

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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August 7, 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: PLN2001-00333: Coastal Development Exemption and Coastside Design Review for a new 2993 sq. ft. 3-story single-family residence including attached garage and the removal of 6 significant trees on a 8243 sq. ft. parcel at 515 El Granada Ave in El Granada. APN 047-152-350

Lily:

Sorry for the delay on this. At our meeting of 7/18/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The Committee was presented with revised plans of the design by the applicant. which addressed some of the issues on the structure conforming with the topography of the lot. In general, we thought the house was attractive and well designed. We are still concerned with the three level element at the rear of the house, and we would like to see this broken up by further stepping the design, either bringing the lowest level out into the yard more or moving the top levels forward.

On the steep lots in this area, we are very concerned that steps be taken to protect the property and those adjacent from excessive erosion and storm water runoff from the construction of the houses and the removal of the trees and loss of tree canopy. To help minimize erosion and runoff we would like the applicant to retain all trees possible in the rear of the property (to also 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 committee appreciated the differentiation of this design with the one proposed immediately adjacent (PLN2001-00334), and we encourage that the house be varied in colors and exterior materials as well. To this end, we worked out suggested color schemes for the two houses, which are attached to these letters.

We would also like clarification on the setback requirements concerning the roadway easement at he front of the property. Our understanding is that setbacks are

to be measured from the edge of travel easements, and we would like to verify that, if this is true, that this project meets those requirements

With the above comments, redesigns 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 the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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