

June 9, 2015

RECEIVED

Marvin Lai
P.O. Box 727
Danville, CA 94526

SEP 15 2015

San Mateo County
Planning and Building Department

Dear Mr. Lai:

SUBJECT: Coastside Design Review
Farallone Avenue, Montara
APN 036-017-050; County File No. PLN 2015-00011

At its meeting of May 14, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a 2,279 sq. ft. new two-story, single-family residence, plus a 364 sq. ft. attached two-car garage on an existing 5,000 sq. ft. legal parcel. No trees are 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, with emphasis on, but not limited to, Section 6565.20(C)1(d); Section 6565.20(C)2(b); Sections 6565.20(D)1(a) and (b); Section 6565.20(D)2; Section 6565.20(D)4; Section 6565.20(E) and Section 6565.20(F). As such, recommendations from the CDRC for further project redesign are as follows:

1. Reduce the height of the building to more closely match the existing neighborhood context (i.e., reference the height of 335 - 5th Street). **DONE**
2. Increase the recessed areas of the second floor to a minimum 24 inches. **DONE**
3. Set the building lower into the topography to achieve better integration with the surrounding neighborhood. **DONE**
4. Add articulation to the second story at the sides and rear, such as using staggered walls (gaps) and shingles for the exterior material. **DONE**
5. Consider acquiring the services of a landscape professional to revise the landscape plan such that proposed landscaping presents a natural non-linear appearance. **DONE**
6. Use pervious pavers for all proposed paved areas. **DONE**



7. Avoid repeating a design style too similar to the adjacent site's project proposal.
ADJACENT TO BE DESIGNED LATER IN DIFFERENT STYLE
8. Extend the projecting bays to the roof line and change the roof form over bay to gable end. **DONE**
9. Use downward directed exterior lighting fixtures and provide manufacturer's specifications. **DONE**

As such, 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 either at the next scheduled meeting of July 9, 2015, or to a date uncertain, whichever is feasible.

Please feel free to contact me at daquiree@smcgov.org or at 650/363-1867 if you have any questions.

Sincerely,



Dennis R. Aguirre
Design Review Officer

DPA:pac – DPAZ0398_WPN.DOCX

cc: Dianne Whitaker, Member Architect
Beverly Garrity, Montara Community Representative
Thomas Bell
Kari Kilstrom
Chuck Sundsten
Christopher Johnson
Charles Gardener
Jeanette Beckman
David Michael Gilbert
Philip A. Carrig
Leni Liakos
Linda Montalto-Patterson

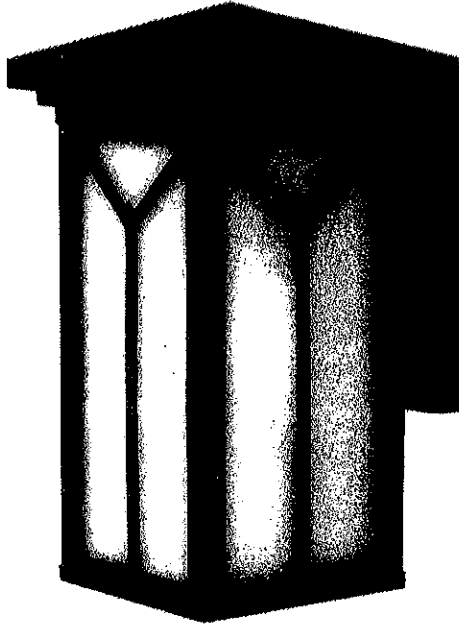
LA1

Product Catalog > Outdoor Lighting > Lanterns

DRAKE 1990OZ-GU24

Like 0

ZOOM



Dimensions + Resources

[View Full Collection](#)

1990OZ-GU24

Width:	7.5"
Height:	13.8"
Weight:	5.0 lbs
Material:	Die-Cast Aluminum
Glass:	Clear Inside Etched Seedy
Backplate Width:	5.0"
Backplate Height:	8.0"
Socket:	1-18w GU24
Dark Sky:	With DSLG-40
Extension:	8.8"
TTO:	5.5"

[View More \(+\)](#)

RESOURCES

- + [Find a Local Showroom](#)
- + [Lighting Made Simple Worksheet](#)
- + [Order a Finish Sample](#)
- + [Spec Sheet](#)
- + [Assembly Instructions](#)
- + [Share with a Friend](#)

+ [Add To Compare](#)

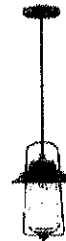
+ [Add to Wishlist](#)



