

April 21, 2004

**Planning & Zoning  
Committee of the  
Midcoast  
Community Council**  
PO Box 64, Moss Beach  
CA 94038  
*Serving 12,000 residents*

To: **Gabrielle Rowan**  
San Mateo County Planning and  
Building Division  
Mail Drop PLN122, 455 County  
Center  
Redwood City, CA 94063  
650.363.1829 - FAX: 650.363.4849

re: **PLN2004-00111**: Preliminary review  
of Major Development pre-  
application procedure for a new 12-  
unit townhouse development  
consisting of four attached units on a  
6,995.26 s/f parcel (APN(s) 047-207-  
001, 002 & 035) and 8 attached units  
on a 13,430 s/f parcel (APN(s) 047-  
207-005, 031, 032, 033 & 034) on  
the southeast corner of Avenue  
Balboa and The Alameda in El  
Granada

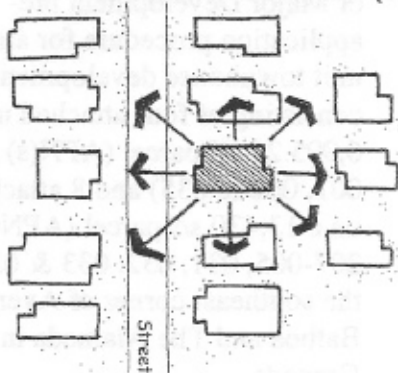
Attendance: Karen Wilson, Chuck Kozak, Neil Merrilees,  
Sara Bassler

Dear Gabrielle:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced project at our regular meeting of April 21, 2004, in preparation for the upcoming pre-application review hearing. Our main purpose was to provide comment from those who might be able to make the meeting on the 26<sup>th</sup>, and to note any problems we saw with the project and its presentation. The applicant was not in attendance. We had the following comments:

- 1) We found the plans provided to be lacking for a proper public presentation. For the community to have a good sense of what the project will be like, there should be street-level and above-ground perspectives, a more detailed landscaping plan, and profile comparison to the surrounding buildings.
- 2) It should be clearly noted that the project is in an area that has single family residential (R1-S17) zoning across the street and Commercial (C-1) zoning a block away. Many of the comparison buildings noted are in different zoning districts, with different standards and uses.
- 3) We found the project in general to tall and very out of character with the surrounding area. No attempt seems to be made to scale the project, even at the ends, to match up better with existing one and two story buildings at each end of the project.
- 4) There was no detail or information on finishes, colors, or materials. The renderings in the plan were unclear as to what the surfaces were.

- **move the proposed driveway to an area that does not effect the adjacent neighbor, any driveway impacts should be the burden of the development, not existing residents and contained within the site, not to the exterior so that one individual absorbs the impact.**
- Vicinity Map does not reflect the true intent, and should more appropriately represent the neighborhood, starting with the immediate adjacent homes, then across the street and behind, then across the street and so on.....Page 2, section 6565.20 (B) Neighborhood Character (as an example)



- Projects used in the Vicinity map should be reflective of current construction, and be at a minimum of 300' radius
- Notification should be greater than 500' radius
- Photos should be taken at an appropriate angle that truly reflect their appearance in the community (photos included were taken at angles, that enhance them in height beyond there actual impact. I find this to be misleading to the community and the County).

#### Action Items:

- Meet with the MCC to discuss progress, ideas and brainstorm
- Use the Coastside Design Review standards as a guide to blend with existing character, enhance the community, and to complement the neighborhood
- EG is a Historic community and the historic nature of the community has special status, that must be respected
- Although parking requirements for town homes is minimal, this should be revised to meet the current use of automobiles, the zoning requirements are only maximums, and should not be used to harm the existing residents or community at large.
- Traffic study for proper and appropriate road improvements