

San Mateo County Environmental Services Agency

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: JOHN STEADMAN

Phone, W: (650)743-2275 H: (650)726-0905

Address: P.O. Box 370301
MONTARA, CA
Zip: 94037

2. Appeal Information

Permit Numbers involved:
PLN 2003-00344

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

Date:

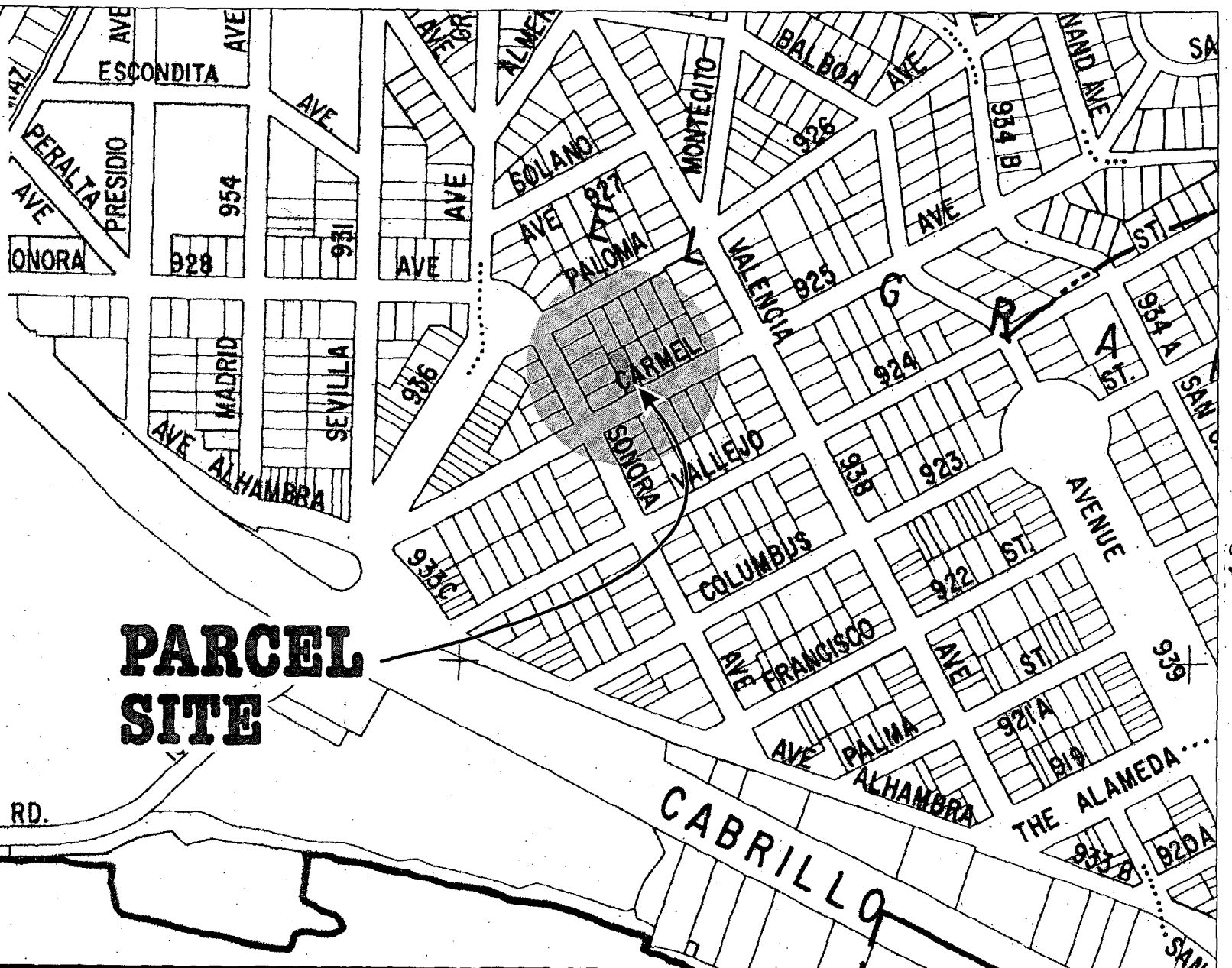
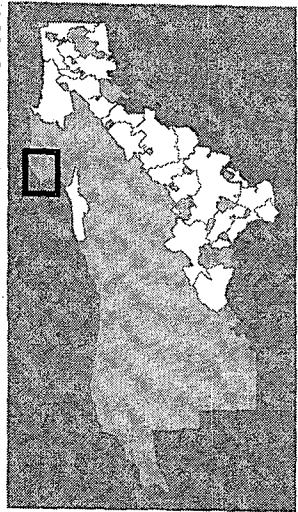
made on 2/25 ²⁰⁰⁴ to approve/deny the above-listed permit applications.

