

Owner/Applicant: Marina Fastovskaya & Gary Kleyner  
County File No: PLN2022-00173  
Location: 700 George Street, Montara  
APN: 036-103-620

## **SUBJ: Coastside Design Review Permit**

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

**The Applicant has requested to return to CDRC for project review at a future date tbd, with a design that satisfies the Design Review Standards.**

### **Requirements for compliance with the design standards:**

Per the following Required items 1-5: Reducing the bulk and mass of the second story is of primary importance to a successful design for this site. A one story would be the appropriate solution. For a two story design to be successful, stepping the volume from neighboring properties, and reconsidering the extent of the exterior wall of the house and garage facing the eastern and southern adjoining parcels, is critical. Primary and secondary roof forms can also support a less impactful second story.

1. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; b.Neighborhood Scale; **Standards (1): New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape, form, facade articulation, and architectural details that appear proportional and complementary to other homes in the neighborhood.***
2. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; **Standards (a): Locate the primary portion of the second stories toward the center of the first story and away from the property lines wherever feasible.***
3. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; **Standards (c): One story designs are strongly encouraged in areas where one story homes are predominant. If a two story design is chosen, minimize the size of the second story.***
4. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d.Daylight Plane/Facade Articulation; **Standards: New Residential development shall conform to either daylight plane or facade articulation options...(1) Daylight Plane Option ... as approved by the Design Review Committee (follow description in this section) or 6565.20(D)1.d.Standards(1),(a),(b)) (2): Facade Articulation Option: **Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting and recessing architectural details,*****

...

5. Section 6565.20(D) ELEMENTS OF DESIGN; 2. *Architectural Styles and Features*; 3. *Roof Design*; **Standards (1): When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home's apparent mass and scale... Also, reduce plate (ceiling) heights and roof slope to reduce the home's apparent mass and scale.**
6. Section 6565.20(D) ELEMENTS OF DESIGN; 2. *Architectural Styles and Features*; *b.Openings*; **Standards (2) When designing and placing windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings. Where vertical windows overemphasize height, consider the use of horizontal styles.**
7. Section 6565.20(D) ELEMENTS OF DESIGN; 4.*Exterior Materials and Colors*; **Standards c.Quantity(2): Encourage the use of three or more colors on larger houses to reduce the appearance of bulk by emphasizing architectural features and trim.**
8. Section 6565.20(D) ELEMENTS OF DESIGN; 4.*Exterior Materials and Colors*; **Standards d. Ornamentation: Use ornamentation or architectural details to reduce the appearance of bulk on larger homes (Consider orienting siding horizontally instead of vertically to minimize apparent mass and bulk). Apply ornamentation in a manner consistent with the style and size of the house; avoid using ornamentation in a manner that will make the house appear too plain or overly decorated.**
9. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; *2.Paved Areas*; : **Driveways, walkways and parking areas on site should be as small as possible within allowable standards, and should drain into adjacent onsite landscaped areas, where possible.**
10. **Show Lot Coverage calculations on Architectural Drawings. Correction needed for Level 2 Floor Area calculations. Detached Garage Max Ht to be equal or less than 19 FT. Max Garage Plate HT to be equal or less than 10 FT.**

### **Demonstration of Scale**

To more adequately demonstrate the scale of the new structure, Storey Poles are highly recommended. Suggest that any Renderings be taken from the 2D perspective on George Street and on Birch Street, showing the neighboring homes on George Street (between Birch and Cedar) and the two homes toward the South on Birch Street.

### **Option to minimize the mass and bulk:**

Explore attaching the garage to the primary residence to allow for a 20FT setback, which provides more relief from the appearance of a continuous wall along the long sides of the property.