

RECEIVED

August 24, 2016

OCT 18 2016

Diana Burleson  
1890 Junction Boulevard, Apartment 2011  
Roseville CA 95743

San Mateo County  
Planning and Building Department

Dear Ms. Burleson:

SUBJECT: Coastside Design Review  
2nd Street, Montara  
APN 036-013-110; File No. PLN 2015-00557

At its meeting of June 9, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 1,483 sq. ft. single-family residence with an attached 490 sq. ft. garage on a legal 6,000 sq. ft. parcel. No trees are proposed to be removed.

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, with emphasis on, but not limited to Section 6565.20(F)(1a) Landscaping Standards; Section 6565.20(B)(1a) Context and (2) Character; and Section 6565.20(D) (1) Mass shape scale, (2d) Garages, (3a) Roof forms, and (3b) Design Compatibility. As such, recommendations and requirements from the CDRC for further project redesign are as follows:

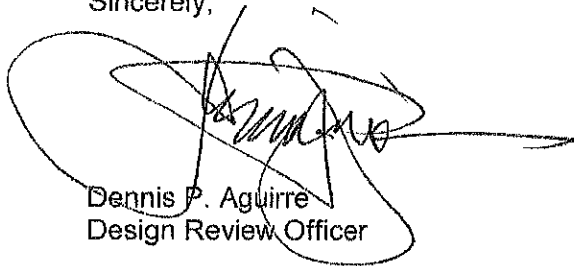
1. Submit a detailed landscape plan using native and drought tolerant plants.
2. Revise the building design to better adhere to the neighborhood context, visual character and scale of other homes and natural features in the immediate vicinity.
3. Revise the building design to reduce mass and increase scale and shape compatibility with the neighborhood.
4. Revise the building design to avoid making the garage door the dominant feature as seen from the street. Choose a garage door that is decorative but consistent with the style of the house and includes articulation of the front garage façade.
5. Revise the building design to use a pitched roof form that is compatible with the form, slope, materials, and massing of other roofs of homes in the neighborhood.



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 available 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 available meeting upon the receipt of revised plans that incorporate the recommended design elements.

Please contact Camille Leung, Project Planner, at 650/363-1826, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis P. Aguirre", is written over a large, loopy scribble that also contains some illegible text.

Dennis P. Aguirre  
Design Review Officer

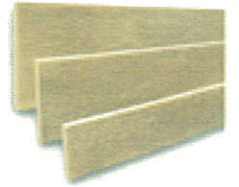
CMLAA0465\_WANDOCX

cc: Dianne Whitaker, Member Architect  
Beverly Garrity, Montara Community Representative  
Linda Montalto-Patterson  
Stephen A. Schneider

ROOFING: HERITAGE  
ARCHITECTURAL SHINGLES



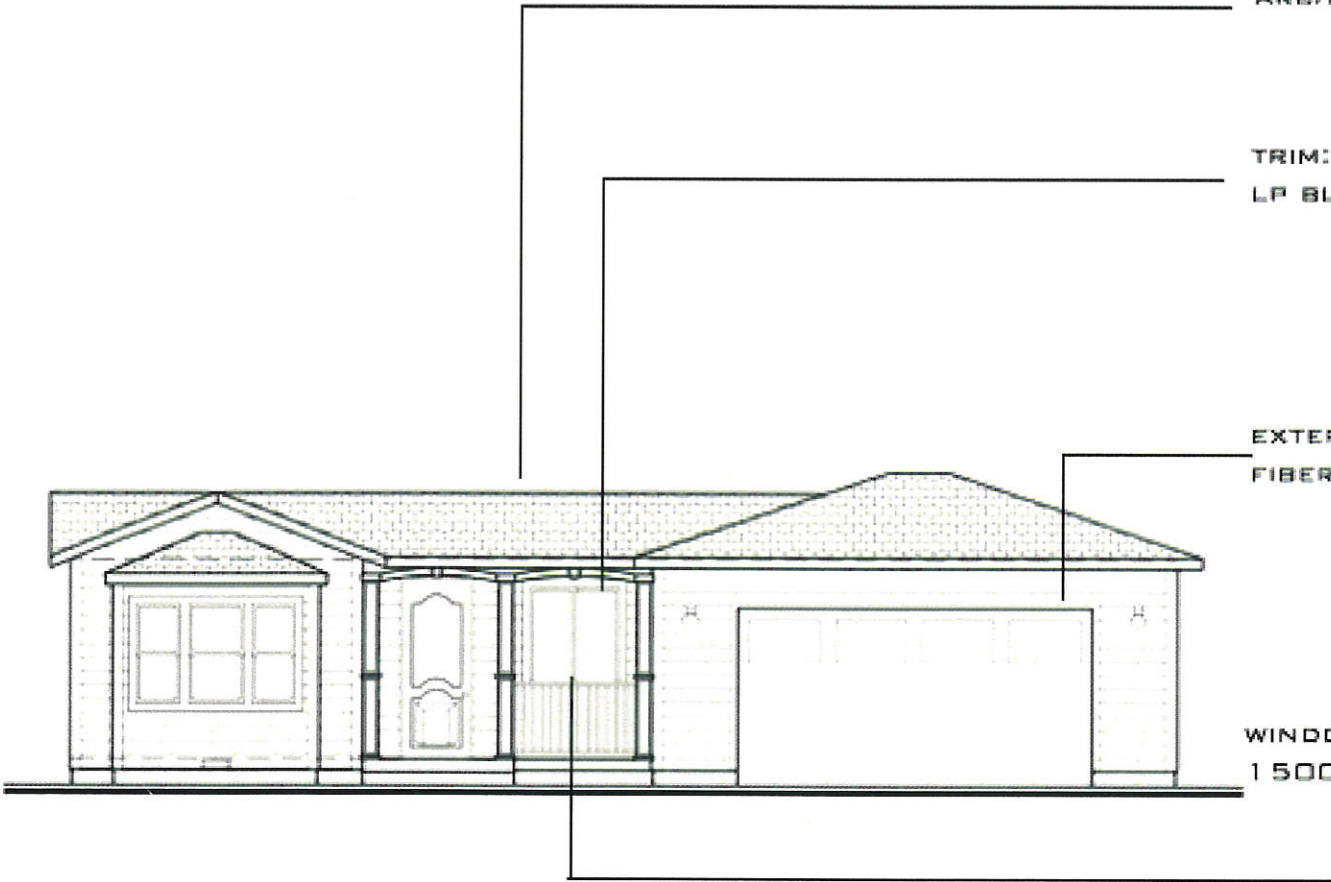
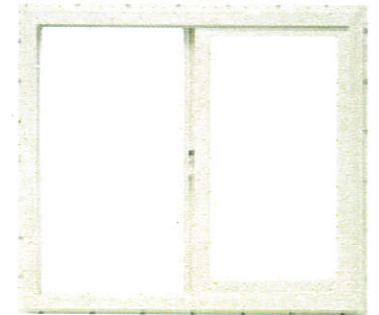
TRIM: SMART TRIM FROM  
LP BUILDING PRODUCTS



