

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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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: **PLN2000-00897:** Coastside Design Review for the construction of a new 3-level 2674 sf. single-family residence (including a detached 380 sf. garage) and the removal of 4 significant trees on a 5,076 sf. parcel at 1138 Columbus (west side of Columbus between Santa Maria and Isabella) in El Granada.  
APN 047-275-420.

Lily:

At our meeting of 7/18/01, 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 new plans, data, and an alternative design by the applicant, which addressed some of the issues we had with the original proposal. With the new design, we would still recommend that the house be stepped on all three levels in the rear, as this property is very visible to much of the neighborhood from the rear of the lot. This would require extending or sliding the lowest level back into the lot to minimize the tall rear face and help the structure conform better with the hillside on which it is situated.

The committee liked the general plan for the exterior design and details. We also recommend the use of lap cedar siding or shingles for the house with a distinct contrasting trim to help further breakup the mass of the house and differentiate it from the developing row of similar-sized houses on this block.

We would like the applicant to retain all trees possible in the rear of the property to screen the house from views from below, and the applicant has agreed to plant minimum 24" box replacements for the trees that will be removed. The large 36" pine toward the front is a significantly visible tree on the block, and contributes to the rapidly disappearing shade canopy of this area. We recommend that project approval be conditioned on the providing of trees at the front of the lot sufficient to replace this canopy loss at the street.

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.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with a large initial "C" and "K".

Chuck Kozak, MCC Planning and Zoning Committee Chair

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