

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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September 17, 2001

Fax: 2 Pages

**To: James Singleton**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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**re: PLN2001-00355:** Variance to allow a 6 ft. rear setback where 20 ft. is the required minimum, Coastal Development Permit and Coastside Design Review for a new 4830 sq. ft. 3-story single-family residence including garage on a 12,158 sq. ft. triangular parcel at 270 Del Monte Rd. in El Granada.  
APN 047-143-400

**cc:** Tom Taylor (fax: 415.243.4411)

James:

At our meeting of 9/5/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found the house well designed, and found that, considering the orientation and placement of the parcel, that we would have no trouble with the variance requested with the project as presented. An essential component of this decision is based on reverse orientation of the neighboring parcel and the generous setbacks provided on the other sides, and we would request that these setbacks be conditioned as permanent limitations into the approval of this variance to avoid future expansion of the building footprint.

In regards to the flat roof of the design: in this instance, the FAR and coverage of the proposal is well below the required limits, but if this house were on a smaller parcel, the inherent problems of the precedent of allowing this sort of design would begin to be manifest. The tallest part of this house, at only 27', actually has three full floors at that point. On a regular, flat residential lot, this would allow a building of uncharacteristic height, mass, living area and daylight-blocking that would not be possible with the regular required pitch-roof. And although we found the design of the house to be very well done and well suited for its location, we cannot recommend going ahead with this feature without the development of regulatory safeguards in conformance with existing LCP and Zoning policies to ensure that this does not become a problem in other areas.

At this time, the project site is minimally visible from Highway 1, but it can be

expected as other parcels in the area are developed and the existing tree cover is gradually removed that the homes on this hillside will become much more visible from the Highway and from the neighborhoods below. We are seeing this effect on the buildings that have been constructed along El Granada Blvd.

For this reason, we would like to see extensive landscaping that would effectively shield the house from potential future visibility from the Highway area, as well as maintain the effect and density of the existing tree canopy for stormwater control and erosion control.

Also for this reason we would like a tighter specification of the colors and materials for the project to ensure that they would be shades of “gray” that would be unobtrusive and blend well with the surrounding landscape and background.

With the above comments and recommendations and ideas, the committee finds that although we can agree to the granting of the variance to the rear setback in this situation, the flat roof design would set an inappropriate precedent for the misuse of this design element. We feel that there may be limitations, perhaps on the height of any flat-roof section of a building design, that if implemented might allow this type of creative design. We would be happy to assist in exploring the possibilities of a solution in any way we can. 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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