EXTERIOR WALLS: CHEMPANEL  
FIBER CEMENT SIDING



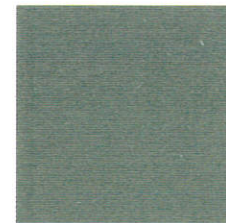
WINDOWS: SERIES  
1500 FROM KINRO



EXTERIOR WALLS  
SWISS COFFEE  
SPECIFY #50YY 83/057  
ORDER # A0073  
THE MASTER PALETTE



TRIM  
MANSARD STONE  
SPECIFY # 30YY 20/029  
ORDER # A1832  
THE MASTER PALETTE

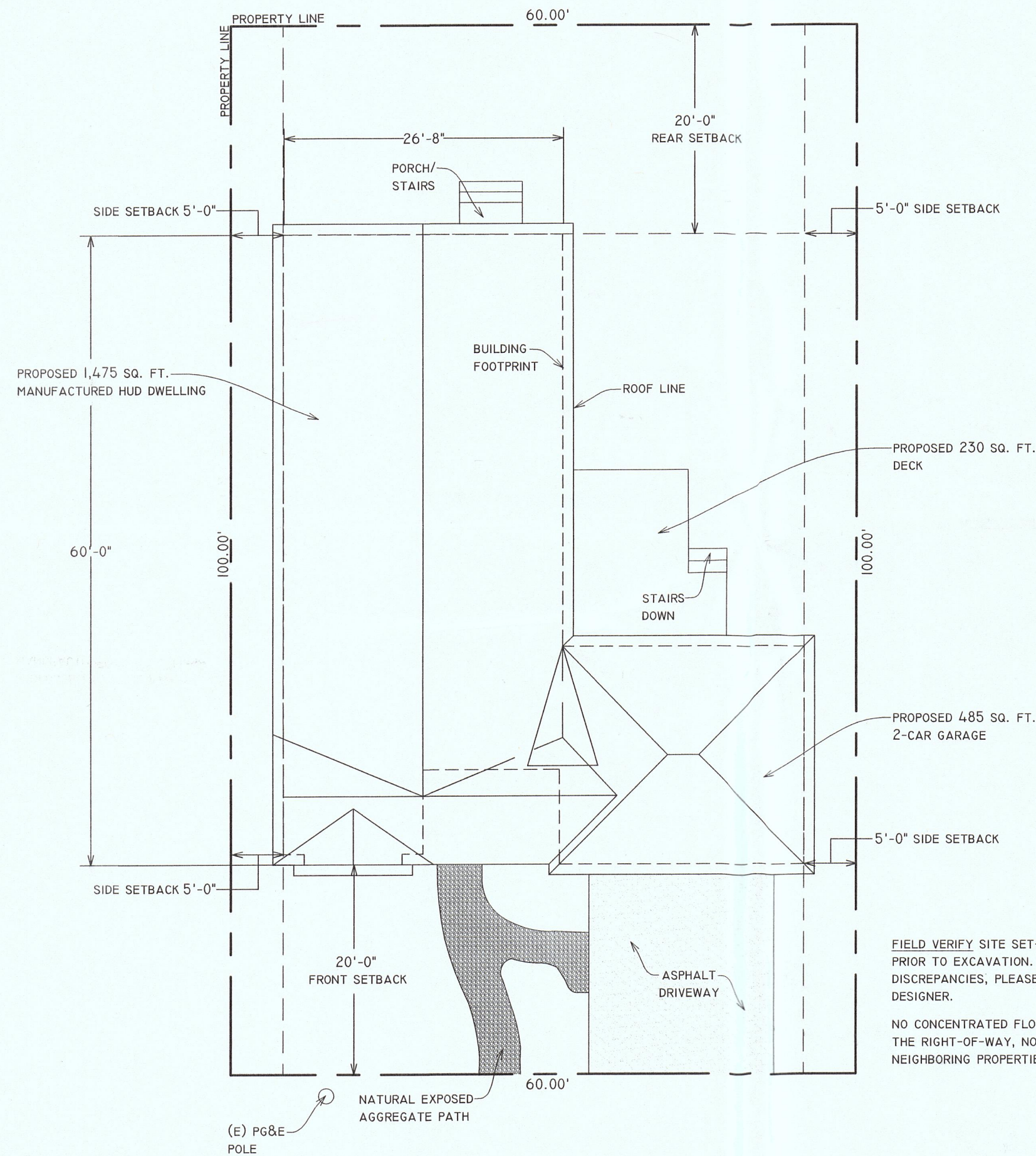




# BURLESON RESIDENCE

## PROPOSED HUD DWELLING & TWO-CAR GARAGE

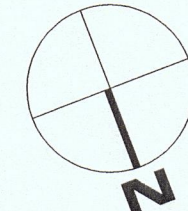
### SECOND ST. • MONTARA, CA 94037



SECOND ST.

**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

FIELD VERIFY SITE SET-BACKS  
PRIOR TO EXCAVATION. FOR ANY  
DISCREPANCIES, PLEASE NOTIFY  
DESIGNER.  
  
NO CONCENTRATED FLOW ACROSS  
THE RIGHT-OF-WAY, NOR  
NEIGHBORING PROPERTIES.



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OCT 20 2016  
San Mateo County  
Planning and Building Department

PROJECT DATA	
A.P.N. #	036-013-110
OCCUPANCY GROUP	R-3/U
CONSTRUCTION TYPE	V-B
ZONING	R-1

SCOPE OF WORK	
•	NEW MANUFACTURED (HUD) DWELLING
•	NEW 2-CAR GARAGE
•	NEW REAR DECK

SITE AREA	
A) LOT SIZE	6,000 sq. ft.
B) NEW HUD DWELLING	1,475 sq. ft.
C) NEW 2-CAR GARAGE	485 sq. ft.
D) NEW DECK	230 sq. ft.
TOTAL LIVING SQ. FT. .... 1,475 sq. ft.	
F.A.R.	24%
LOT COVERAGE	32%

DRAWING INDEX	
A1	• PROPOSED SITE PLAN
A2	• PROPOSED FLOOR PLAN
A3	• PROPOSED ELEVATIONS
A4	• PROPOSED ELEVATIONS
A5	• PROPOSED LANDSCAPE PLAN
A6	• ADJACENT PROPERTY SITE PLAN
A7	• ADJACENT PROPERTY ELEVATIONS