Finish Options

RUBBED-OIL
BRONZE

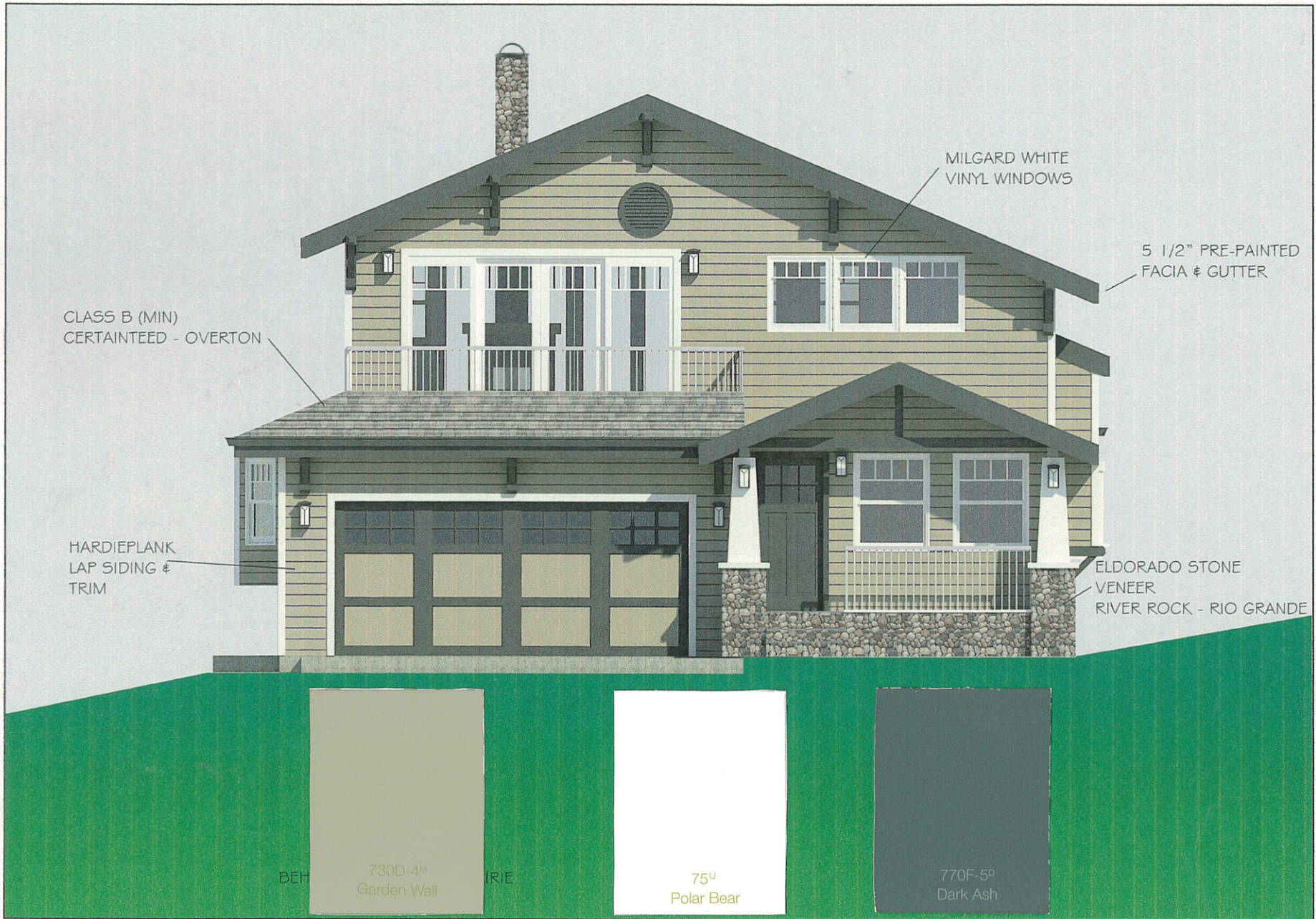
Related Products



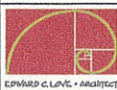
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Planning and Building Department



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edward@edclovearch.com

LA RESIDENCE
MONTARCA



DATE:
SCALE:
DRAWN:
JOB:
SHEET:

CF SHEETS

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NEW SINGLE FAMILY RESIDENCE

LAI FAMILY

FARALLONE AVE

MONTARA, CA

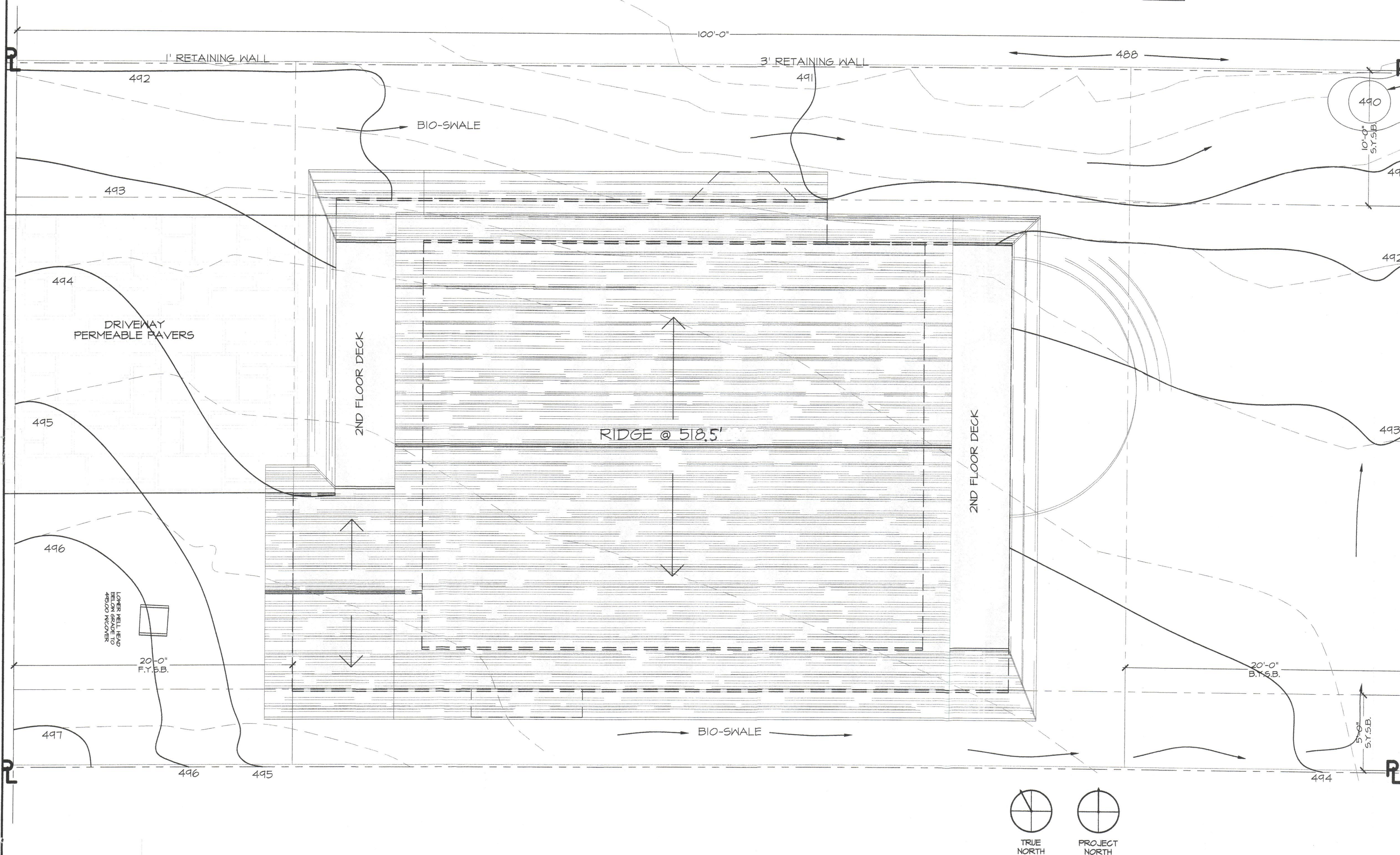
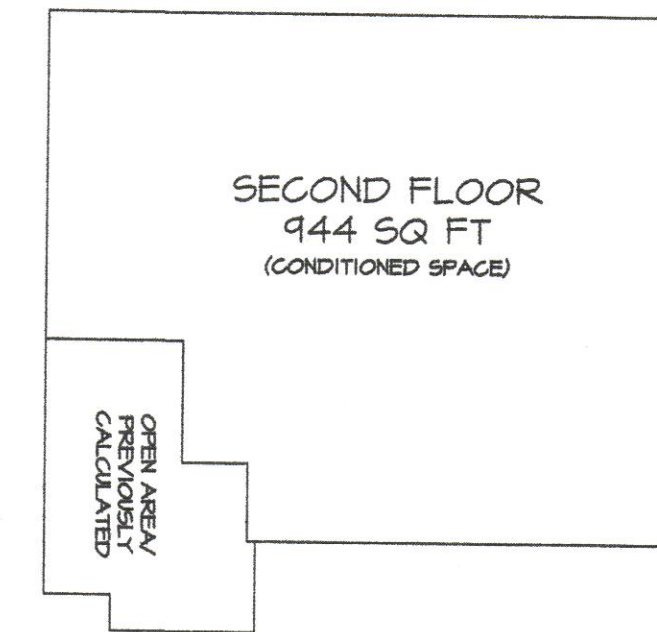
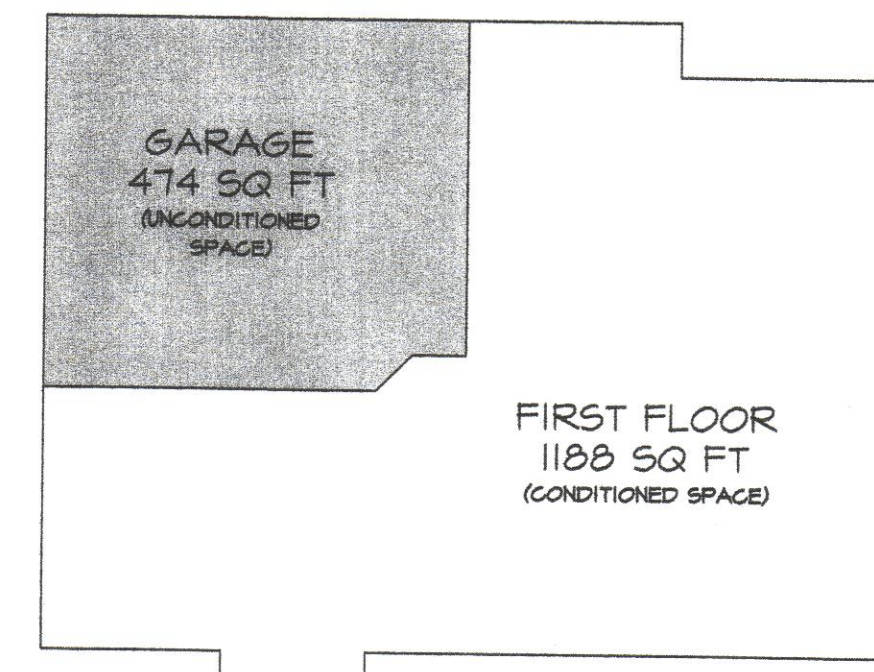
SITE DATA

