

Public Comments for Item 1 PLN 2015-00262 @ 700 George Street

- 1) The proposed exterior recessed lighting in the ceiling of the second story outdoor balcony will cause unwanted light and glare from surrounding homes (Sheet E1.0). Please don't approve this lighting in the ceiling of the second story balcony.
- 2) The one car garage does not look maneuverable (Sheet A1.0).
- 3) The entry to the primary dwelling on George Street is too tiny and does not look to scale with the rest of the residence (Sheet A3.0 Figure A). The entry off George Street should be larger in scale.
- 4) The landscape plan (L1.0) calls out the fence as slatted wood but the rendering (A1.1) shows as wrought iron. Wrought iron would not be as compatible with the architecture and materials of the home.
- 5) Similarly the first and second story black metal and glass balconies and guardrails are not compatible with the style/materials of the proposed home (A1.1).
- 6) More landscape plantings and trees should be proposed. A bare minimum of plantings (10) one gallon shrubs and 1 tree are proposed (L1.0).
- 7) The ground cover on the landscape plan should be labeled what is proposed (L1.0).
- 8) The driveway aprons at both the property line and where the ROW meets Birch Street seem very excessive at approximately 32ft and 25 ft wide respectively (Sheet A1.0 and C1).
- 9) As is typical for properties in Montara, there is a large unimproved ROW area about 20 plus feet from property line to edge of paving to both George and Birch Streets. It would be ideal to have these areas landscaped in a manner consistent with what is proposed for the landscaping for the residence (A1.0, L1.0, C1.0).