NO.	REVISION	DATE	BY	ISSUED FOR

PROPOSED  
NEW HUD DWELLING

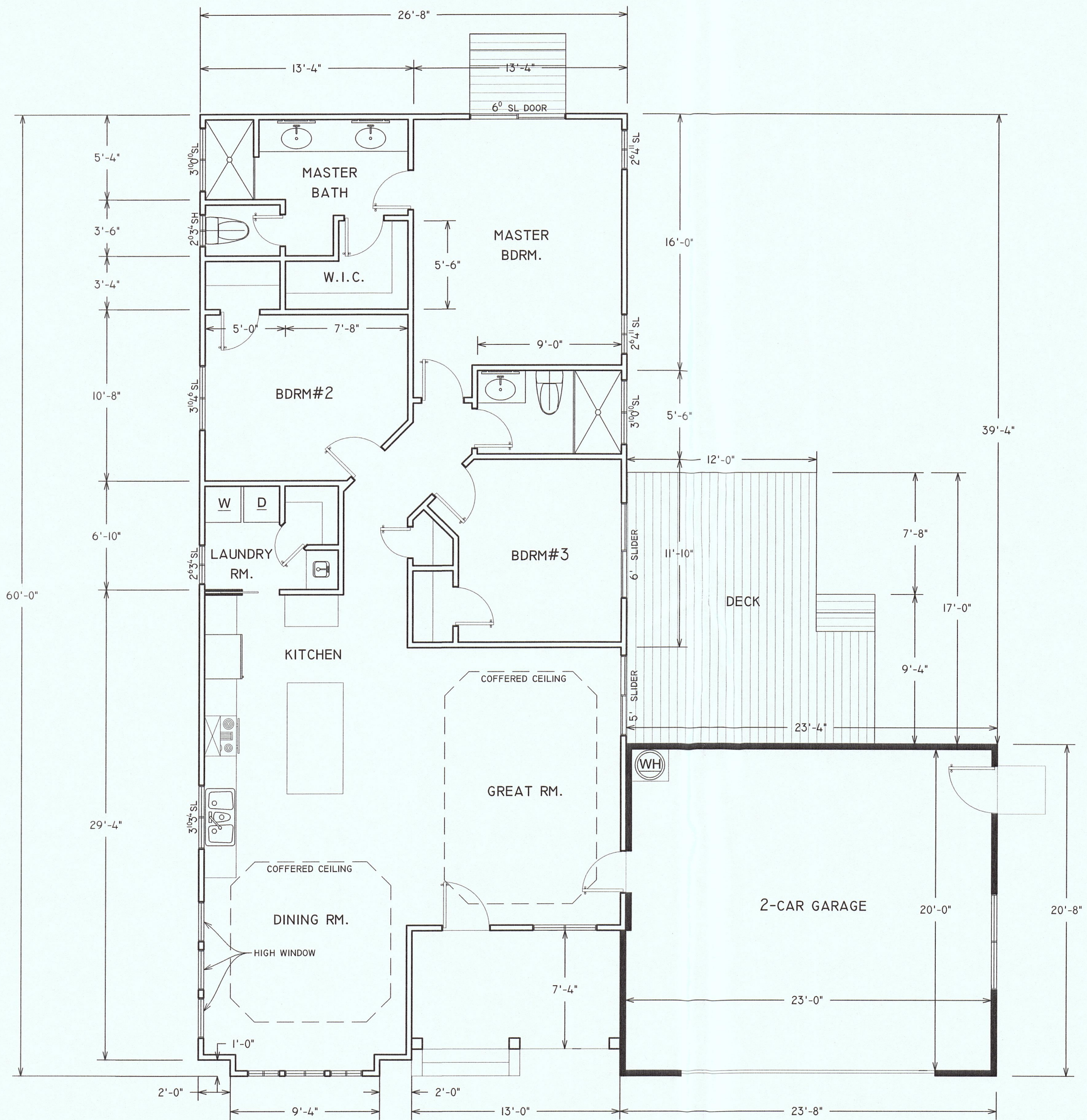
OWNER: BURLESON RESIDENCE  
SECOND ST.  
MONTARA, CA 94037

**RESIDENTIAL**  
**DESIGNS**  
829 S. 7th Street • San Geronimo, CA 95112  
Phone: (408) 292-3800 • (408) 274-3089  
gpresident@residentialdesigns.com

Date 10/20/16  
Scale AS NOTED  
Drawn AP  
Job  
Sheet **A1**

PLN2015-00557





