

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

July 11, 2005

FAX/Email

**Farhad Mortazavi and the Coastside Design
Review Committee**

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: PLN2005-00222: CDR and CDP (Staff Level)
for a new 2010 s/f SFD including 420 s/f garage on

a 4945 s/f parcel at 696 Francisco St, El Granada. Existing 476 s/f house to be demolished. No trees to be removed. APN: 047-241-230, 240

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on June 29, 2005 with the applicant in attendance. We have the following recommendations:

- The house should step-down the hill and follow the topography of the site. This can easily be accomplished because the modularity of the design has a distinct separation between the front and rear sections of the house, so that one part could be raised up at the higher elevation of the lot or else dropped down by one or two feet at the lower elevation.
- At the same time that the house is stepped down to follow the topography, the long roofline should be broken up. This could be naturally achieved by varying the roofline height with the section of the house that is raised or lowered to follow the topography.

We have included some design review comments because we think these items deserve emphasis, but we do not intend this list to be construed as covering all the design issues for this project. By our comments we do not intend to imply that these are the only design issues or the most important design issues for this project. We leave that determination to CDRC.

The MidCoast Community Council Planning and Zoning Committee reserves the right to submit additional comments to CDRC if we deem necessary, or to ask for hearing on this project if other issues come to light during the review process.

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