

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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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: **PLN2001-00033:** Coastside Design Review for a parcel new 1-story 2,175 sf. pre-manufactured single-family-residence including site-built attached garage and lot merger on a 6250 sf. parcel on the east side of Madrid Ave. approx. 110 feet north of Sonora Ave in El Granada. APN 047-049-180

Lily:

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

1. The committee found the design of the house to be compatible with the surrounding area, which has a number of these type of manufactured units already in place. The applicants were able to provide us with photographs and material samples that clearly showed the exterior design and color scheme of the house. The only comments we had was that we would like to see a stronger and more comprehensive trim package incorporated and that the applicants endeavor to differentiate this house as much as possible from similar ones in the area.
2. We recommend that a distinctive landscaping plan be developed for this project, to also help differentiate the house from others in the area, and minimize the “manufactured home” look.
3. It is an ongoing issue that the plans that are provided for these projects, especially the exterior elevations, are woefully inadequate and often misrepresentative of the unit to be built. We would encourage the County to require more comprehensive and accurate plans and descriptions of the units, including representative photos (easily obtainable from the manufacturer) along with material and color samples when feasible.

With the above comments, which we would like to see included in the conditions of any approval for the project review, the committee found that 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  
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