APN: 048-042-280 parcel 1
 ZONING: R-1/S-17/DR/CD
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-N

APPLICABLE CODES

- SAN MATEO COUNTY
- SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
 - 2013 CALIFORNIA RESIDENTIAL CODE
 - 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA ENERGY CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - PLN2015-00011
 - ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	5000					
PARCEL COVERAGE			1704	34	1750	35
FLOOR AREA			FIRST FLR: 1188			
			GARAGE: 474			
			SECOND FLR: 944			
			TOTAL: 2606	52.12	2650	53



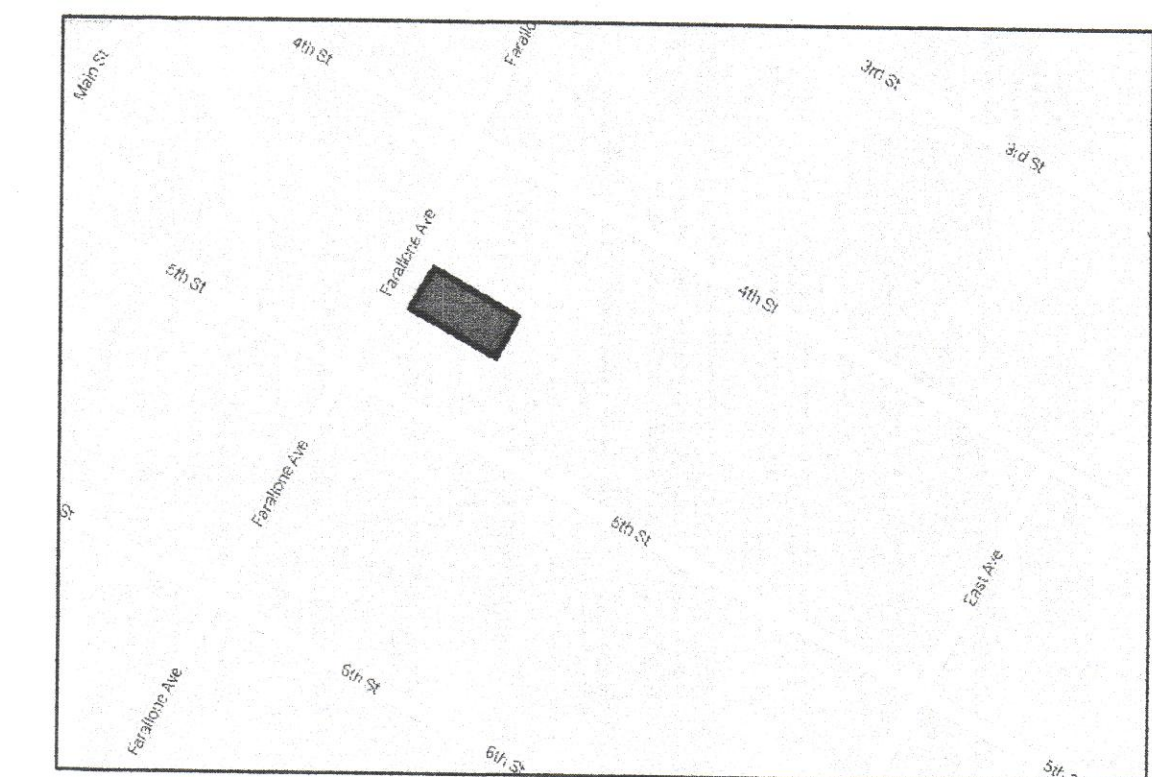
DRAWING INDEX

SHEET	TITLE
CS	COVER SHEET
SP	SITE PLAN
SU	SURVEY BY TURNROSE LAND SURVEYING
A2.1	SECOND FLOOR / MAIN ENTRY PLAN
A3.1	WEST & NORTH ELEVATIONS
A3.2	EAST & SOUTH ELEVATIONS
A4.1	SECTION VIEWS
LP	LANDSCAPE PLAN
GP	GRADING PLAN

SCOPE OF WORK:

NEW CONSTRUCTION OF A WOOD FRAME, 2 STORY, SINGLE FAMILY RESIDENCE

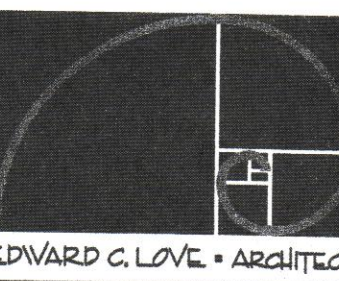
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THIS SITE PLAN WAS PREPARED
 BASED ON SURVEY BY
 TURNROSE LAND SURVEYING
 DATED SEPT 2013

PLN2015-00011

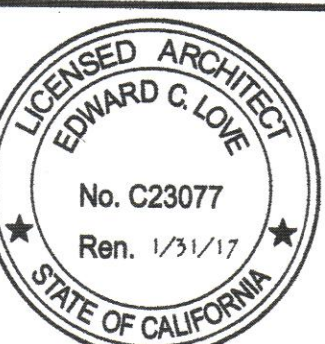
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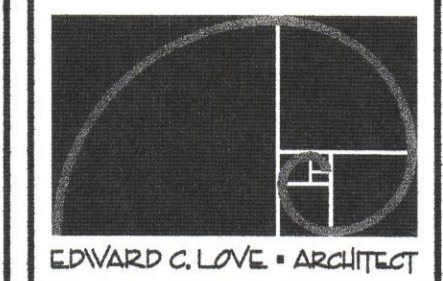
New Residence for:
 the Lai family
 Farallone Ave
 Montara, CA

