

## 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

Redwood City, CA 94063

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**re: PLN2001-00222:** Coastside Design review for a new 3-story, 4,295 sq. ft. single-family residence including detached garage and a 304 sq. ft. deck, and the removal of three significant Eucalyptus trees on a 9,375 sq. ft. parcel at 257 Del Monte Rd. (above Avenue Portola) in El Granada. APN 047-141-340.

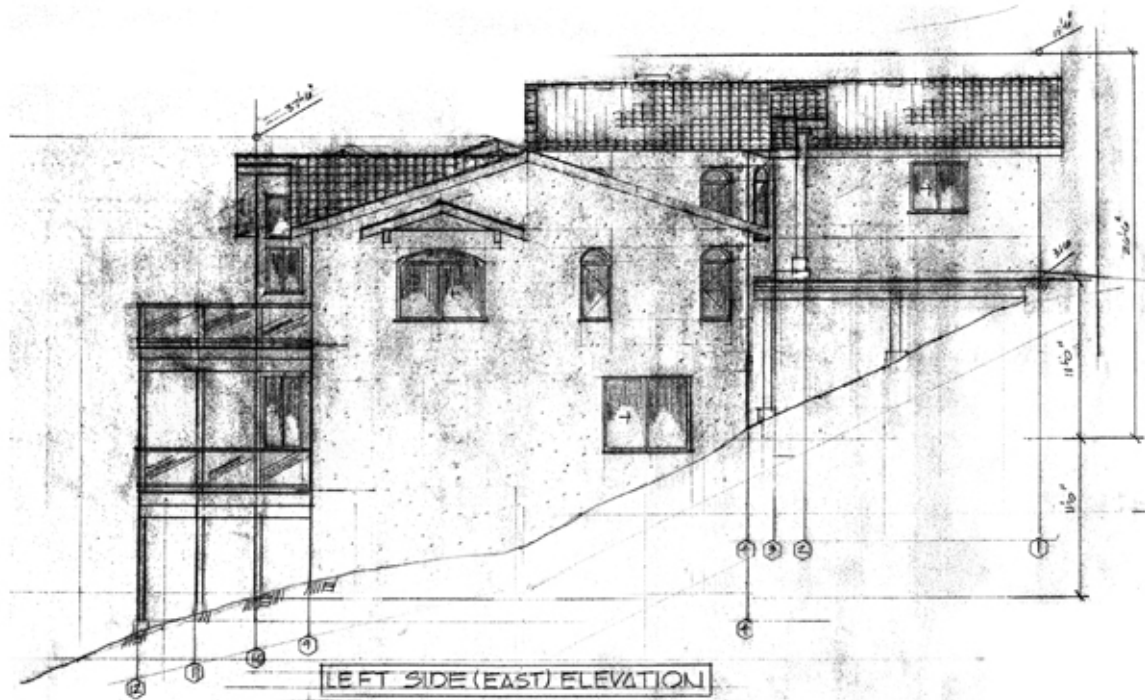
Lily:

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

The committee felt that the design was essentially a house designed for a level house that was placed on a sloped lot. This is indicated by the 39.5' height at the rear of the house. We did not feel the house situated with respect to the topography of the parcel. We would like to see the house restructured to more closely conform with the lot.

As presented, the applicant has about 5% lot coverage remaining and substantial room in rear (39' to the ear setback line), which would allow the house to be reconfigured somewhat to extend to the lower floor farther back into the parcel while eliminating the extent the top floor extends back, or the two floors of the existing design could be lowered below the level of the proposed garage. An example of this concept using the design's right elevation is included below, but only as a reference. We also feel that this design would enhance and simplify access to the applicants' rear yard from within the house.

We were also concerned about the removal of the trees as proposed, and recommend that any approval be conditioned not only on the replacement of these trees, but with larger trees (24" box or higher) that would more immediately replace the function of the removed trees in terms of habitat, shade providing, rain absorption and erosion control. In particular, we recommend that work be required in the rear yard area where the trees would be removed to control erosion and storm runoff, both during and after construction.



We would also discourage the use of light-colored stucco finishes in this area unless extensive detailing and color contrasting is applied and a dark tone is used. The houses in this area are becoming very visible from Highway 1, and we feel that a more naturally-toned color and material should be used to help the building blend in with the background landscape of the hillside. We would recommend a hardi-plank or shingle siding instead.

With the above comments, which we would require to see as conditions of any further consideration of this project, the committee finds the project as presented to be in conformance with the zoning regulations and land use designations for 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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