

Planning & Zoning Committee of the MidCoast Community Council
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Fax: 2 Pages

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2000-00911: Coastside Design Review for a new 2-story 2,830 sf. single-family-residence including attached garage and the removal of 1 significant tree on a 5000 sf. parcel on the south side of the 500 block of Columbus St. (between San Carlos and Ferdinand) in El Granada. APN 047-135-080

Lily:

At our meeting of 3/7/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application. Representatives of the applicant and property owner were in attendance. We had the following comments:

1. In general, the committee thought the house well designed and sited for its location. We would like to comment that we like the idea of the balanced cut & fill that is proposed, to minimize the movement of grading material on or off the site, but we hope this does not come at a cost a higher than necessary downslope elevation..
2. We are concerned about the drainage in the area, as this is a steep street that drains into an area that has an existing flooding problems during winter storms. We recommend that appropriate conditions be added to approval to minimize storm runoff from the development, both during and after construction.
3. Because of the few trees in this area except in the immediate location of this parcel, we recommend that, in addition to any required landscaping, that the tree to be removed be replaced with a larger tree planting of minimum 24" box size, of a type that will grow to the equivalent size of the one removed.
4. The committee recommends that the house, because of its prominence on this hillside, be painted in a 3 to 4 color scheme, darker to lighter from the lower levels to the top, to help minimize visual effect of the mass of the house. We recommend that the applicant avoid flat color schemes of single colors or gray or blue.

- 5 The committee would have liked to have seen the landscape plan referred to in the application, but it was not included on the site plan. As a side note, we noted that the boxes on the Environmental Information Form for “Create dust, smoke, fumes, etc...”) was checked “no”, when it should be yes, at least for the construction phase.

With the above comments, which we would like to see included in the conditions of approval for the Design Review, the committee found the project as presented meets the Zoning requirements and land use designations of its area. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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