COVER SHEET



DATE: 09-10-15
 SCALE: NO SCALE
 DRAWN: GMH
 JOB: LAI
 SHEET:

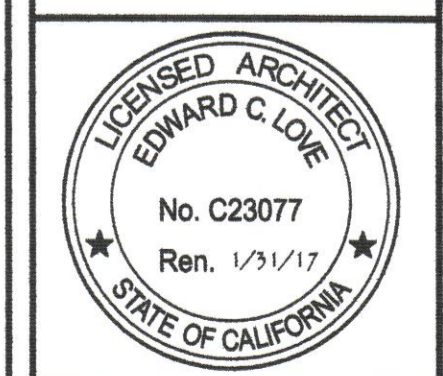
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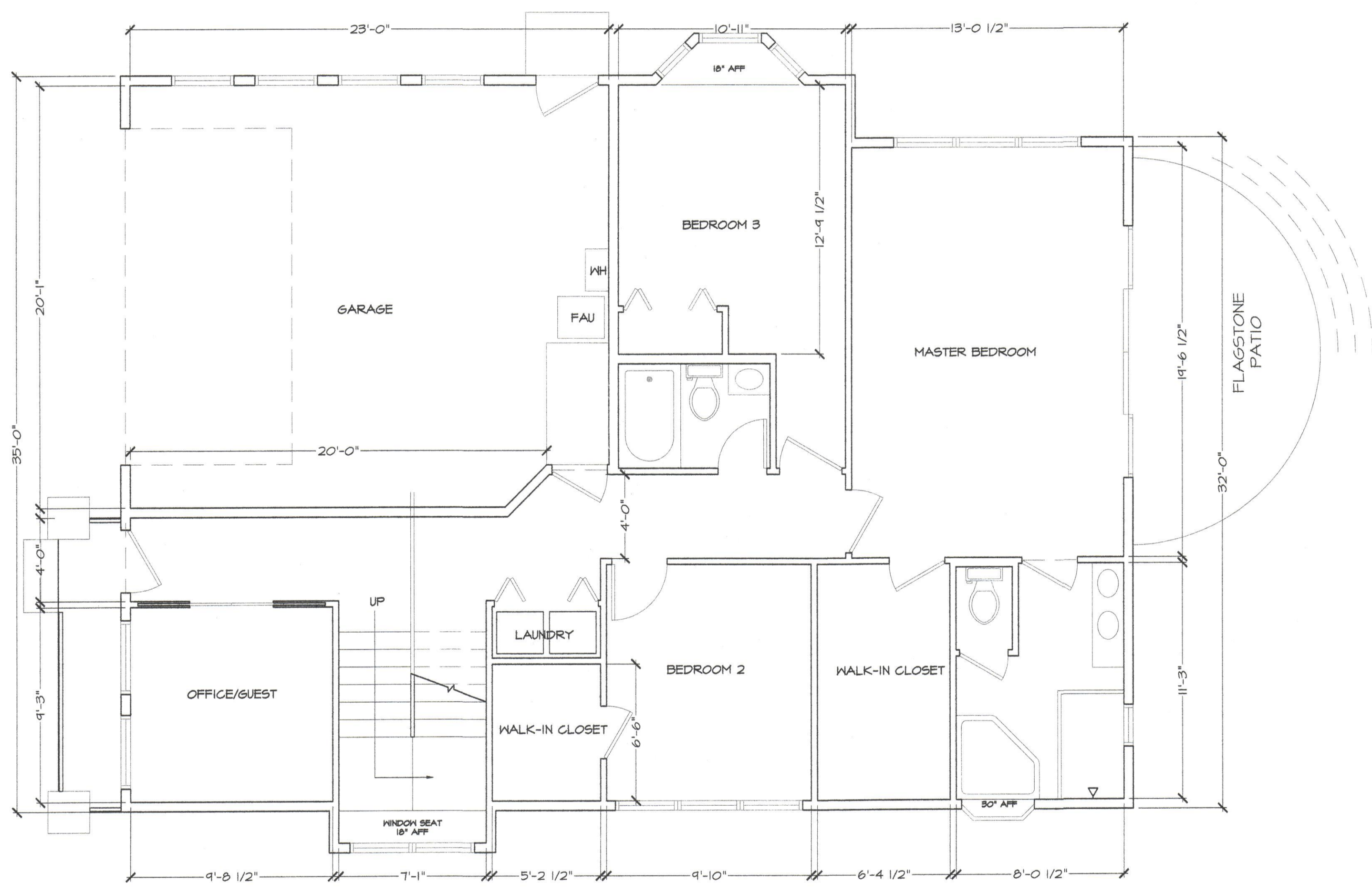
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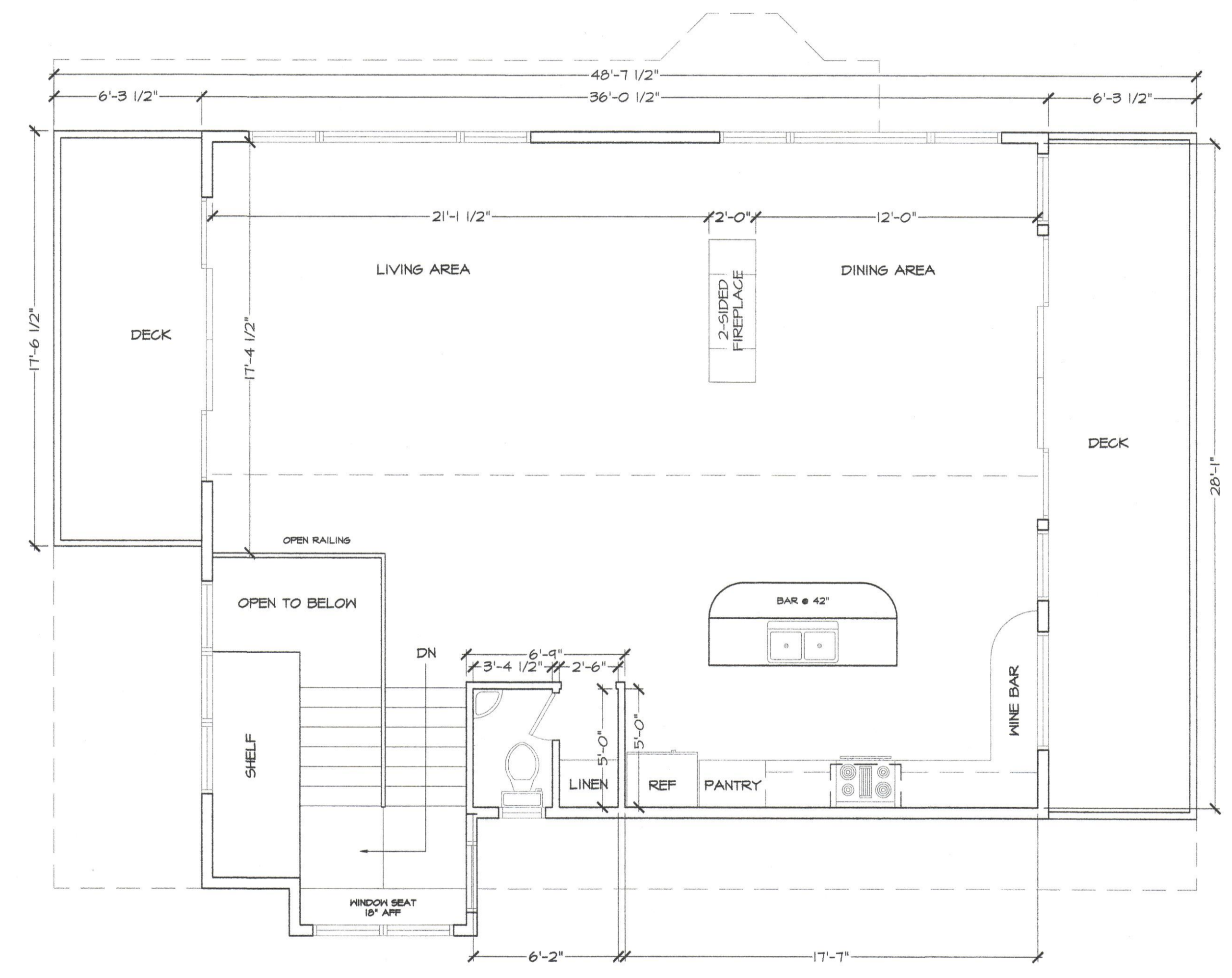
FLOOR PLAN



