

**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: **PLN2003-00724**
CDRC Agenda item 5, 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:

Roof Line - Adding a hip-Roof to the front and rear elevations will improve the overall appearance of the home, shortening the exceptionally long roof line and adding better articulation to the building. Hip roof lines on the right and left elevations will also help give the home more articulation and style.

Trim Detail – The plans provided do not specify the size of the window, door, trim, gutter, fascia and corner detail. We suggest this be specified at 6” to give the home a more defined style and avoid a track home appearance.

Second Story over hang – Add an base architectural detail to the pop out on the Right Elevation so it does not appear to be hanging off in mid-air

Landscape and Lighting Plans – These were not included in the plans we were provided and should be evaluated prior to approval.

Architectural Detail – The house design is missing a defined style, and we suggest detail be added to the windows – this, in addition to larger trim and hip roofs will help create more of a cottage appearance.

Porch Detail – No porch details have been included in the plans. What are the proposed finish colors and materials? Do they help create a style and design?

Garage Door – The garage door is the primary view from the street- windows and a higher grade door are recommended.

Set Backs – This house would be better sited between the two existing homes if the setbacks were split on both sides rather than pushed over to one side or the other.

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 initial "C".

Chuck Kozak
Chair, MCC Planning & Zoning Committee
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