

August 13, 2026

Owner / Applicant: Siamak Akhavan
File No: PLN2025-00328
Location: 8th Street, Montara
APN: 036-095-190

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 October 2023, Chapter 28.1, Section 6565.20.

CDRC Recommends Project PLN2025-00328 return to the CDRC.

Findings that satisfy the Standards:

1. Section 6565.20(D)1 Building Mass, Shape and Scale: Homes in the Midcoast enjoy a variety of views. Some are views of the ocean, others are of the hills, and others are vistas through the neighborhood. Views add value and enjoyment to a property; however, private views are not protected by existing regulations. Due to the configuration and size of some parcels and their topography, there may be no way to build without affecting someone else's view. However, when designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.

Project has made a good effort to mitigate view disturbance throughout the neighborhood.

2. Section 6565.20(D)4a ELEMENTS OF DESIGN Exterior Materials and Colors: Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance.

The mixed materials as well as a mute, warm palette blends in well with surrounding environment.

Additional Requirements for compliance with the Standards:

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: Neighborhood scale refers to the appearance of a home in relation to other homes in the neighborhood;

The CDRC requires lowering the height of the addition by minimum 1 foot. Approach on lowering the height is at the discretion of the design team.

The CDRC requires eliminating the structure above the garage as shown in the supplemental drawing provided by the design team.

2. Section 6565.20(F)1 LANDSCAPING: Landscaping should complement and enhance the design of the home, while harmonizing with the overall landscape character of the neighborhood. New landscaping should also harmonize with existing trees and vegetation remaining on site.

The CDRC requires adding an additional tree in front of the Den space and at the property line between the proposed house and the house on 8th Street.

3. Section 6565.20(C)2a Privacy: Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios.

The CDRC requires privacy glass (clouded) at the North facing window at the Living Room for the datum of 3' above finish floor to the floor.

Additional Recommendations for compliance with the Standards:

The CDRC recommends the design team return with a complete and coordinated application.