

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Dave Holbrook**
San Mateo County Planning and Building Division
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re: **Pre-Application Review** for a new 2-story 2453 sf. duplex including attached garages on a 4450 sf. parcel on the east side of Avenue Balboa approximately 50% south of The Alameda (between Coronado and The Alameda) in El Granada. APN(s) 047-207-040, 050

cc: **Fred Strathdee**

Dave:

At our meeting of 3/7/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced project in a pre-application review. Project Architect Fred Strathdee was in attendance.

In general, the committee thought the proposal to be well designed and sited for its area, especially in that it was not much larger than a regular house on the lot. We had the following comments:

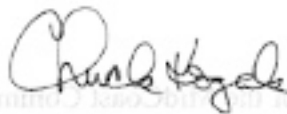
1. Concern was expressed about the 25' wide parcel (047-207-030) immediately to the south of the subject property on Balboa. This property is under the same ownership as APNs 047-207-060, 070, 080, 090, and is, according to Mr. Strathdee, not for sale as the owners are considering it as an access driveway for development on the other properties. Our worry is that if the subject property is developed, it would isolate this parcel along Balboa, and it could be sold off separately as a substandard parcel as it does not appear to be merged with the others under the same ownership.

The committee recommends that the two owners consider arranging some sort of land swapping to reconfigure the parcels to avoid the creation of substandard parcels of this type. If this cannot be accomplished, then we would like the County to caution the owners of 047-207-030 of the limitations of development of this parcel should Mr. Strathdee's project proceed as presented.

2. Regarding the design of the proposal, the committee had several recommendations:

- The garage doors should be of the carriage style, and varied slightly from one another, and to avoid a continuous look to the wall, the doors should have overhangs or be set back in the wall
- The north elevation should feature a belly band, and the trim should be larger and continuous between elements, with more windows and transoms.
- In general, design elements that accentuate the difference between the levels should be continuous around all sides of the buildings, and the structure and level of trim should extend to all sides as well.

With the above comments, which we would like to see incorporated in the project when it is submitted to the County, the committee found that the project as presented at this time would seem to be an appropriate use of the property provided that the issues raised were adequately addressed. Thank you for your help, and please keep us informed of any further developments concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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