

February 29, 2000 Fax: 1 page

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.4161 - FAX: 650.363.4849

re: PLN2000-00078 - A Coastside Design Review for a 2370 Sq. ft. 3-level single- family residence with a 2-car attached garage on a 14,000 sq. ft. parcel located at 123 El Granada Blvd. in El Granada. APN 047-192-450

Lily:

On 2/15/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application.

1. The house design in general was well-sited and designed for the parcel's topography.
2. The committee would like to see the same level of detail and enhancement on windows, decks and balconies on all sides of the house, not just the front.
3. The committee found the project as presented to be within the scope of existing zoning regulations and land use of its location. We would like to see the design enhanced along the lines of the above suggestions before the project is approved.
4. The committee recommends the applicants clean out the invasive French Broom and Eucalyptus saplings that cover the lot at the present, and encourages the use of native vegetation in stabilizing the steep slopes of the parcel.

Please keep us informed of further developments, and thank you for your help with this project.

Chuck Kozak
MCC Planning and Zoning Committee Chair
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