

**Planning & Zoning Committee of the MidCoast Community Council**

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2 pages

**Farhad Mortazavi & Coastside Design Review**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1849 - FAX: 650.363.4849

**Case Number: PLN2004-00491**

Applicant: STEVE IACOPI

Coastside Design Review & CDX to construct a new 3,436 sq/ft single-family residence with an attached garage. **Includes removal of 24 significant trees (in response to VIO2003-00135).**

We were unable to obtain any data on the Violation listed above and have questions regarding the compliance of the violation. We are concerned about how this application addresses the tree removal violation on this project.

The above lot is heavily wooded with Eucalyptus trees on a steep slope. The applicant is requesting the removal of several trees inside and outside the building envelope. The Planning and Zoning Committee recommends the following replacement trees: **8 - 15 gallon trees, 8 - 24" box trees & 8 - 36" box trees of a species that will grow to the same significant stature, height and size of the existing trees.** We suggest a mix of species (Cypress, Redwood, Cedar or similar evergreen species) due to the following concerns:

- This is a heavily wooded site
- The application requires significant removal of soil and land stability
- The house is very large and will be highly visible without significant trees planted
- This area of El Granada is looking Moth-Eaten due to recent development and several unpermitted tree removals.
- Clarification of the trees to be removed was not submitted to the Planning and Zoning Committee. You may be provided with this information and careful review is imperative, so as not to remove any unnecessary trees.

As for the overall design of this project, the side elevations reflect a building with 3 story elevations; please refer to Page 11, Elements of Design (6565.20) in the Design Review Guidelines. We suggest the front section be lowered to minimize the overall size and mass, and that the additional 3rd story in the front section of the home be removed or relocated within the structure to create a home that visually meets the Design Review Guidelines. The home downhill appears to be quite smaller. Street elevations showing that the roof lines are in conformance and elevations that relate to one another is important, so as not to create peace-meal development.

The application states the siding is lap siding, although this is not indicated on the plans we would appreciate clarification.

In addition, the home does not have any defined style or character. We request that the applicant set a goal towards a specific style and complete that with the use of trim details, windows and/or other additional accents to give the home a specific style, including landscaping and lighting plans, prior to approval.

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