[Signature]
2/25/04

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

ZONING REGULATIONS 6565.1 THROUGH 6565.9 FOR THE COASTAL ZONE STATE THAT "UTILITIES WILL BE PLACED UNDERGROUND WHERE APPROPRIATE TO REDUCE THE VISUAL IMPACT ON OPEN AND SCENERY AREAS." I AM BEING REQUIRED TO PLACE UTILITIES UNDERGROUND IN AN AREA I BELIEVE IS NOT APPROPRIATE AT SIGNIFICANT ADDITIONAL EXPENSE TO ME, AS WELL AS SIGNIFICANT DISRUPTION TO THE NEIGHBORHOOD.



**PARCEL
SITE**

San Mateo County Planning Commission Meeting

Applicant:

File Numbers:

Attachment:

C



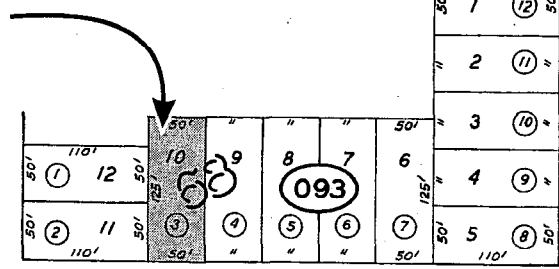
TAX CODE AREA

PALOMA AVE.

47-9

PROJECT PARCEL

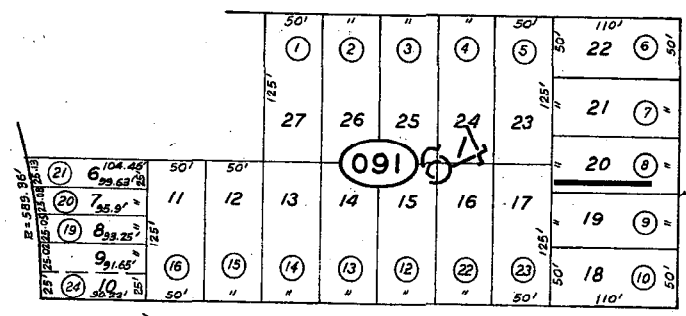
6



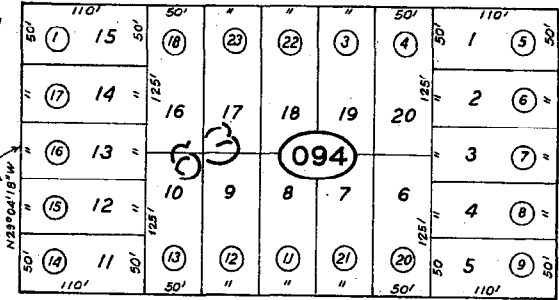
AVE.



CARMEL

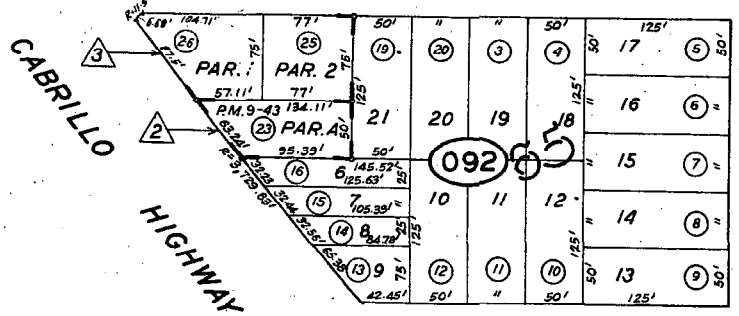


AVE. S



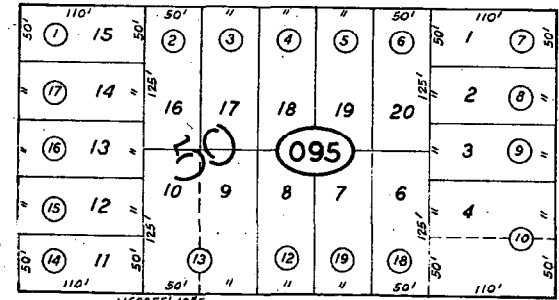
AVE.

