

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

August 13, 2003

To: **Farhad Mortazavi**
San Mateo County Design Review Officer
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

re: **PLN2003-00283**
CDRC Agenda item 6, 8/14/03

Farhad:

The Planning & Zoning Committee of the MidCoast Community Council reviewed this project to provide input in the absence of a community representative from El Granada for the CDRC. We had the following comments:

We found this project difficult to review, as there was no site plan provided and a number of inconsistencies in the drawing.

We do not feel that the design follows the topography of the lot, and should be stepped down further in the rear sections. The plans did not clearly indicate existing or finished grade levels.

Tree removals were not indicated on plans – two large clusters of trees on the lot had recently been removed, and we could find no record of permits for this. Conditions will be required for protection of the remaining trees during construction.

The plans should include a cross section - there are many inconsistency with the elevations provided (fire places & chimneys come and go, rear deck post's are inconsistent, etc.)

The clerestory sections in the rear of the house present large unbroken vertical surfaces, and create an unnecessary exterior bulk and volume to the house in excess of it's actual FAR. The effect of interior light and room could be achieved by down-sloping roofs and skylights instead.

The plans indicate on the side elevations a substantial difference between existing and finished grade at the rear of the house. Height measurement from existing grade to the top roof line at the rear exceed 34'. No indication is given of any retaining walls or how the difference in grade is to be accomplished.

We recommend this project be continued so that a complete and consistent set of plans can be submitted and reviewed by the Coastside Design Review Committee and the MidCoast Community Council in the absence of a Community Representative for El Granada

Thank you for your help, and please keep us informed of any further developments, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive style with a large, looping initial "C".

Chuck Kozak
Chair, MCC Planning & Zoning Committee
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