

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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July 9, 2001

Fax: 2 Pages

To: **Ms. Lily Toy**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

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**re: PLN2001-00206:** Reconsideration of completed application and possible redesign of a Coastside Design Review for a new 3277.5 sf. single-family residence including attached garage and the removal of three significant trees on a 6,700 sf. parcel on the north side of Palma St. between Del Oso and Ferdinand in El Granada. APN(s) 047-214-090, 100, & 200.

Lily:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed again the above referenced application. We had the following comments:

The committee was presented with an alternative design by the applicant, which addressed many of the issues we had with the original proposal. The new design (attached) steps up the house from the street as opposed to the straight, tall & looming face of the original. The committee endorses this design approach if utilized for the final proposal, and would not be adverse to see the top floor moved even further back onto the lot. There is some amount of lot coverage and rear setback room to work with, and we feel this is a reasonable alternative that would bring the house into conformance with existing Design Review regulations as well as the basic principles of the new zoning regulations.

We also recommend the use of siding or shingles for the house instead of the proposed stucco to keep more in character with other development in the area and soften the visual impact of the house as seen from the street. We also recommend the bay window shown on the side of the new design be scaled to match the size of the front windows at the same level, and the addition of a full bellyband trim around the house between the two floors.

We still feel that the proposed tree removal at the front of the house is not necessary, and that there are options in term of relocating the garage or altering the driveway design to avoid removal of the tree, especially in consideration of the house being redesigned as described above. This approach would be more in conformance with existing Design review regulations that require a sensitivity to

existing site vegetation and characteristics.

If the tree is removed (which we do not encourage) we would recommend a condition of the planting of two minimum 24" box trees on the street in addition to the normal one-to-one replacement. The trees are a very established part of the character of this street, and any new development should respect that character and be required to preserve it.

With the above comments, redesign and conditions added, the committee finds the project as presented meets the zoning regulations 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.



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Attached: new proposed partial right & left elevations.