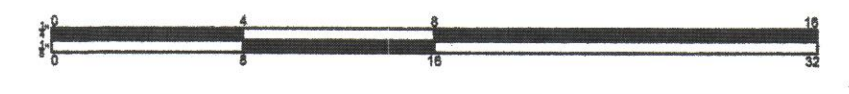
DATE: 09-08-15
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: LAI
SHEET:
A2.1
OF SHEETS



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'

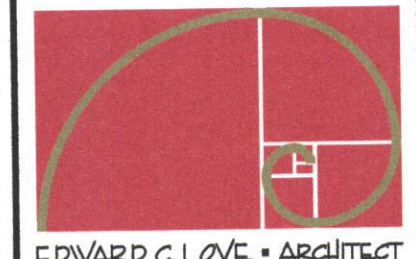


2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'



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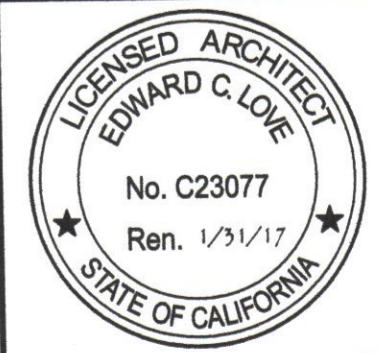
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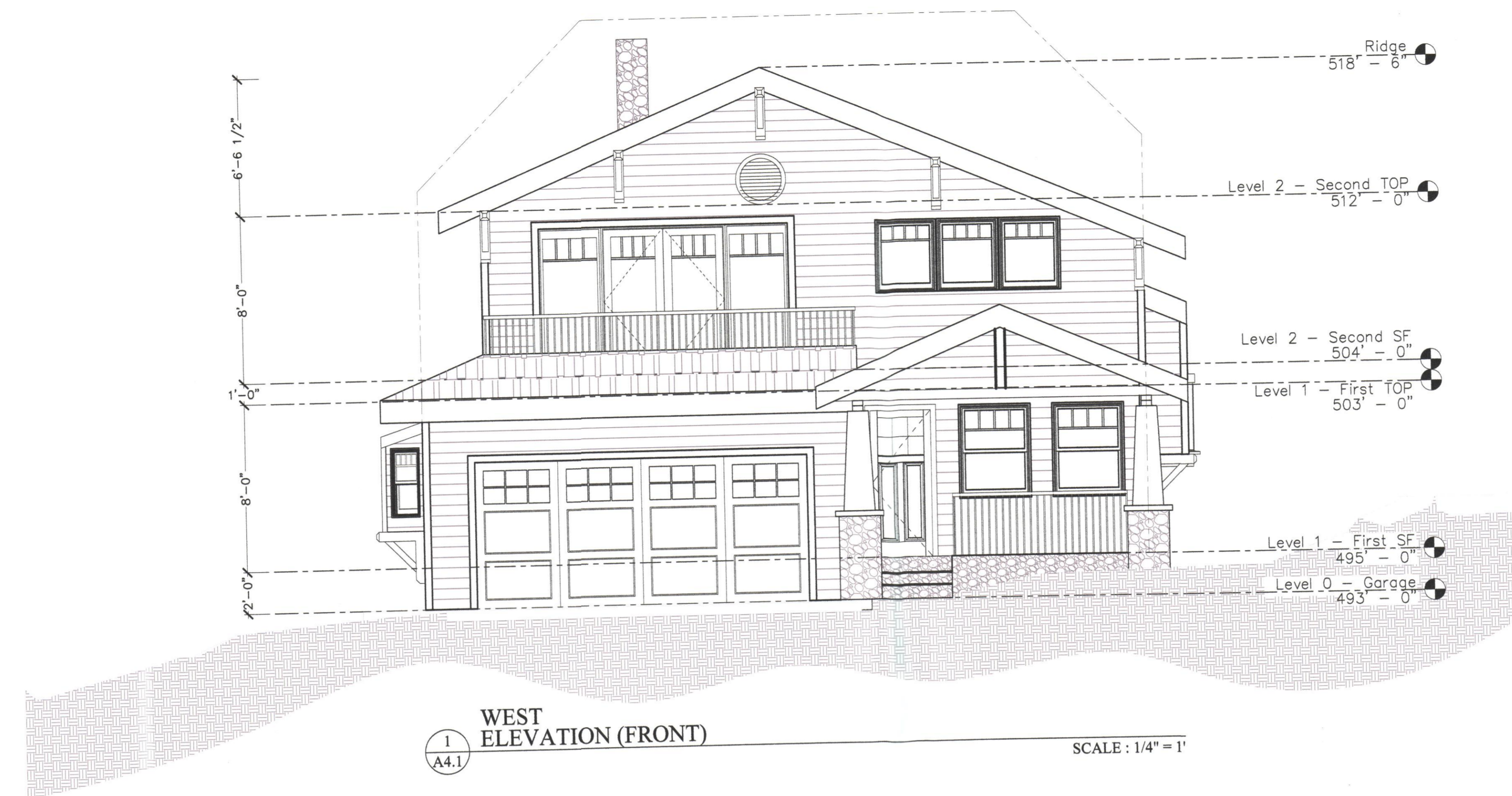
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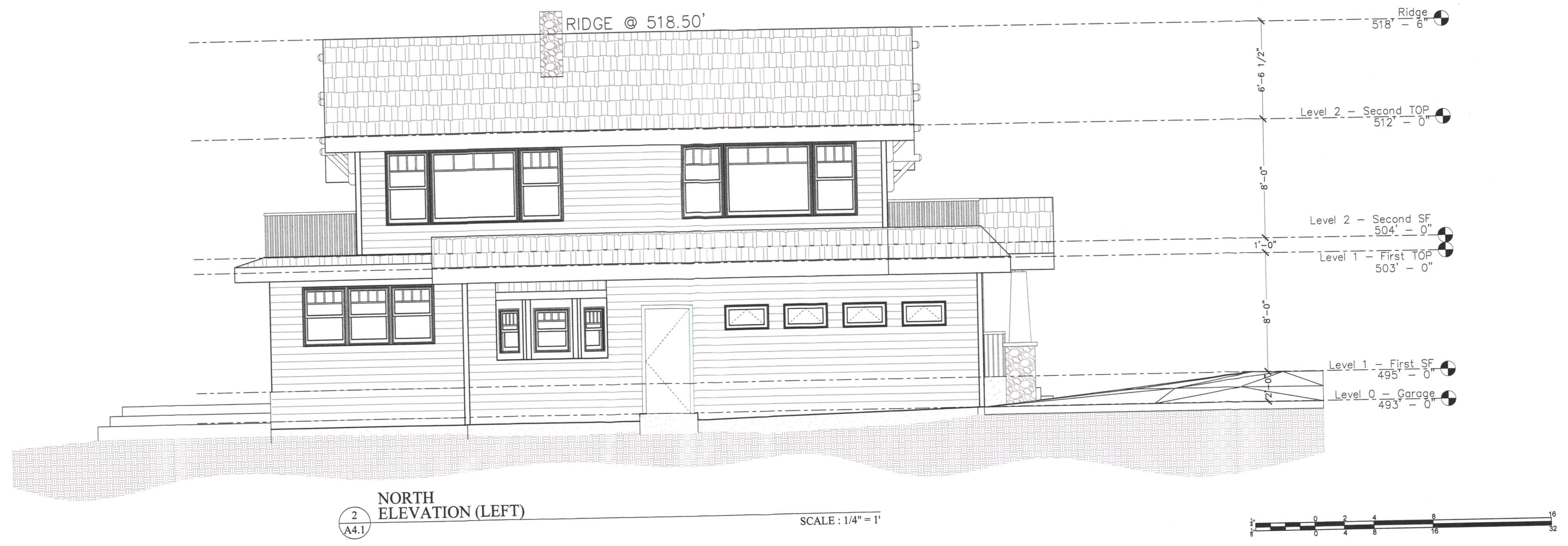
ELEVATION
 WEST - NORTH



