

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

April 9, 2002

Mr. Chris Magnusson
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063

RE: **PLN2001-00705:** Coastal Development Permit and Design Review for a new 5-unit **Apartment Building**. Two floors with basement garage (9 spaces), height 27'.6" where 36' allowed. **Location:** 516 Ave Alhambra, El Granada **APN** 047-204-020

The committee was pleased with the design of the building. We discussed the following concerns with the applicant and request the county to included these items within the conditions of the permit:

- As a condition of the Use Permit the landscaping be maintained
- Include 15 gallon and 5 gallon shrubs (tree sanities, ceanothus) species
- Drip irrigation system is installed for landscape maintenance
- Limit the use of the attic area to storage only
- Exterior lighting be subtle and not be highly reflective
- 24 hour lighting provided in the garage for security as this will be a gated garage
- The location of this project is in a major drainage channel for El Granada. Not to create excessive or accelerated run-off it is recommended that the rear drainage is pumped back up to the storm-drain system
- Enhance the window details
- Include a 4 color scheme of dark-earth-tone greens
- That all architectural details presented in plans will not be eliminated or minimized during construction of the permit process.

(Unfortunately, many properties recently built on the Mid-Coast, have not completed the color scheme and details as presented. These details are a very important for larger structure to minimize size and mass.)

Please contact me if you have any questions.

Karen Wilson

Chair Midcoast Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292 - Montara100@home.com