VALLEJO



COLUMBUS

SONORA



ST.

VALENCIA

ST.

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

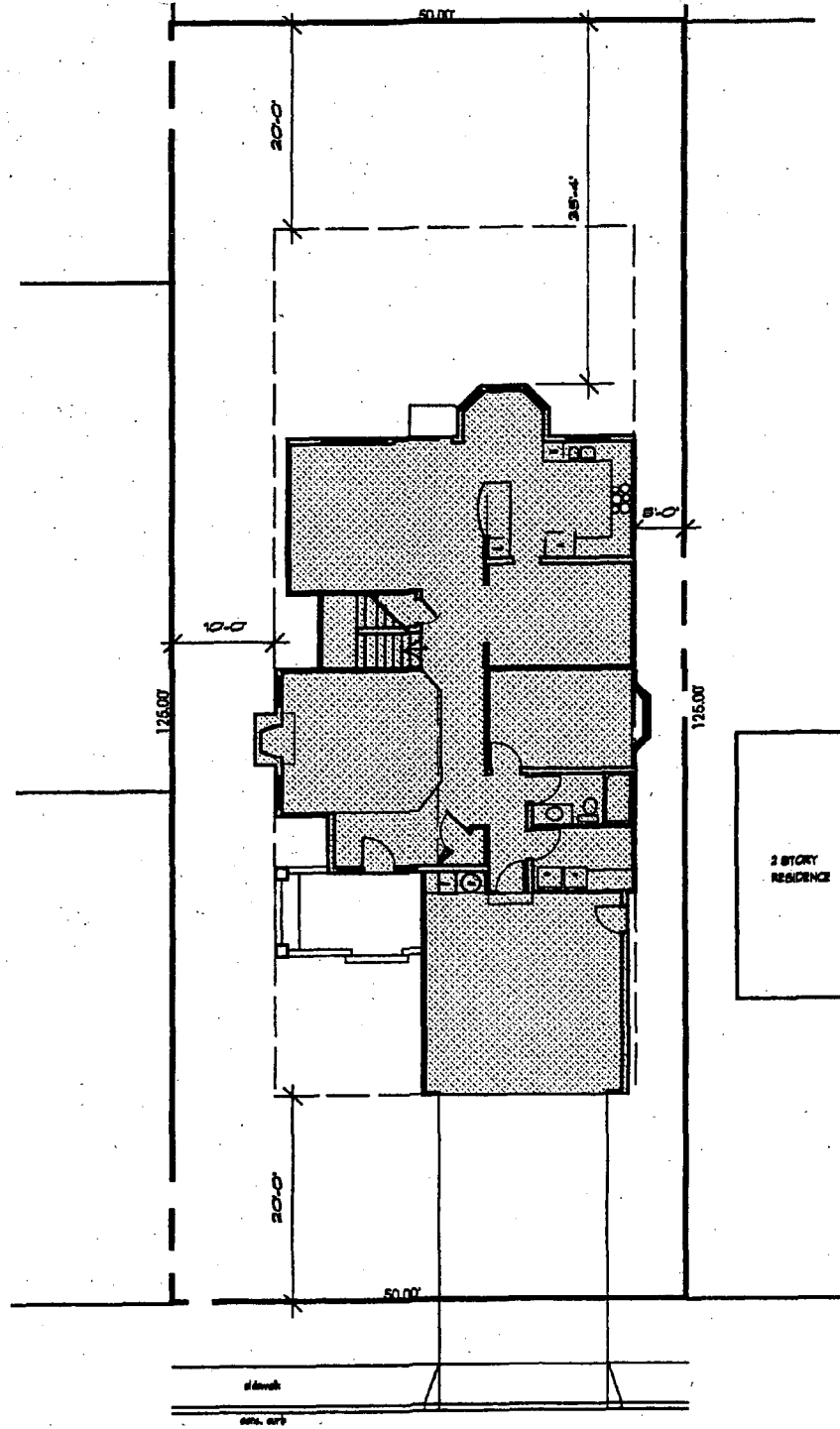
- 1 GRANADA SUB. NO. 5 RSM 6/50
- 2 PARCEL MAP VOL. 9/43
- 3 PARCEL MAP VOL. 32/24

