



April 28, 2003

To: Sara Bortolussi

SMC Planning and Building Division
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re: PLN2003-00074: Coastal Development Permit and Design Review for a new pre-manufactured 2-unit duplex and the removal of 6 trees on a 5,000 s/f parcel on the east side of Coronado Ave between Isabella and Ave Cabrillo in El Granada. APN(s) 047-272-160 & 170.

Sara:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 04/02/03, and we had the following comments:

We felt that despite the designation of only 1 bedroom each, that both of the units would very likely be used as two-bedroom units, especially as each has two full baths, extra hall closets and outside access to the “den/office”, and we recommend that this project be reviewed as 2 two-bedroom units. In light of this, we do not feel that the proposed parking would be adequate – both units could have two cars, and the only extra parking space would be in the driveway in front of the single-car garages, creating a tandem-parking arrangement, so we do not really consider there to be four spaces. This could be worse, as many garages are used for storage or work areas, which would force cars out into the street.

We recommend the house design would be improved with some more work on the front entranceway, with a small entrance shed roof and some more extensive landscaping (see below.) Any further detail and decoration to the sides and rear would be encouraged. Lighting for the front, garages, and side entrances should be kept subdued, ground directed, and area-specific.

We do not support the proposed removal of the tree at the front of the lot – it’s retention would not impact the structure or its construction, it appears to be in good health and well balanced despite it’s double-trunk, and is one of the tallest and most impressive eucalyptus in the area. If there is an issue with the integrity or health of the tree, we would request an arborist’s report on the condition.

The other double Eucalyptus at the center of the lot seems equally healthy. If, because of the parking constraints the project were to be restructured as a smaller building with 2

one-bedroom, one bath units, it might be possible to work their placement around this tree.

The submitted landscape plan is adequate in it's coverage, but we would discourage the use of the iceplant for groundcover and suggest a mix of non-invasive bunch grasses, flowering low shrubs, herbal perennials and flowering annuals. Replacement trees should be taller species to maintain the existing canopy in the area and varied – the evergreen ash is a good start, and alders, maples, redwoods and cypress should also be considered. An adequate irrigation system to establish and maintain the new plants should be included as part of the plan.

In general, the Committee thought that this project was headed in the right direction in terms of neighborhood compatibility in size, scale, and need, and we look forward to reviewing any revisions and additions to the plans.

Thank you for your help, and 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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