DATE: 09-08-15
 SCALE: 1/4" = 1'
 DRAWN: GMH
 JOB: LAI
 SHEET:
A3.1
 OF SHEETS



MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



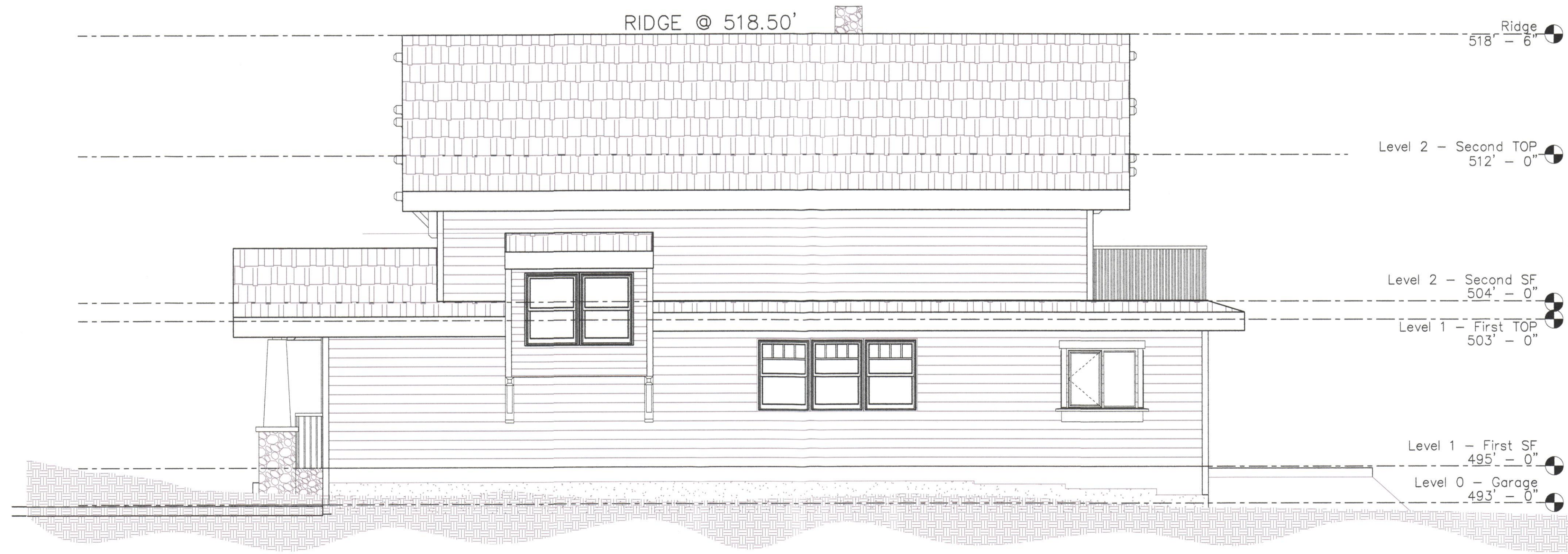


3
A4.2
EAST
ELEVATION (BACK)

SCALE: 1/4" = 1'

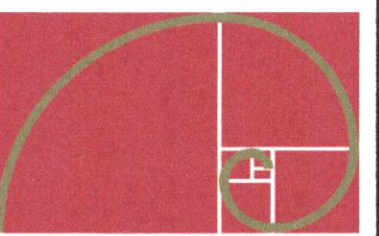
11800-210511/1

MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



4
A4.2
SOUTH
ELEVATION (RIGHT)

SCALE: 1/4" = 1'

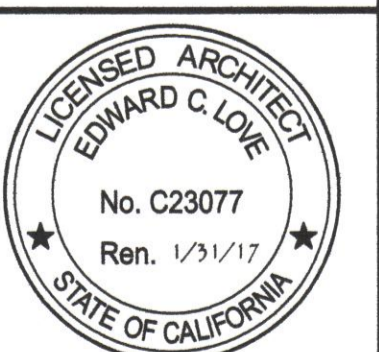


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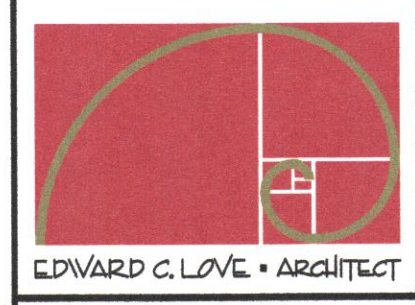
ELEVATION
EAST - SOUTH



