

August 11, 2005 Email/Fax

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

Farhad Mortazavi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1825 - FAX: 650.363.4849

RE: PLN2004-00578: Consideration of a CDX and DR for a 360 s/f addition/remodel of existing 1,664 s/f SFD on a 6,000 s/f parcel at 930 Ventura St, El Granada. No trees to be removed. APN: 047-293-080

Dear Farhad:

At our July 6, 2005 Planning & Zoning meeting it was brought to our attention that the above-referenced project is under appeal.

The Planning and Zoning Committee of the MidCoast Community Council originally briefly reviewed the above-referenced project on December 15, 2004 without the applicant present.

In our original letter, which is included, we asked for revised plans that the applicant said he was submitting and made some comments about the project (please see attached letter dated December 27, 2004).

Although we didn't see the revised plans, based on the appeal, our original comments regarding the "three levels of living space" still apply to this project.

Thus, we are writing this letter to ask you to please include our original letter dated December 27, 2004 in the Staff Report for the appeal of this project.

Thank you for your assistance in this regard.

Please keep us informed of any future changes, re-designs, hearings, approvals or appeals of this project.

Sincerely,



Sara Bassler
Chair, MCC Planning and Zoning Committee

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Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council briefly reviewed the above-referenced project on December 15, 2004 without the applicant present.

The applicant did tell Gael Erickson of our committee that he is revising his current plans. Please send us a full-sized copy of applicant's revised plans when you receive them so that we may thoroughly evaluate this project.

We do have the following comments regarding the current plans which we hope the applicant will take into consideration when he makes his revisions.

First, the current plans include a view room/loft, which amounts to three levels of living space in a two-story home. We feel this violates the Coastsides Design Review Standards and should be removed from the design of this project. The Coastsides Design Review Standards, Elements of Design (6565.20) (D)(1) (b) Standards (2), provides as follows:

"(2) On relatively level lots, avoid designs that incorporate more than two useable floors, excluding basements, within the maximum height limit, since this contributes to a massive or boxy appearance for the home and makes it more difficult to be in scale with surrounding one and two story homes."

According to County Council, these Coastsides Design Review Standards are no longer merely recommendations, but are enforceable standards with the force of law. We request that these standards be strictly and uniformly enforced. If these standards are not uniformly and strictly enforced, then this will undermine the whole reason for having design review standards on the coastsides. If these standards are applied inconsistently, then this will weaken these standards for all development on the coast and will provide the grounds for more appeals and delays. Thus, it is imperative that the Coastsides Design Review Standards be applied consistently and strictly to every applicable project on the coastsides.

Second, in our brief review of the submitted plans, we found the following issues:

- The exterior elevation details are not called out.
- The existing roofline is not shown and there are references to raising the roof.
- The right side setback does not comply with zoning requirements.
- The height of the project needs to be clarified.

Again, please send us a full-sized copy of applicant's revised plans when you receive them so that we may thoroughly evaluate this project.

Thank you for your assistance in this regard.

Please keep us informed of any future changes, re-designs, hearings, approvals or appeals of this project.

Sincerely,



Sara Bassler
Chair, MCC Planning and Zoning Committee