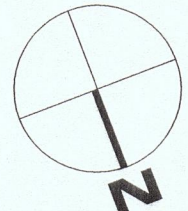
WALL LEGEND	
	'HUD' DWELLING WALLS
	NEW 2x4 DF #2 STUD WALL @ 16" O.C.

NO.	REVISION	DATE	BY	ISSUED FOR

PROPOSED  
NEW DWELLING

OWNER: BURLERSON RESIDENCE  
SECOND ST.  
MONTARA, CA 94037

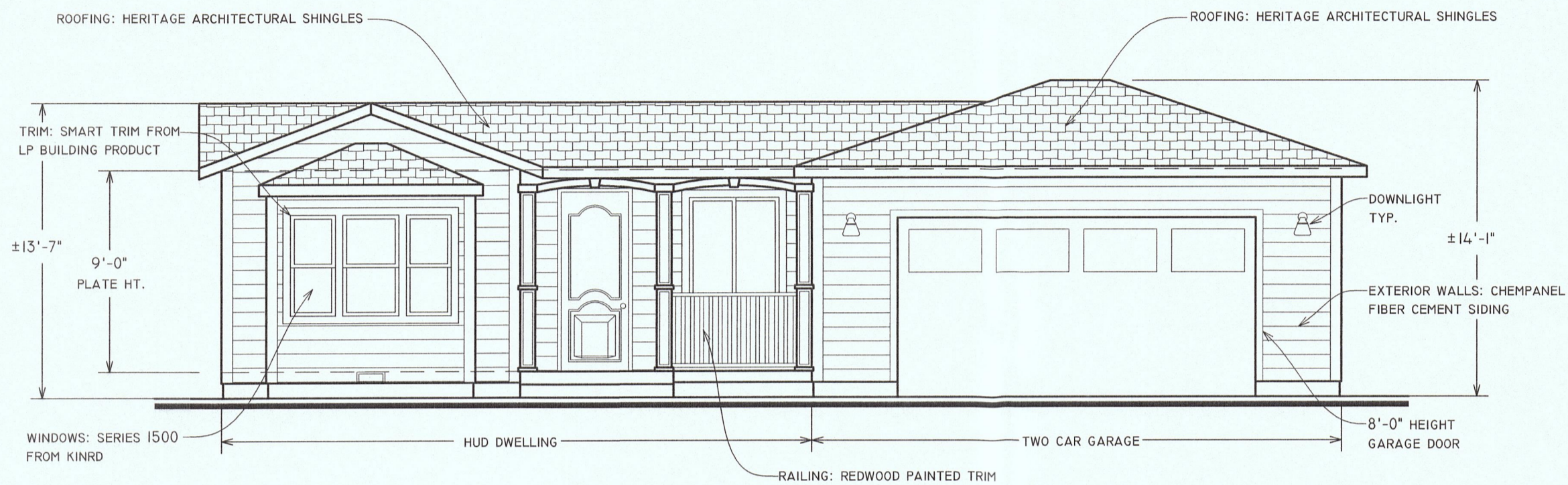
**RESIDENTIAL DESIGNERS**  
*Millennium*  
 829 S. 7th Street • San Jose, CA 95128  
 Phone: (408) 252-3500 • (408) 252-3066  
 gpresident@millennium.com



