

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 1, 2001

email: 2 Pages

To: **Ms. Lily Toy**

San Mateo County Planning and Building Division

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**re: PLN2001-00440:** Coastal Development Exemption and Coastside Design Review for a new 5118 sq. ft. 2-story single-family residence including garage and the removal of 21 trees on a 9417 sq. ft. parcel on Del Monte Rd. above Avenue Portola in El Granada. APN 047-141-350

Lily:

At our meeting of 9/19/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found the house generally well designed and sited, and compatible with other residential development in the area. If stucco is used as the final material for the exterior, we would encourage a very heavy detail treatment to minimize the flat-wall look that can often happen from stucco treatments as opposed to a siding or material with a horizontal orientation.

We would recommend as conditions that the house colors be warmer earth tones to better blend with the landscape, as the houses in this area are becoming increasingly visible from the neighborhoods and the highway below. We would recommend a three-color scheme, with darker colors on the lower level and a roof trim color close to the roof material color, both to minimize the bulk and the visible impact of the house.

We also recommend that the rear of the house utilize a step-down design to the rear to better integrate it with the topography of the lot and provide easier access to the rear yard. Although there is little lot coverage room to work with, this could be at least partially accomplished by dropping the center of the lower level deck down about half way to the yard level.

Regarding the trees on the lot, a site visit revealed that the stand on this lot has been isolated by the clearing of all other trees on the surrounding hillside. As these had once been in the interior of a grove, they had grown very tall and spindly. With the loss of any buffer from other surrounding trees, they are now very susceptible to wind damage. The owner and the neighbors below have a

valid concern about the threat these trees pose during the coming winter months.

In discussing the situation with the owner, the committee agreed that it could support the following plan for the coming winter:

1. Allow the owners to immediately remove the trees that are a safety threat (as determined by a qualified arborist) by cutting them down 6 feet above the ground. The 6 foot stumps will be required to be left during the coming winter season to help provide erosion control and ground stabilization.
2. Complete and effective winterization of the parcel is accomplished by the end of the month to control erosion, storm runoff, and potential damage to the properties below. This would include the weatherizing, and possible re-contouring or swaling of the access road that crosses the property to control water runoff impacts.
3. Project approval would be conditioned to require in the landscaping plan a minimum one-to-one replacement of all trees removed, with significant trees replaced by minimum 24” box specimens or their equivalent in adequately sized, located, and healthy Monterey Pines sprouts already growing on the property. the landscape plan should re-establish at least the general level of vegetation of the parcel with further trees and shrubs to re-establish the canopy and control erosion and storm runoff.

With the above comments and recommendations, the committee finds no issue with the project as presented and that it 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.



Chuck Kozak, MCC Planning and Zoning Committee Chair

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