

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: PLN2000-00494: Coastal Development Exemption and Coastside Design Review for a new 2614 sq. ft. 2-story single-family residence including garage on a 4875 sq. ft. parcel at 539 Santiago Ave in El Granada. APN 047-291-350

Lily:

Sorry for the delay on this one. At our meeting of 8/15/01, the Planning & Zoning Committee of the MCC re-reviewed the above referenced application. We had the following comments:

The committee felt that the project was basically well designed, and was a significant improvement from the original design submitted last year.

The location of the house on Santiago is a visually prominent, and views of the house will be visible from Highway 1 across the Mirada Surf Property. For this reason, we would like that extreme care be taken with the final approved finishes and materials to minimize the visual impact of the house. Specifically, we recommend the use of a darker, warm tone for the body of the house with a light trim to minimize the bulk, and the redesign of the chimney enclosure in front so that the enclosure goes straight up on both sides to create a bay effect and eliminate the visually jarring taper.

The sides and rear are straight up from the ground floor footprint, raising some concern about the lack of second level articulation. At the least, on the right elevation, we would like to see a dormer added above the kitchen area to help break up the long roof line, and a belly band added along the side and rear elevations to differentiate the two floors.

Aside from these design recommendations, the committee would other conditions that the existing well (which would wind up under the new house) be properly decommissioned and that the shed in the rear yard be verified for conformance to existing regulations for accessory buildings and brought into conformance if needed.

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 the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair

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