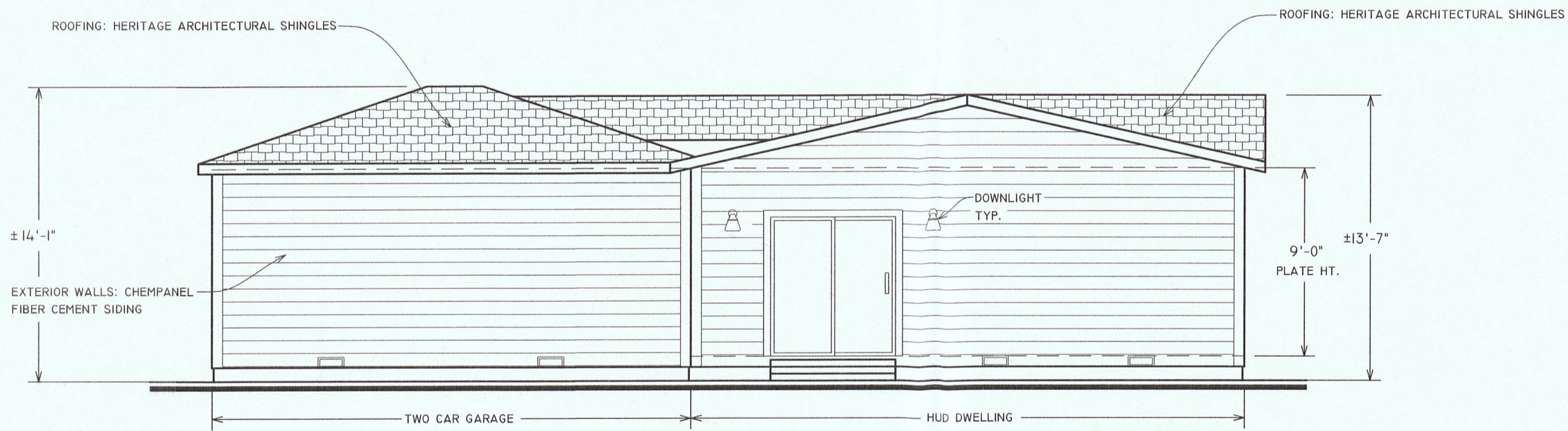
**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Date	10/20/16
Scale	AS NOTED
Drawn	AP
Job	
Sheet	<b>A2</b>





**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR

**PROPOSED**  
**NEW HUD DWELLING**

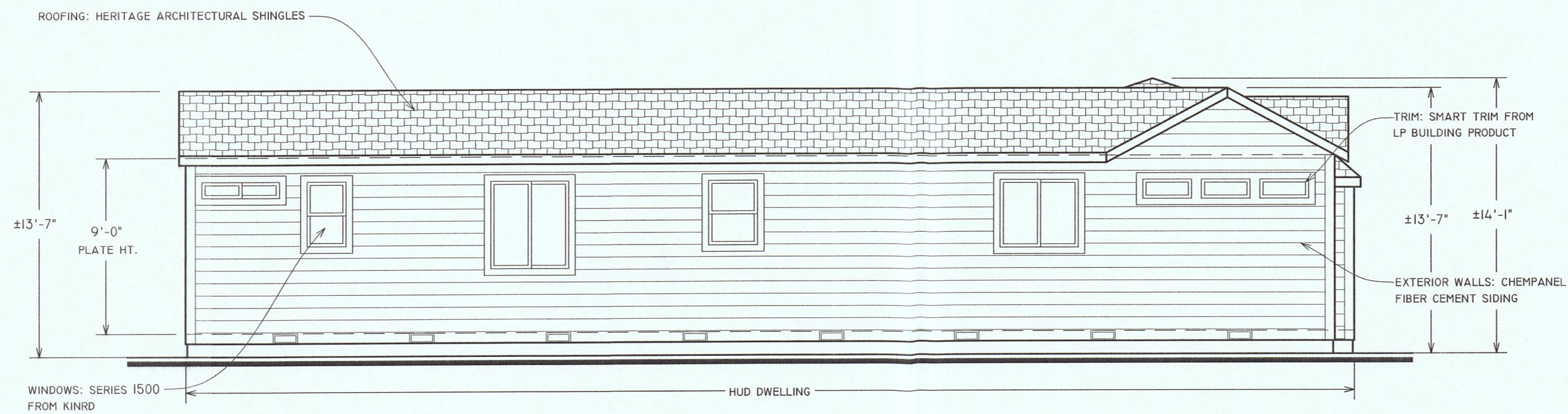
OWNER: **BURLESON RESIDENCE**  
**SECOND ST.**  
**MONTARA, CA 94037**

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**DESIGNS**  
829 S. 7th Street • San Jose, CA 95112  
Phone: (408) 292-3800 • Fax: (408) 292-3099  
gpresidential@gmail.com

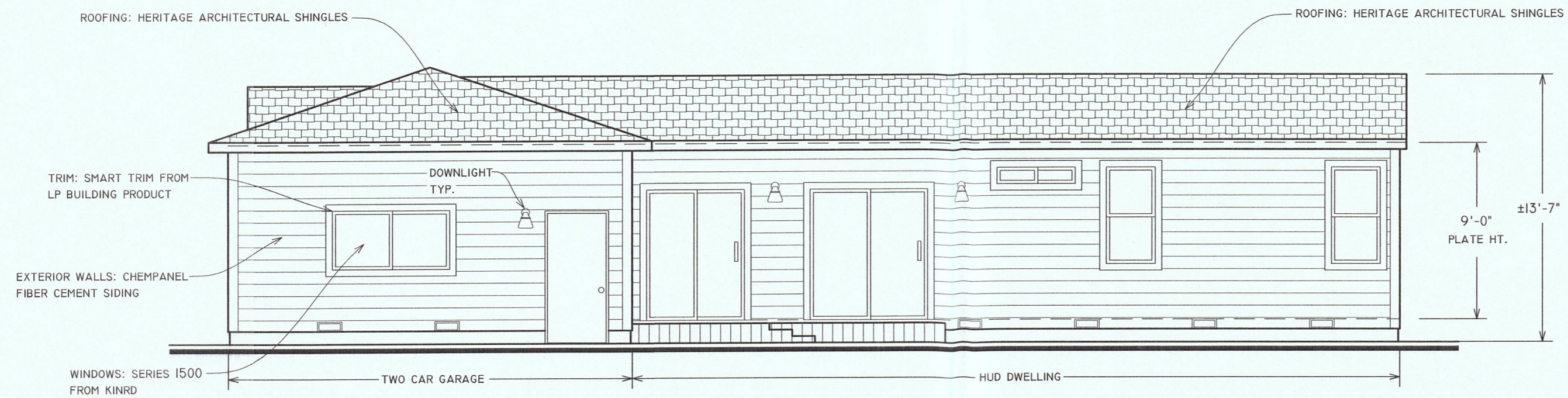
Date 10/20/16  
Scale AS NOTED  
Drawn AP  
Job  
Sheet **A3**

