



November 8, 2004
FAX/Email

Farhad Mortazavi
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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PLN2004-00452. Consideration of a CDX and CDR to construct a 4,044.26 s/f SFD on a 9,281 s/f parcel at 242 Del Monte Rd, between Avenue Portola and Avenue Portola in El Granada. Ten trees to be removed. APN: 047-143-350, 047-143-410.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on October 20, 2004, with the applicant present.

This project is on a very steep lot, and we support the applicant's design stepping this three-level house up the hillside. However, this house will be visible from Princeton Harbor so it is extremely important that everything is done to minimize the visual impact of this project. To that end we strongly recommend the following:

- A metal roof **not** be used because this is highly reflective and will increase visibility.
- A landscape plan with replacement trees of varying sizes so that a canopy consisting of trees of significant height can regrow.
- Siding be used such as hardiplank in a color that will blend with rather than stand-out from the environment.
- The trim be finished in a dark earthy tone.
- Use a stepped retaining wall for the guest parking space so that plantings can be interspersed in the retaining wall. A Versa-lok type product in multiple color stone base should be used to construct the retaining wall not concrete.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,

Sincerely,

Sara Bassler
Chair, MCC Planning and Zoning Committee