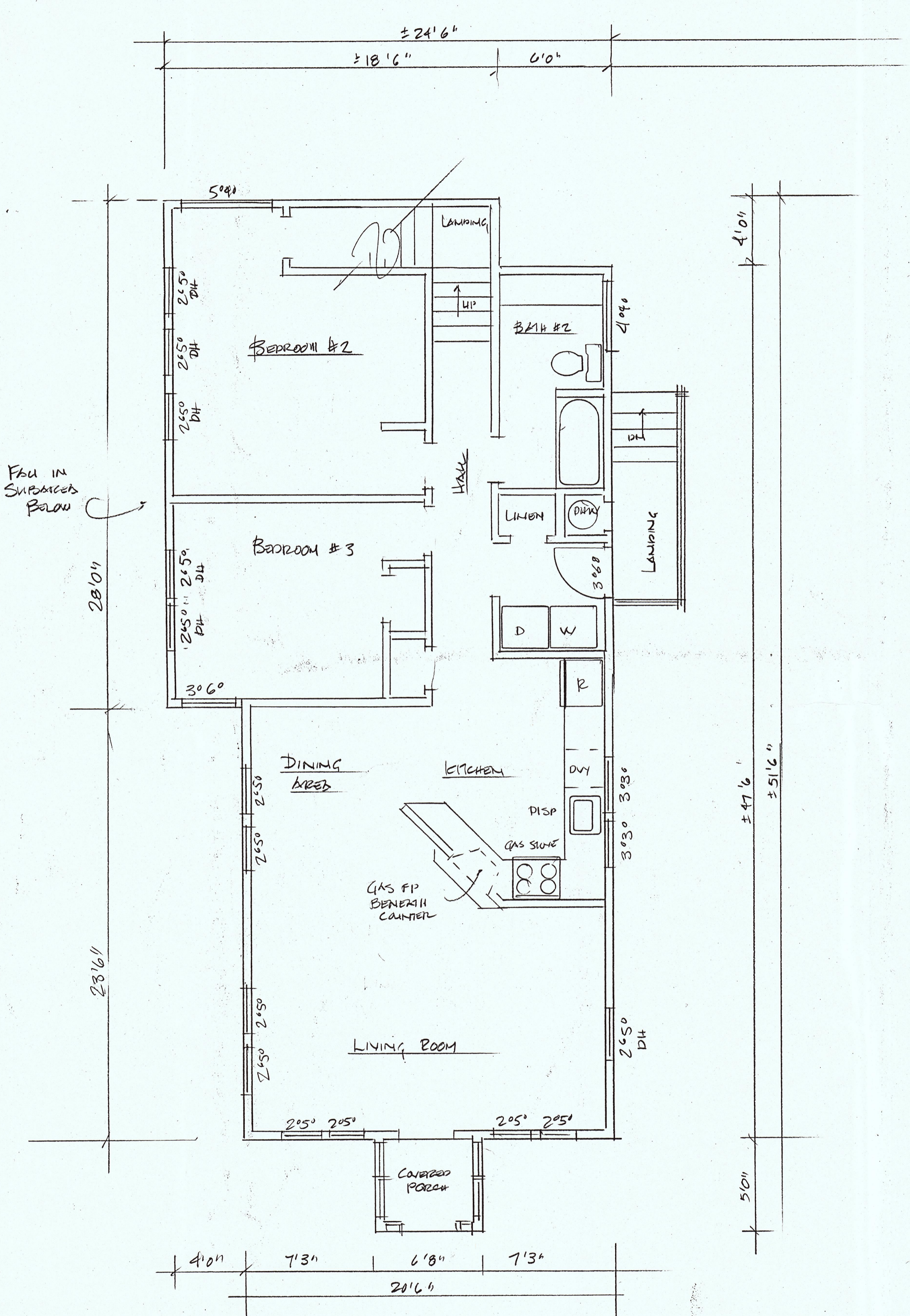
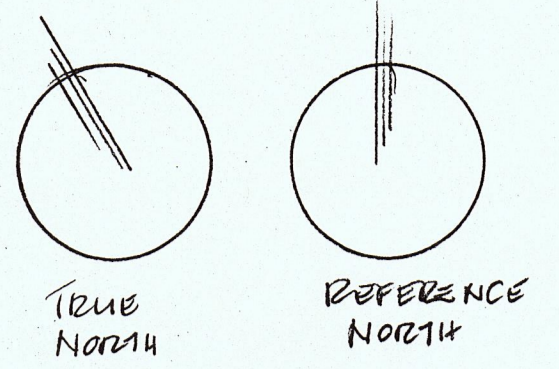