San Mateo County Planning Commission Meeting

Applicant: _____

File Numbers: _____

Attachment: **D**



2 STORY
RESIDENCE

CARMEL AVE.

SITE PLAN

1" = 20'

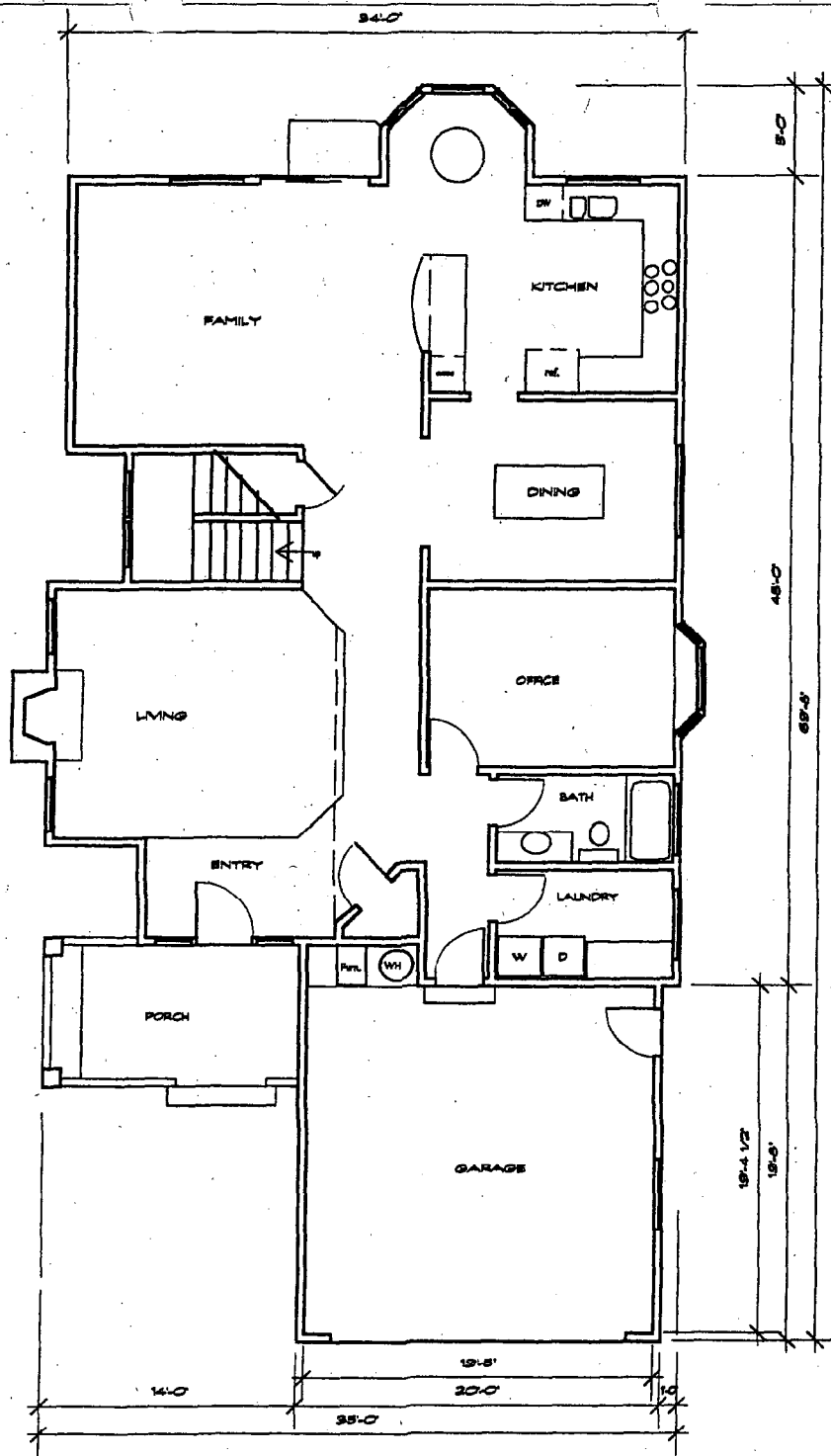


San Mateo County Planning Commission Meeting

Applicant: _____

Attachment: **E**

File Numbers: _____



FIRST FLOOR PLAN

T = 10

1604 SF
