

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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August 15, 2001

Fax: 2 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1853 - FAX: 650.363.4849

re: **PLN2001-00062:** Lot Merger, CDP and Coastside Design Review for a new 2453 sq. ft. duplex on a ~4450 sq. ft. lot at Ave Balboa and the Alameda in El Granada. APN 047-207-040 & 050.

Miroo:

At our meeting of 8/1/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. Project applicant Bruce Stebbins was in attendance. We had the following comments:

The committee found the project well designed, and appreciated the residential look for a multi-unit building. The addition of the belly band, window boxes and trellises also contribute to this effect. We would also recommend that the three garage doors be as detailed as possible. We discussed and agreed upon the use of carriage-style doors with the applicant.

We recommend the addition of windows on the north elevation (in the stairwell, in the 1<sup>st</sup> floor den and the 2<sup>nd</sup> floor bedroom of the units on that side) to break up the large wall and allow more light into the building. One window is shown in the stairwell in the floor plan supplied, but is not illustrated in the elevation drawing.


There was no specification for exterior colors in the received application other than "earth-tone" – we discussed a color scheme of a darker olive color with almond trim, with a slightly lighter hue to the upper floor to lighten the look of the house. We thought these would work well with the setting of the building in the midst of the wooded parkways of El Granada.

The committee thought that a landscape plan would be necessary to complete this application. We discussed with the applicant the use of street level trees, especially in the area between the two driveway entrances and flanking these entrances, in the backyard for shade, and the use of bushes and shrubs along the property lines for privacy and to soften any fencing.

In general, we find that a finished landscape plan and specific color choices are necessary for the determination of community compatibility and the final assessment of a projects impacts on the neighborhood, and we hope that projects can be referred to us with these elements included. In this case, members of our committee would be happy to consult with you and the applicant to review submitted landscaping and colors for conformance with these recommendations.

We would also recommend that the owner and applicant continue pursuing the possibility of purchase of some or all of the parcel to the south (047-207-030) to bring this lot up to full zoning specification and prevent the creation of a “land-locked” substandard parcel.

With the above comments and recommendations for conditions, 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 that reads "Chuck Kozak". The signature is written in a cursive, flowing style.

Chuck Kozak, MCC Planning and Zoning Committee Chair  
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