DATE: 09-08-15
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: LAI

SHEET:
A3.2

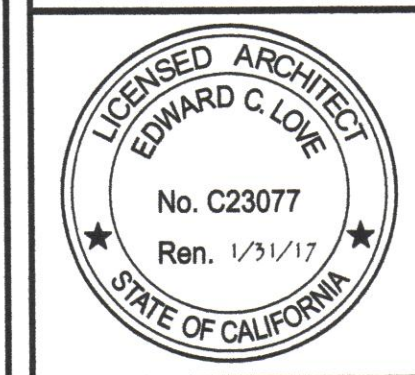
OF SHEETS



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Montara, CA

SECTION VIEWS



DATE:	09-10-15
SCALE:	1/4" = 1'
DRAWN:	GMH
JOB:	LAI
SHEET:	A4.1
OF SHEETS	

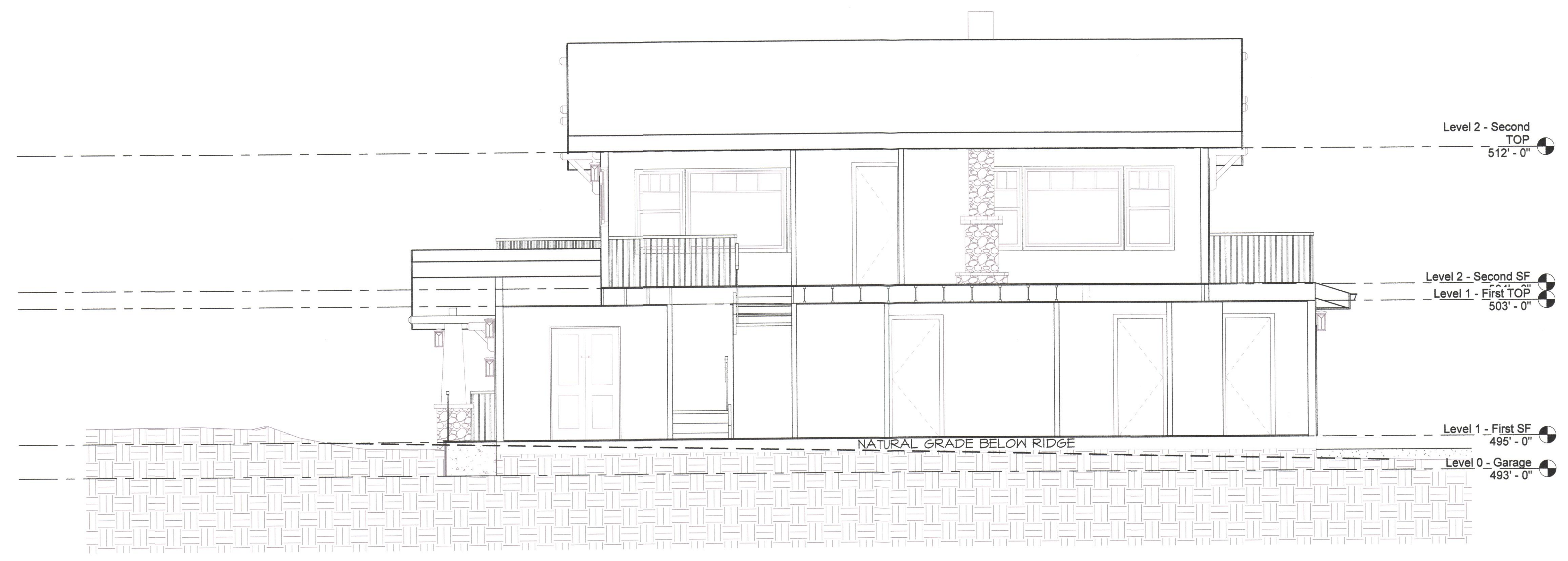
28' ABOVE NATURAL GRADE AT RIDGE



2 SECTION VIEW
A4.1

SCALE : 1/4" = 1'

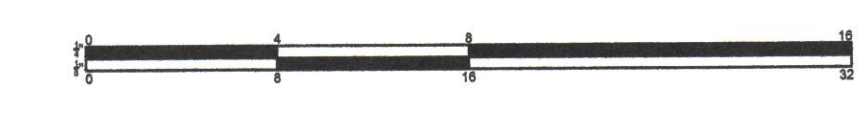
28' ABOVE NATURAL GRADE AT RIDGE



1 SECTION VIEW
A4.1

SCALE : 1/4" = 1'

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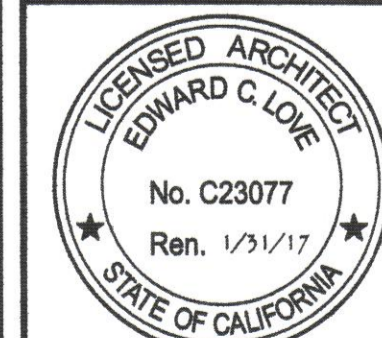
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New Residence for:
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LANDSCAPE PLAN
DRAINAGE PLAN



DATE: 09-14-15

SCALE: 1/4" = 1'

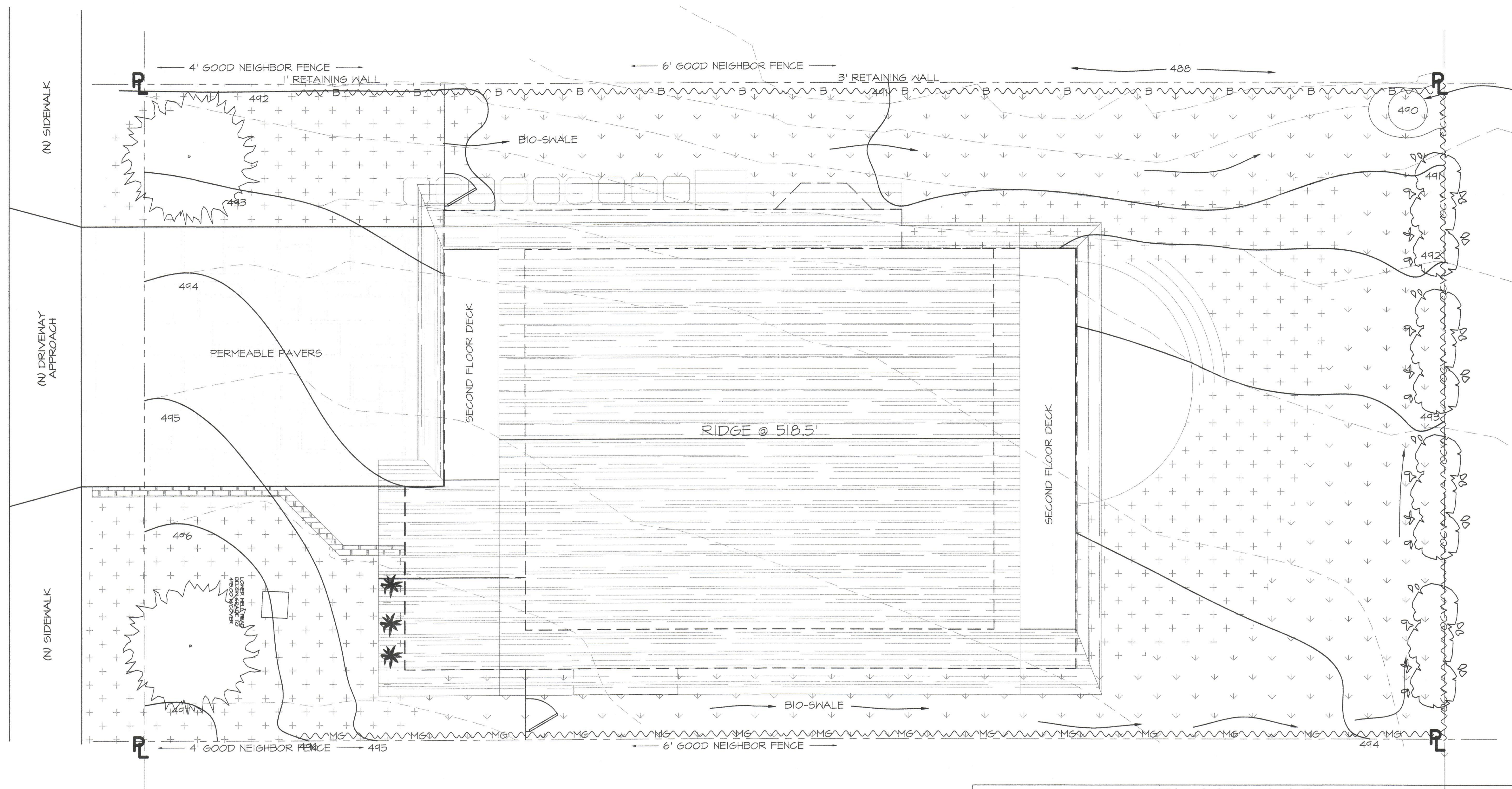
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JOB: LAI

