

June 1, 2015

Carlos Carranza  
210 Armor Avenue, #7  
South San Francisco, CA 94080

Dear Mr. Carranza:

SUBJECT: Coastside Design Review Reconsideration  
Marine and Cabrillo, Moss Beach  
APN 037-184-140; County File No. PLN 2014-00310

At its meeting of May 14, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design approval to allow construction of a 2,435 sq. ft. new 2-story, single-family residence, plus a 503 sq. ft. attached 2-car garage on an existing 7,666 sq. ft. legal parcel. One significant tree is proposed for removal.

The CDRC was unable to make the findings to recommend approval of the current proposal 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. As such, the CDRC recommended the following elements to be incorporated into project redesign for your consideration:

1. Show design details of the proposed fence.
2. Show provisions for watering plants in the landscape plan.
3. Reconfigure the hedge layout around the building perimeter.
4. Update the grading cut and fill sheet to reflect consistency with project plans.
5. Submit specification sheet of garage door.
6. Revise all plan sheets to be consistent with all layouts.
7. Add articulation to the east and west elevations with recessed areas of a minimum 12 inches.
8. Add wall recess at the second floor bedroom elevation on west elevation.



9. Add a roof or overhang at the proposed entry door.
10. Revise the size of bedroom window above the garage.
11. Use permeable materials for the driveway.
12. Show all downward directed exterior lighting fixtures on plans and elevations.
13. Revise the roof plan to show the flat roof area to be no more than 20% of the total roof area per Section 6565.20(D)3.

You were presented 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 the next scheduled meeting of June 11, 2015.

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

Sincerely,



Dennis P. Aguirre  
Design Review Officer

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cc: Dianne Whitaker, Member Architect  
Kris Liang, Moss Beach Community Representative  
Christopher Johnson  
Alain Peauroi  
Nonika Mascarenhas