

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

April 10, 2001

Fax: 2 Pages

To: **Ms. Lily Toy**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1841 - FAX: 650.363.4849

re: PLN2001-00010: Coastside Design Review for a new 3-story 3,660.5 sf. single-family-residence including attached garage and the removal of 14 significant trees on a 9,134 sf. parcel on the south side of El Granada Blvd. (above San Pedro) in El Granada. APN 047-181-800

Lily:

At our meeting of 3/7/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application. Applicant Tom MacCaffrey was in attendance. We had the following comments:

1. In general, the committee thought the house was not topographically sensitive to the steep slope of the lot, and was unnecessarily boxy and too tall in the rear. Considering the size and depth of the lot, we felt that there was plenty of room to step the house down the hillside with at least one, if not two steps, by extending the lower levels to the rear, and still achieve the amount of interior space desired. Other than the slope issue, we found the house in general well designed and attractive.
2. Because of the large numbers of trees proposed to be removed, we would like to see a condition requiring phased removal and replacement, with as large as replacement trees as possible – at least 24” box size – to minimize the time of the loss of tree canopy to the area and to also help stabilize any drainage or erosion problems that the removal of that many trees would certainly present.
3. 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, and the other boxes checked “Yes” were not explained on the reverse of the form as required.

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.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037

Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com