

August 10, 2016

Elizabeth Festejo
1201 S. Main Street, Apt. 459
Milpitas, CA 95035

Dear Ms. Festejo:

SUBJECT: Coastside Design Review
1060 Date Street, Montara
APN 036-151-440; File No. PLN 2016-00160

At its meeting of July 14, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new 1,682 sq. ft. two-story single-family residence with an attached 440 sq. ft. garage on an undeveloped, legal 5,000 sq. ft. parcel confirmed via Lot Line Adjustment (LLA93-0011). No trees are proposed for removal.

The CDRC was unable to determine 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, with emphasis on, but not limited to, Section 6565.20(D)1.e, Section 6565.20(D)3.a(2), Section 6565.20(D)4.a.3 and c.1, Section 6565.20(D)3.a(2), Section 6565.20(F)1.f & g, and Section 6565.20(F)4. As such, recommendations and requirements from the CDRC for the project are as follows:

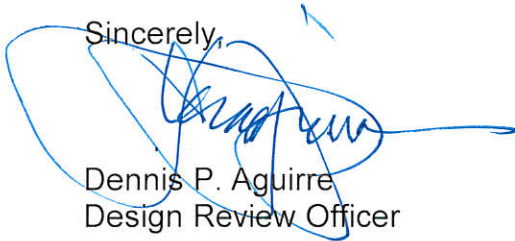
1. Incorporate projecting or recessing architectural details for wall articulation on the north elevation.
2. Show all proposed downward directed exterior lighting fixtures on all elevations.



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 a later date after August 11, 2016.

Please contact Kimberly Smith, Project Planner, at 650/363-4582 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis P. Aguirre", is written over the word "Sincerely," and extends below the name. The signature is fluid and cursive.

Dennis P. Aguirre
Design Review Officer

DPA:KDS:jlh – KDSAA0432_WJN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Beverly Garrity, Montara Community Representative
Larry Ross
Jack Chu