 408 SF garage
 40 SF porch
 1952 SF

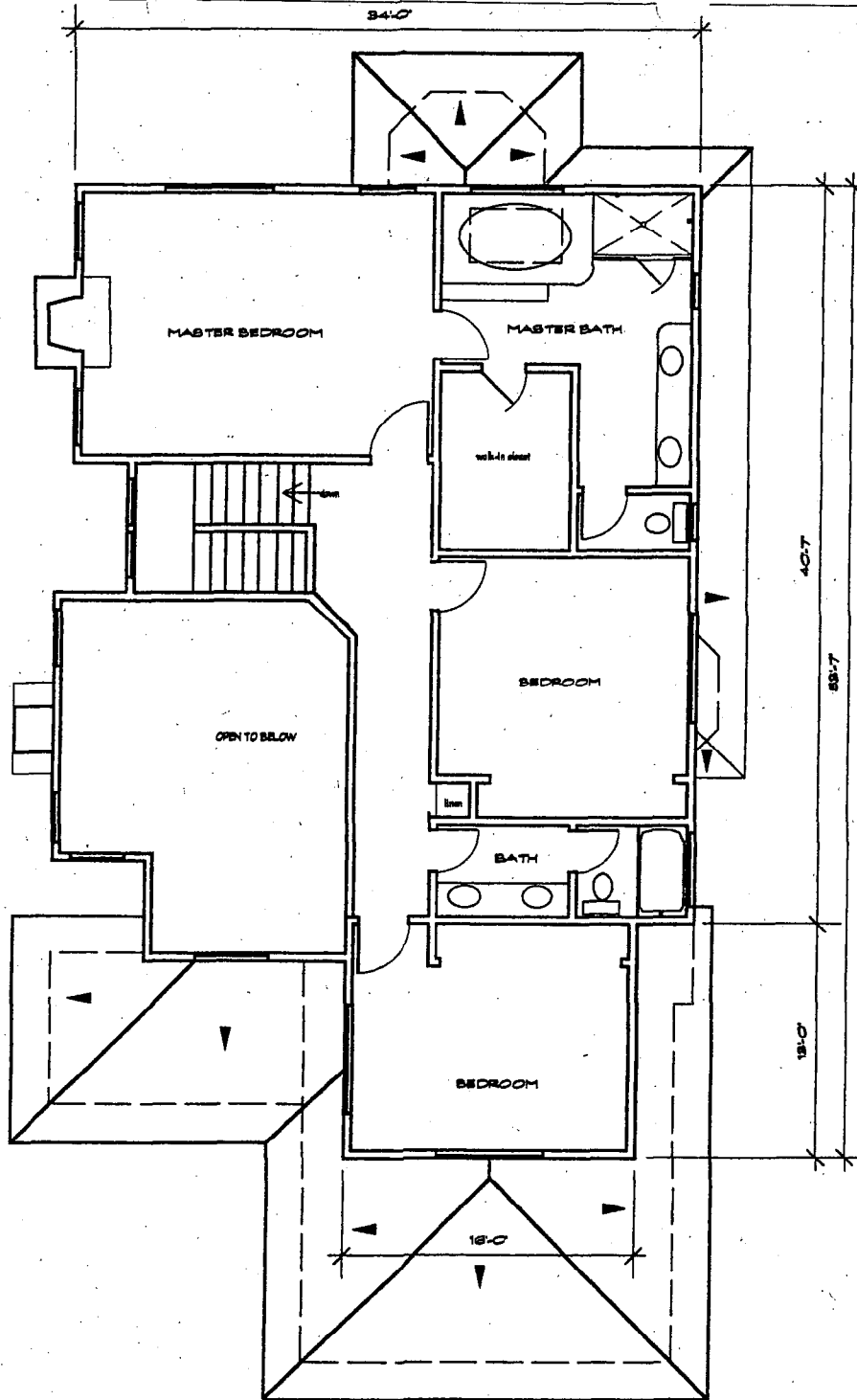


San Mateo County Planning Commission Meeting

Applicant: _____

Attachment: **F**

File Numbers: _____



SECOND FLOOR PLAN

1" = 10'

1235 SF

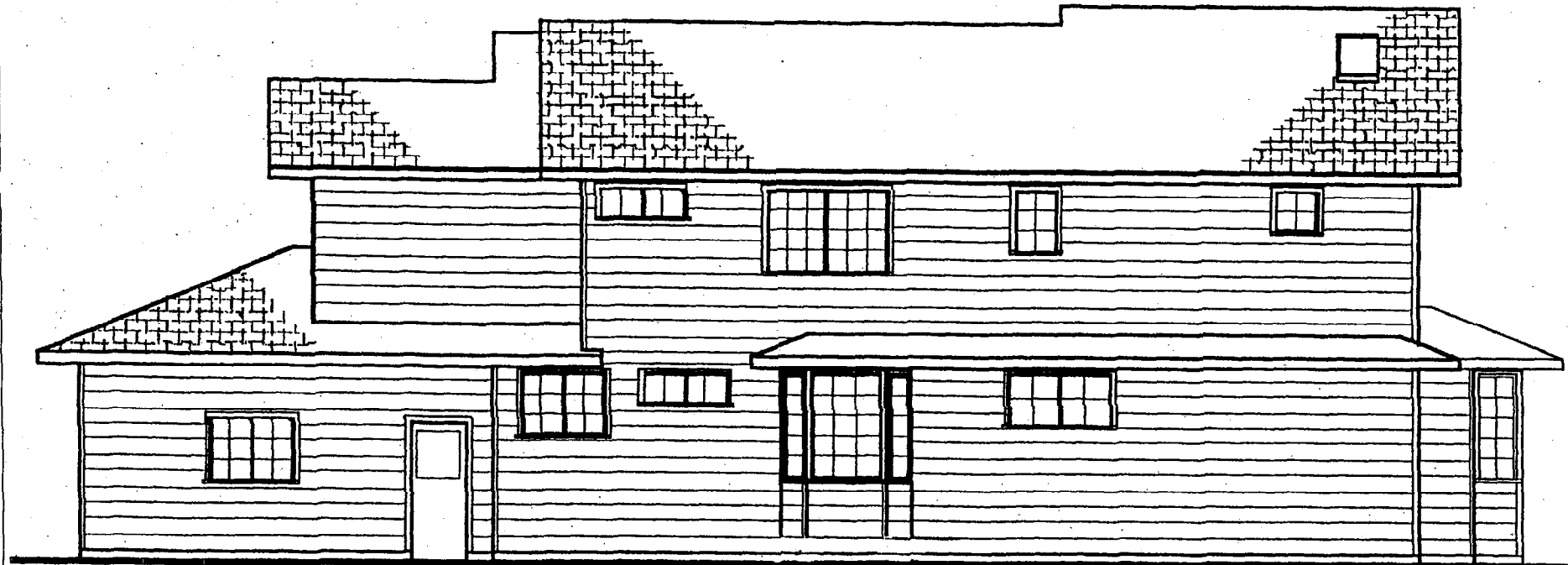


San Mateo County Planning Commission Meeting

Applicant:

Attachment: **G**

File Numbers:



23

EAST ELEVATION (SIDE)

1/10

San Mateo County Planning Commission Meeting

Applicant: _____

Attachment: **H**

File Numbers: _____



SOUTH ELEVATION (FRONT)

1/8" = 1'-0"

San Mateo County Planning Commission Meeting

Applicant: _____

Attachment: **I**

File Numbers: _____



NORTH ELEVATION (REAR)

1/8" = 10'