*Burleson*





**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR

**PROPOSED**  
**NEW HUD DWELLING**

**OWNER: BURLESON RESIDENCE**  
**SECOND ST.**  
**MONTARA, CA 94037**

**RESIDENTIAL**  
**DESIGNS**  
829 S. 7th Street • San Jose, CA 95112  
Phone: (408) 292-3800 • (408) 274-3069  
presidentialdesigns.com

*Burleson*

Date	10/20/16
Scale	AS NOTED
Drawn	AP
Job	
Sheet	<b>A4</b>



**LANDSCAPE DESIGNER**

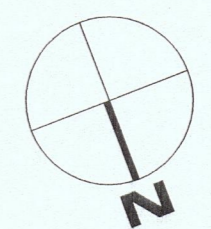
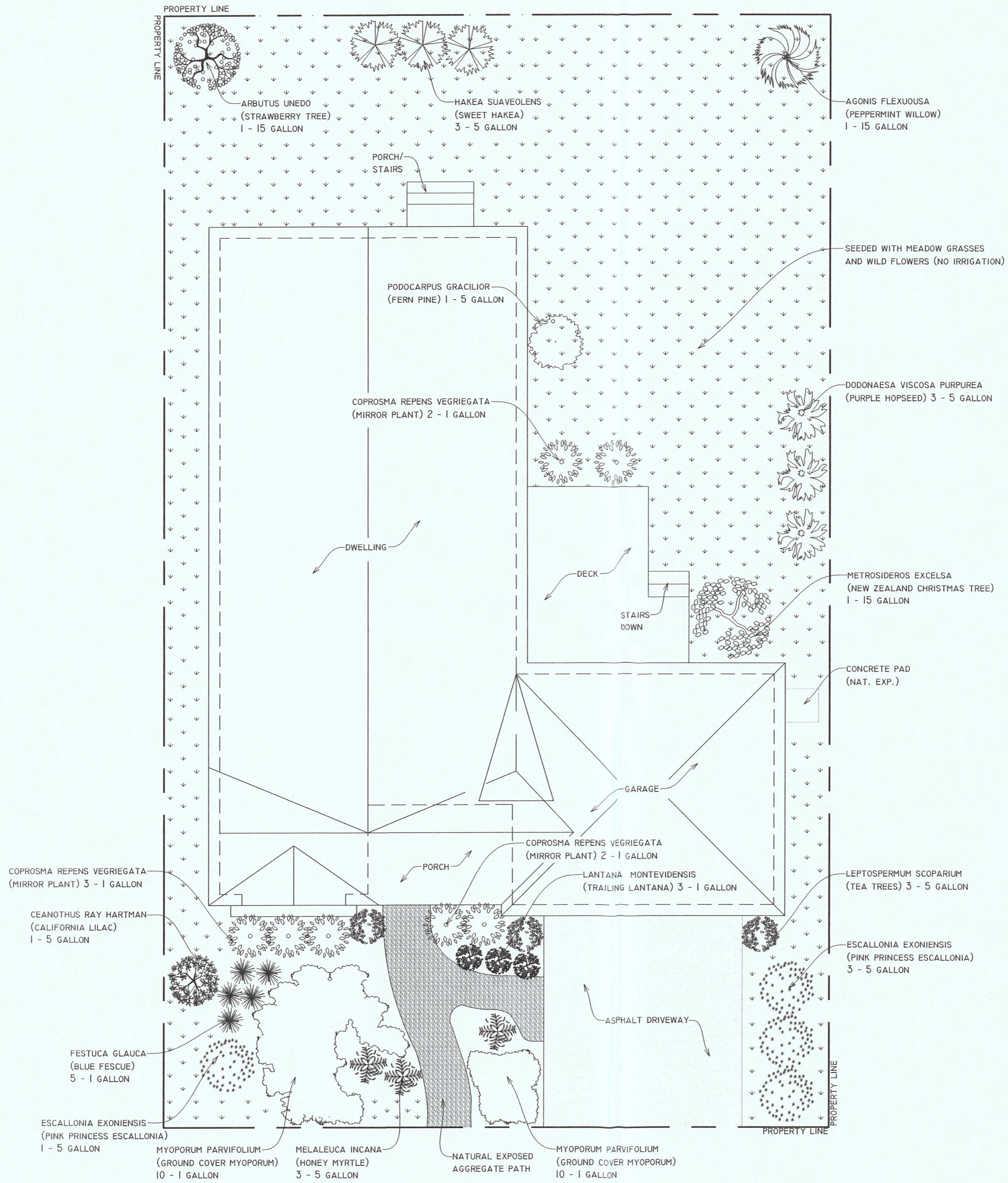
- FLORA FARM
- DRAWN BY: JERRY WHITING
- 340 PURISSIMA ST.
- HALF MOON BAY, CA 94019
- LICENSE # 549103