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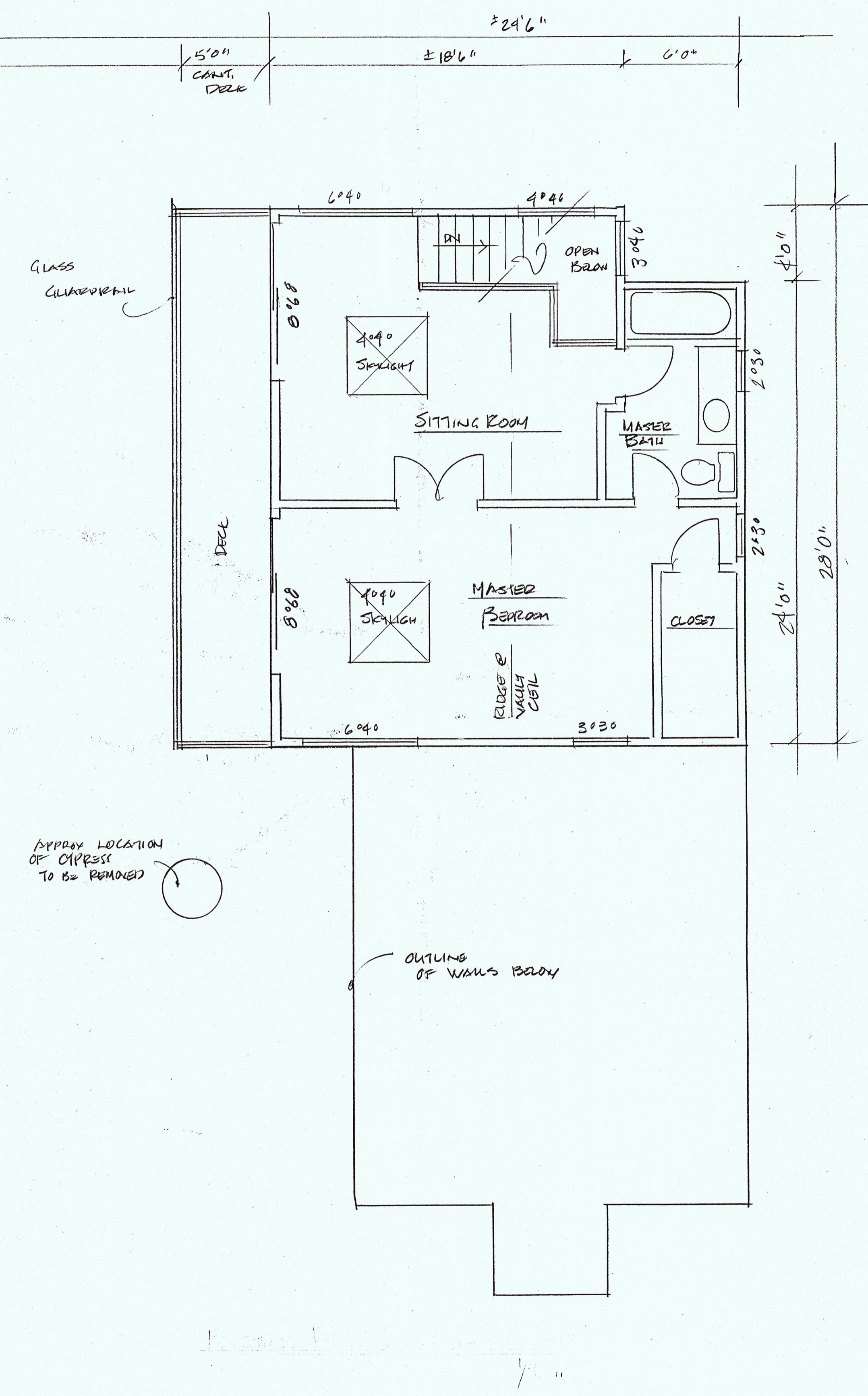
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Of 2 Sheets

REVISIONS	BY



ROOF INSUL R30
 WALL INSUL R13
 SUBFLOOR " R19
 WINDOWS DG ALUM
 SLIDERS " "

