

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

November 8, 2004  
FAX/Email

**Farhad Mortazavi**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1841 - FAX: 650.363.4849

**RE: PLN2004-00493:** CDX and CDR and lot merger to construct a 3595 Sq ft SFR including a 2-car garage. 7 trees to be removed. **APN(s):** 047-153-260.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on November 3rd, 2004. Applicant and owner were present.

Neighbors adjacent to the proposed project were present and expressed concern with the project. The project site is gently sloped and the down slope neighbor is very concerned with increased runoff, asserting that occasional flooding is already a problem. It is imperative that as a condition for approval this project not add any more water to the existing water course. The applicant must do all that is necessary to comply with this condition.

Both neighbors as well as committee members are concerned that the house design does not fit in with the scale and character of the existing neighborhood. The house to the right is 1 story, and the house on the left is mostly 1 story, with a small second story toward the back. The proposed house is rotated on the lot, with the highest façade being closest to the 1 story neighbor, accentuating the height difference.

There is no landscape plan or tree replacement plan, and the trees to be removed are not labeled on the site plan.

The Planning and Zoning Committee recommends that the applicant do the following:

1. Provide a drainage plan that directs runoff away from the lower neighbor and does not contribute any increase to the current quantity and rate of flow of water.
2. Provide a landscape plan indicating trees to be removed and providing replacement trees that will grow to a similar height.
3. Provide an outdoor lighting plan.
4. Redesign structure to consider scale and character of adjacent houses: consider stepping 2<sup>nd</sup> story back from 1-story neighbors. Consider moving garage door to front of house (street side), to minimize noise and headlights shining into adjacent neighbors property.

5. Reconsider the use of stucco for the siding of the house. The vast majority of houses in the immediate neighborhood have wood siding. After our discussion, the owner stated that he is willing to be flexible on the siding.

Overall the Committee feels that it is important that this project respect the policy that this house be compatible with the character, scale, and size of other houses in the immediate neighborhood. This neighborhood of El Granada has a rural woodsy character and it is important that this house be compatible with this environment and not stand-out from it.

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,



Sara Bassler  
Chair, MCC Planning and Zoning Committee

Cc: Dave Hirzel, applicant