

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

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January 14, 2003

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RE: 10-02-02 - 6b.PLN 2000-00649: Coastside Design Review for a new 2 Story, 2,961 sq/ft single family dwelling with detached 2 car garage & lot merger.

Location: 50 Feet east of Date St. Montara

APN: 036-152-280 Applicant: Jack Chu Owner: Jeffrey Fanning

First, let me apologize for the lateness of this letter – It was a project that I kept losing track of due to all of the issues around this project; fire hydrants and water extensions, tree removal violations, stream culverts, and the house plans. There are still many outstanding issues, which we will discuss in a follow-up letter. I regret any inconvenience caused to the applicant and to staff. Thank you for following through and continuing to remind me about this.

The above project was reviewed by the planning and zoning committee on October 2, 2002. The following comments are our remaining concerns and suggestions:

Landscape Plan: Should include a glossary of species, size and quantity of plantings. This is a very sensitive area and it is necessary to restore the area with as many native species as possible. The suggested 5 gallon trees and shrubs are inadequate for the project and area. There has already been an un-permitted tree removal by the owner and the committee suggests that a minimum 24” box or 3-15 gallon trees are included in the plans for each tree removed. This amount of restoration should also include adequate drip irrigation. There are additional trees that are proposed for removal, and these are currently not shown on the plans. We request these be included and permitted properly.

House Design & Application: With this latest revision, the application and plans no longer agree. As we now understand it, the current project has lap siding, fascia, gutter, trim, door and corner trim at a 6” width, with an additional sill and apron detail. We would like to have these details noted in any approval of the project.

Color: As no samples are given in the file and the color is listed as Spanish Sand, we don't know exactly what that color is. We request that is color be evaluated so that it is of a darker earth tone in a 3-color scheme to blend with and harmonize with the natural wooded area of this project, while not duplicating any of the other proposed homes in the vicinity. (There is a Martin Seynour exterior color pallet in the color book in the planning office for reference with color appropriate for the area. I will forward a pallet suggestion if necessary).

Window, Door and Detail: The window choice with a 3 panel upper detail is very nice and we encourage the County to ensure this and all details remain during the application process and construction.

Lighting: No exterior lighting plans have been included or submitted. We suggest that all exterior light, be capped so that light only reflects down.

Drainage Issues:

Additionally, this home is sited at the Point-Of-Highest-Impact for the drainage problems under the home on Franklin including the rapidly flooding Date, Cedar and Harte streets. We feel these issues have not been resolved and any drainage and run-off plans must exceed the county's minimum standard to ensure that no additional rate, flow, speed or quantity of water leave the site during maximum rain fall.

We encourage this project be conditioned so that all exterior details are completed as specified and that **NO** counter or staff level changes are issued during construction as not to affect or change the look of the project as presented.

The committee feels the applicant has addressed most of the issues around the design of the house. To save the applicant time, the chair of P&Z can independently review the lighting and landscaping plans.

This project, and all others in the area currently being reviewed by Planning, Building and/or Public Works, need to work cohesively to ensure that new development in the area does not impact any down-stream neighbors or residents. Currently, there are approximately 6 new homes in the process of obtaining permits. We recommend all projects in this development should be considered and reviewed cumulatively (as with a sub-division) including the effects on public and private services, maintenance, and long range implications of drainage and environmental impacts. There are still many undeveloped parcels in the area that should also be considered during this process.

Sincerely,

Karen Wilson
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