

# Planning & Zoning Committee of the MidCoast Community Council

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August 22, 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

650.363.1841 - FAX: 650.363.4849

**re: PLN2001-00253:** Coastal Development Exemption and Coastside Design Review for a new 5050 sq. ft. single-family residence including detached garage and the removal of an undetermined number of trees on a 9447 sq. ft. parcel on San Pedro Ave in El Granada. APN 047-181-860

cc: Maxwell Beaumont – fax 510.652.5111

Lily:

At our meeting of 8/1/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee felt that the project was basically well designed, and we would encourage any enhancement that would further the stepping down of the design to the hillside that it sits on. We realize that this a problematic site, because of the slope, special access requirements and configuration of parcel.

Some committee members expressed concern with the zero setback and size of the detached garage, and some discussion was given to the possibility of moving it back into the lot if possible. Additional off-street parking was discussed, and whether it would be allowed on the public utility easement that crosses the “front” of the property. An idea from the applicant of supplying further onsite parking in the area in front of the center patio area raised the concern of the size of the retaining wall necessary to accomplish this while protecting the patio.

Other concerns were expressed on the maximum size of the building (FAR of 49.2% under the current interim ordinance and an averaged height of 28’ and an actual maximum of 37’) that would allow little flexibility for redesign or needed modifications that might arise during construction.

The committee would like to see a condition for a functional replacement plan for the 32 trees that would be removed – the net effect of removing this many trees could be severe on runoff and erosion and area, both from the loss of groundwater retention and the loss of the protective rain absorbing canopy. Replacement trees

should be of a size and species sufficient to mitigate the loss of canopy and ground cover within a reasonable time after construction. We would also like to see a condition to protect the remaining trees, both for runoff protection and to shield the house from view from below.

No colors or finishes were supplied on the application as we received it. The houses in this area are becoming increasingly visible as trees are removed for their construction. Applicant offered to return to a future MCC P&Z meeting with color samples.

With the above comments and recommendations for conditions, the committee finds that 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  
POB 370702, Montara CA 94037

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