



August 1, 2002

Via email & Fax (2 Pages)

Lily Toy

San Mateo County Planning and Building Division
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re: Pre-review of a mixed use building located at the intersection of Obispo Road and Avenue Portola in El Granada – APN 047-261-030

Attendance: Chuck Kozak, Ric Lohman, Kathryn Slater-Carter, Paul Perkovic. Karen Wilson was recused. Project was presented by architect Eric Jacobsen.

Dear Lily:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above project proposal at our regular meeting of June 19, 2002. In general, we thought the presented project was a vast improvement over previous designs, especially in its adoption of historic design elements and in the increased setbacks from the street. We collected the following comments from members of the committee and members of the public:

The use of the COSC portion of the property was extensively discussed, and the validity of using this area for parking for the C-1 commercial component is still a concern to some. One member of the public thought that development in each area should be self contained and stay within its limits. It was expressed that if this plan did move forward that the conditions limiting the uses on the remaining COSC be strongly restricted to passive uses only. The suggestion was made that the remainder on the property be designated/dedicated to permanent open space.

It was felt that a detailed plan on definition of the riparian area, the associated setbacks, and drainage plans for the parking lot were needed.

Questions were raised about how the parking lot and plaza areas would be landscaped, with concerns raised that areas that would be attractive to loitering might be created. Suggestions were put forward concerning keeping sight lines open to minimize hiding areas, that lighting be adequate but unobtrusive beyond the project area, and that smooth plaza and parking areas be replaced with natural ground or cobbled surfaces to discourage skateboard, skate and bicycle use.

Concerns were expressed from a member of the public on how the proposal would affect existing views to the ocean from Avenue Portola, and we felt that more detailed

elevations and dimensioned plans would be necessary for that determination. Irregular and large stonework was encouraged for the exterior retaining walls and fence areas.

Integration of the lower level businesses with the plaza and sidewalk areas was encouraged, with the suggestion that larger window units be used to allow opening them up during nicer weather.

Overall, the committee was encouraging that the project proceed with more refined design and more complete plans.

On a note beyond what we heard at our review of this project: We had traded messages about the possibility of redefining the zoning of the parcel with a PUD to deal with the parking situation. Although I expressed that there may be concern in the community about rezoning a section of the COSC, I was not necessarily discouraging the investigation of this option. I would like to propose that this idea, along with some more detailed plans and other arrangements to examine the project (storypoles, for example) be presented to the community through our Planning & Zoning Committee to see if a use of this property and project design satisfactory to the residents could be worked out.

Please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC Planning & Zoning Committee,



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cc: Eric Jacobsen
Karen Wilson