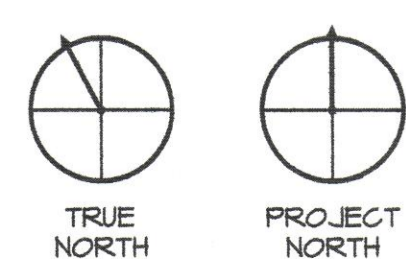
SHEET:

LP

OF SHEETS



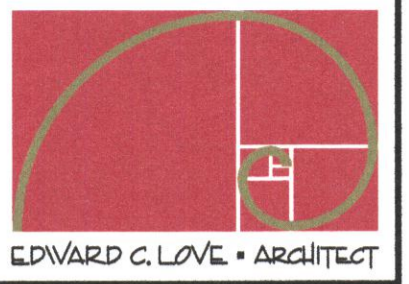
PLANT LIST					
SYMBOL	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	BUSH	PHOTINIA	PHOTINIA FRASERI	1 GAL.	3'
	GRASS	DWARF FESCUE		SOD	12" - 18"
	GRASS	CANYON PRINCE, WILD RYE	LEYMUS CONDENSATUS	FLATS	12" - 18"
	FLOWER	LILY OF THE NILE	AGAPANTHUS AFRICANUS	1 GAL.	3' - 4'
	TREE	BEACH PINE	PINUS CONTORTA	24" BOX	15'
	CLIMBING VINE	ORANGE CLOCK VINE	THUNBERGIA GREGORII	1 GAL.	10'
	VINE	BOUGAINVILLEA	BOUGAINVILLEA	1 GAL.	10'
	VINE	MORNING GLORY	IPOMEA ACUMINATA	1 GAL.	10'



--- EXISTING CONTOUR
 — PLANNED CONTOUR
 —▶ PLANNED WATER FLOW
 495 ELEVATION

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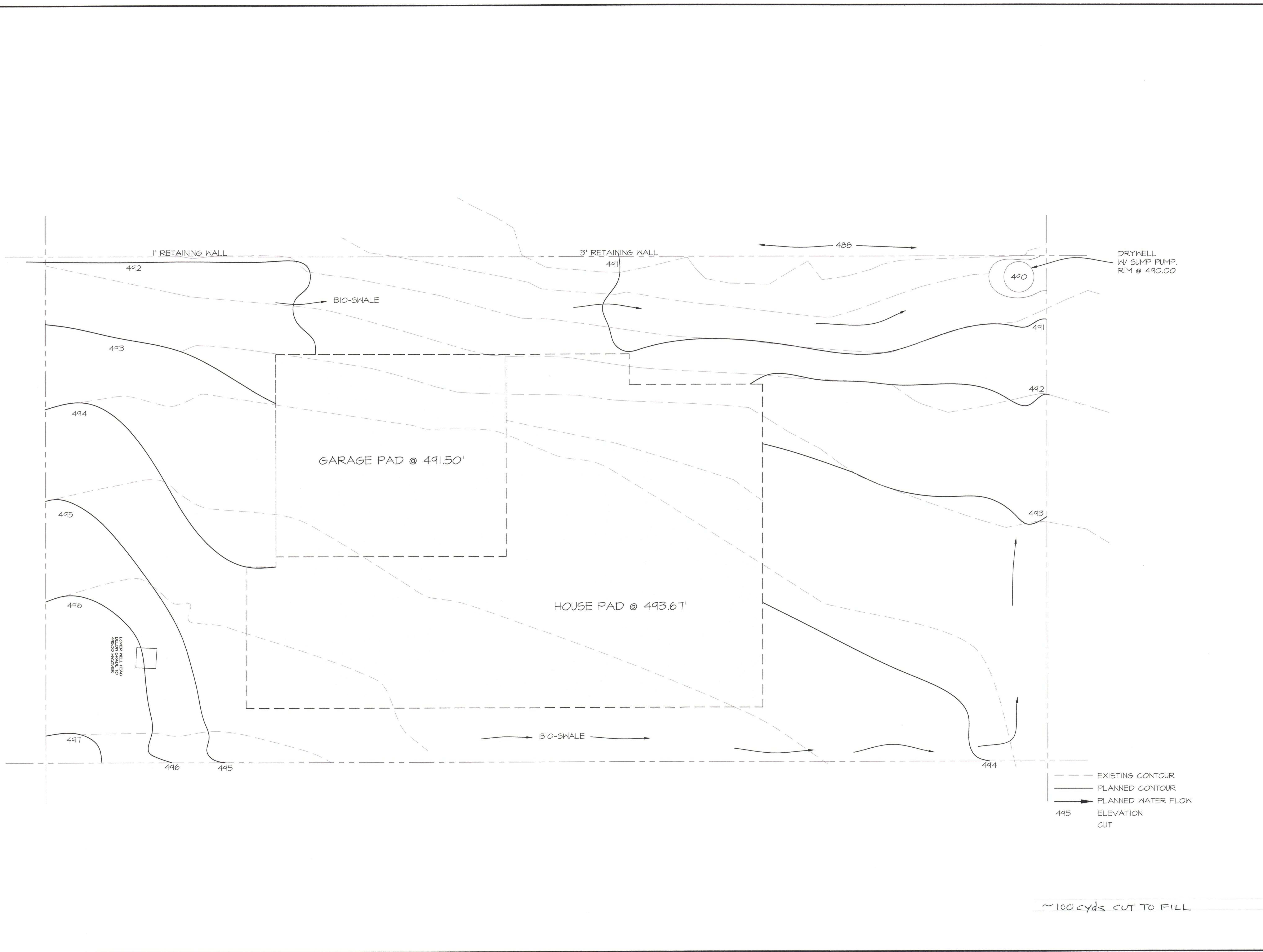
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GRADING PLAN



DATE:	09-08-15
SCALE:	1/4" = 1'
DRAWN:	GMH
JOB:	LAI
SHEET:	GP
OF	SHEETS



~100 cyds CUT TO FILL

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