FAN IN SURFACE BALU

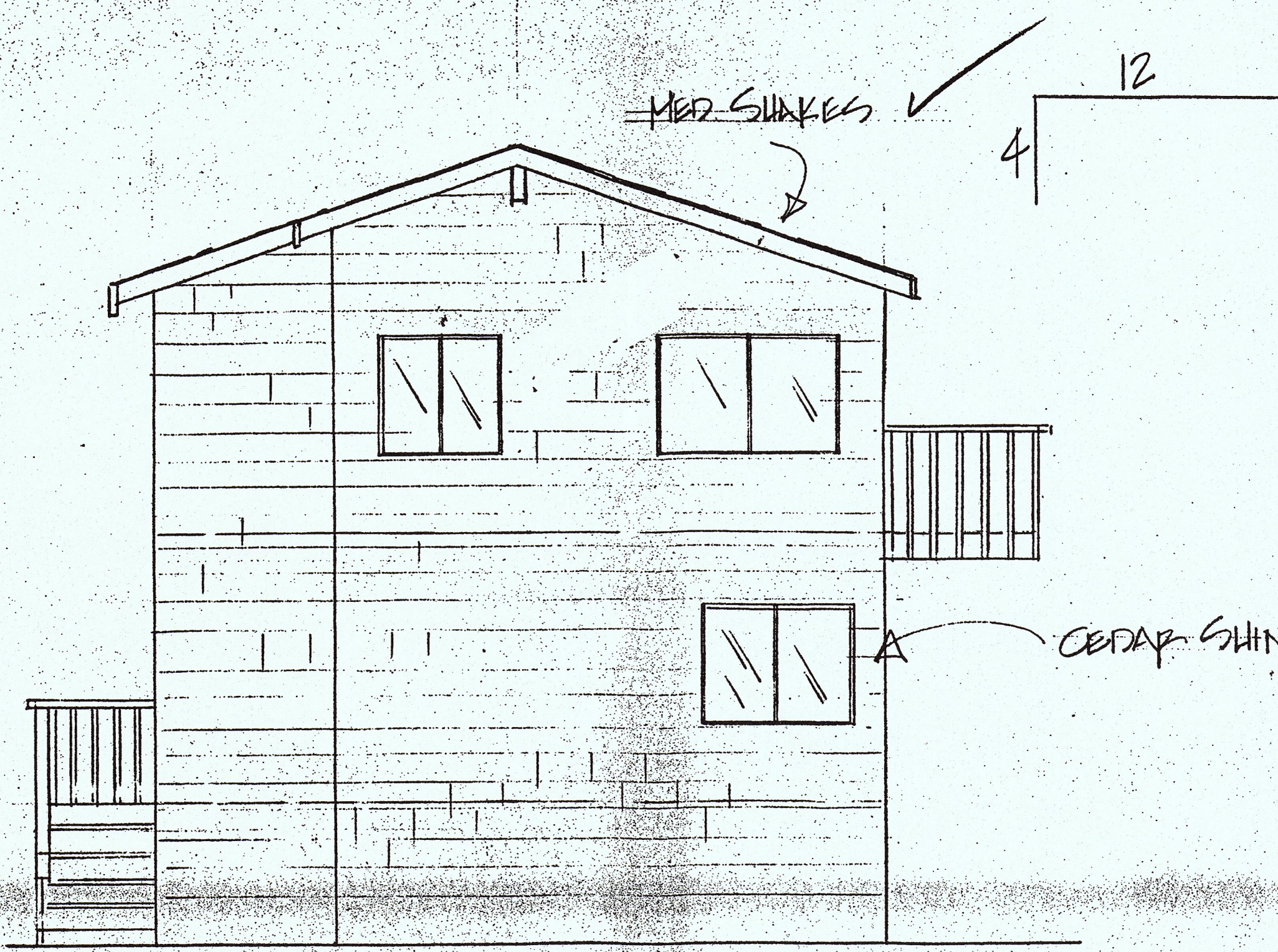


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 dhbd@gsignal.net

Owner: Godfrey Watson
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 (650) 757-1012 (H) (650) 504-1800 (C)
 godfrey.watson@comcast.net
 APN: 036-042-130/210

Date 10 19 16
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 She AB1
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REVISIONS					
EFFECTIVITY	ZONE	LTR	DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW

APPROX. GRADE LINE

ELEVATIONS
1/4" = 1'-0"



FRONT VIEW



SOUTH VIEW

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES
TOLERANCES
LINES UNLESS OTHERWISE SPECIFIED
XX ± .01
XXX ± .02
HOLES PER 0387
ALL MATERIALS TO BE
FINISH SURFACES

SYM	QTY	PART NO.	DESCRIPTION
APPROVALS			
RELEASE			
ENGRG			
DESIGN			
CHECK			
DRAFT			
DOC			
MATERIAL			

SIZE	DO NOT SCALE DRAWING	DRAWING NUMBER	LTR
D	A.S.	ABZ	
SCALE		PLAN SUB 41	

ABZ
PLAN SUB 41