**TOTAL PLANTS**

- 3 - 15 GALLON
- 18 - 5 GALLON
- 17 - 1 GALLON

**PLANT NOTES**

- ALL OPEN AREAS TO BE MULCHED WITH RWD
- ALL PLANTINGS WATERED BY HAND
- ALL PLANTS ARE NATIVE AND/OR DROUGHT TOLERANT



**PROPOSED LANDSCAPE PLAN**  
SCALE: 3/16"= 1'-0"

NO.	REVISION	DATE	BY	ISSUED FOR
1				
2				
3				
4				

**PROPOSED**  
**NEW HUD DWELLING**

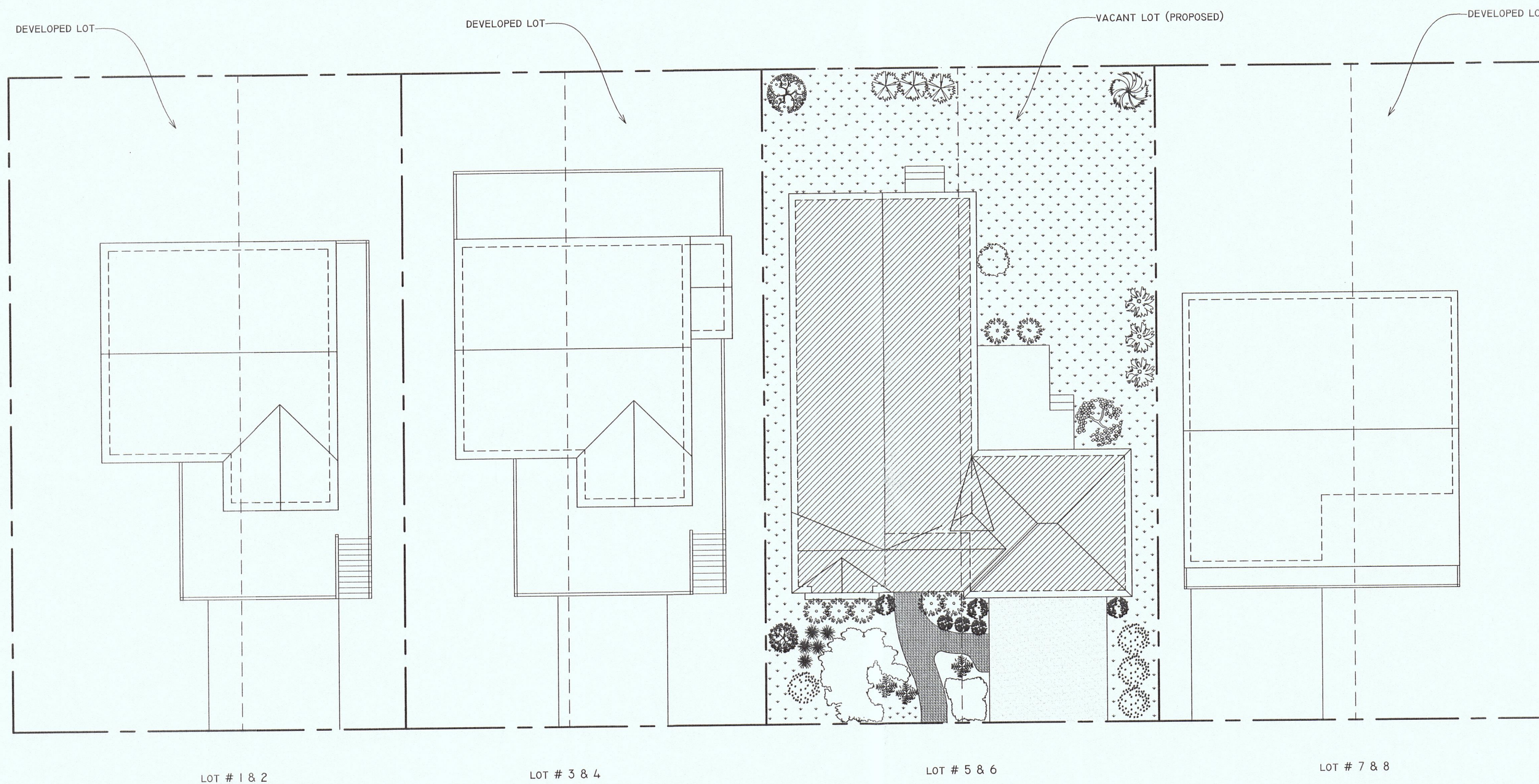
OWNER: **BURLESON RESIDENCE**  
**SECOND ST.**  
**MONTARA, CA 94037**

**RESIDENTIAL DESIGNS**  
828 S. 7th Street • S.F. Jose, CA 95112  
Phone: (408) 292-3800  
gresidential.com

Date 10/20/16  
Scale AS NOTED  
Drawn AP  
Job  
Sheet **A5**



EAST AVE.



LOT # 1 & 2

LOT # 3 & 4

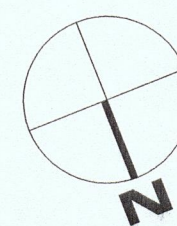
LOT # 5 & 6

LOT # 7 & 8

SECOND ST.

ADJACENT PROPERTY SITE PLAN

SCALE: 3/32" = 1'-0"



NO.	REVISION	DATE	BY	ISSUED FOR

PROPOSED  
NEW HUD DWELLING

OWNER: BURLESON RESIDENCE  
SECOND ST.  
MONTARA, CA 94037

**RESIDENTIAL DESIGN**  
625 S. 7th Street • San Jose, CA 95112  
Phone: (408) 292-3800 • (408) 274-3069  
gpresident@residentialdesign.com

*Guillermo Pardo*

Date 10/20/16  
Scale AS NOTED  
Drawn AP  
Job  
Sheet **A6**





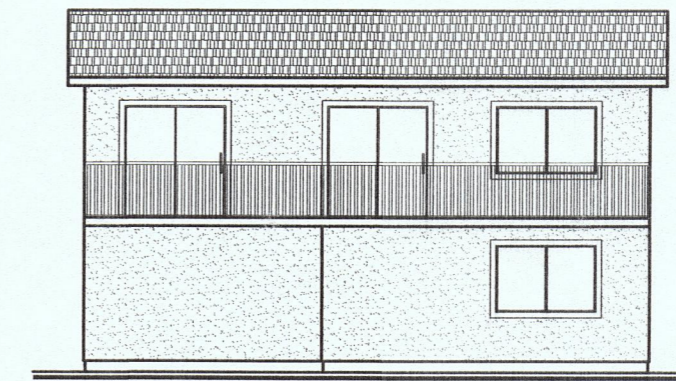
LOT # 1 & 2



LOT # 3 & 4



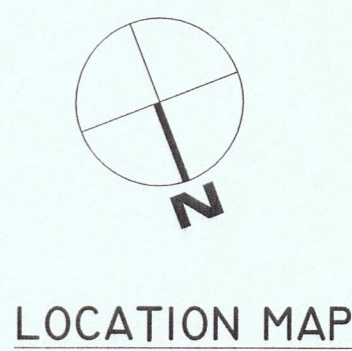
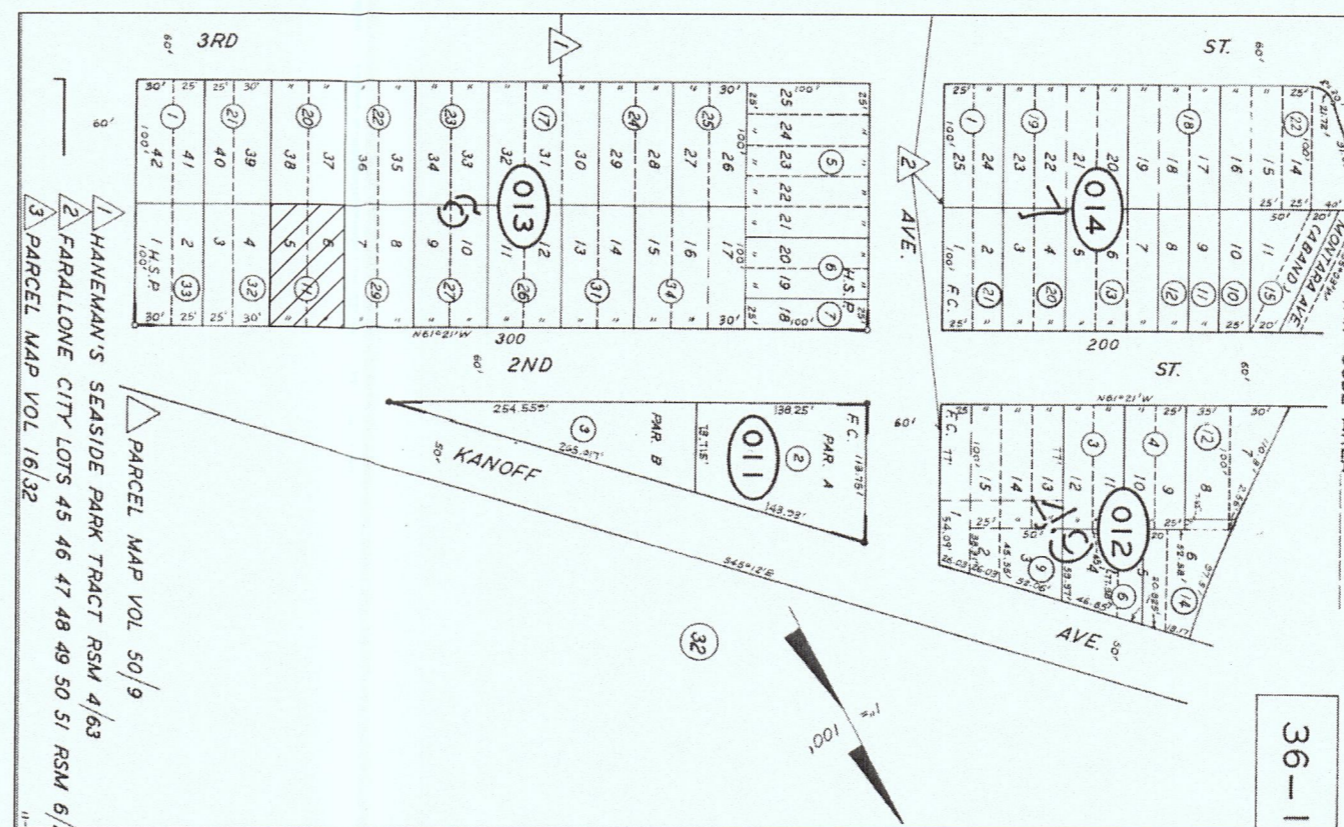
LOT # 5 & 6



LOT # 7 & 8

**ADJACENT PROPERTY ELEVATIONS**

SCALE: 1/8" = 1'-0"



LOCATION MAP

NO.	REVISION	DATE	BY	ISSUED FOR

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NEW HUD DWELLING**

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SECOND ST.  
MONTARA, CA 94037**

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gpreddesigns@gmail.com

Date 10/20/16  
Scale AS NOTED  
Drawn AP  
Job  
Sheet **A7**