San Mateo County Planning Commission Meeting

Applicant: _____

Attachment: **J**

File Numbers: _____



WEST ELEVATION (SIDE)
1"=10'

26
20'-0"

San Mateo County Planning Commission Meeting

Applicant:

Attachment: **K**

File Numbers:



Attachment L

**Please reply to: Farhad Mortazavi
(650) 363-1831**

**ENVIRONMENTAL
SERVICES
AGENCY**

March 1, 2004

John Steadman
Box 370301
Montara, CA 94037

Agricultural
Commissioner/ Sealer of
Weights & Measures

Dear Mr. Steadman:

- Animal Control
- Cooperative Extension
- Fire Protection
- LAFCo
- Library
- Parks & Recreation
- Planning & Building

Subject: File Number PLN2003-00344
Location: 221 Carmel Avenue, El Granada
APN: 047-093-030

On February 25, 2004, the San Mateo County Planning Commission considered an appeal of the decision by the Coastsides Design Review Committee (CDRC) to approve a Coastsides Design Review Permit to construct a new single-family dwelling, located at 221 Carmel Avenue in the unincorporated El Granada area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing the Planning Commission denied the appeal, upheld the decision of the Coastsides Design Review Committee, approved the project, made the findings and adopted conditions of approval requiring all new utilities be installed underground as attached.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 7:00 p.m. on March 15, 2004.

Commissioners:

- David Bomberger
- William Wong
- Bill Kennedy
- Ralph Nobles
- Jon Silver

John Steadman
March 1, 2004
Page 2

If you have questions regarding this matter, please contact the Project Planner listed above.

Sincerely,



Kan Dee Rud
Planning Commission Secretary
Pcd0225o_5kr.doc

cc: Department of Public Works
Building Inspection
Environmental Health
CDF
Assessor
MCCC

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN PLN2003-00344 Hearing Date: February 25, 2004

Prepared By: Farhad Mortazavi Adopted By: Planning Commission

FINDINGS:

For the Environmental Review:

1. Find that the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, Construction of New Small Structures.

For the Coastal Development Permit Exemption:

2. Find that the proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Categorical Exclusion Area.

For the Design Review:

3. Find that this project has been reviewed under and found to be in compliance with the Design Review Standards for Coastside Districts, Section 6565.7 of the San Mateo County Zoning Regulations.

CONDITIONS OF APPROVAL

Planning Division

1. The project shall be constructed in compliance with the plans approved by the Planning Commission. Any changes or revisions to the approved plans shall be reviewed by the Design Review Officer or, where necessary, the CDRC for approval.

2. This permit shall be valid for five years from the date of approval by which time the applicant shall be issued a building permit. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fee sixty (60) days prior to the expiration date.
3. The applicant shall forward the following list of requirements, stipulated by the CDRC, to the Design Review Officer for review and approval. These changes shall be included on the applicant's building permit plans:
 - a. The structure shall be centered on the property with a 7.5-foot setback on each side.
 - b. The new landscape plan shall incorporate three more trees of white birch species on the right side of the property.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. In addition, this datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to planning approval of the building permit application, the applicant shall have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is

- equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
- f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Planning Director.
5. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
 6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground. The applicant's building plans shall clearly indicate this and the underground installation shall be confirmed prior to final approval of the building permit.

John Steadman

March 1, 2004

Page 6

8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Half Moon Bay Fire Protection District.
9. No site disturbance shall occur, including any grading, until a building permit has been issued. No trees have been approved for removal.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment, which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Carmel Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Carmel Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted as part of the application are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors, but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

Building Inspection Section

13. At the time of application for a building permit, the following will be required:
 - a. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.

- b. If a water main extension or upgrade of hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor guaranteeing this work will be completed prior to finalization of the building permit.
- c. A site drainage plan will be required which can demonstrate how roof drainage and site runoff will be directed to an approved disposal area. Because of the flatness of the lot, a licensed civil engineer will be required to design this system.
- d. A driveway plan and profile must be submitted.
- e. The proposed fireplaces cannot be of the wood burning type.

Department of Public Works

- 14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
- 15. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.
- 16. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20%) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway OR 2% higher than the back of walk. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
- 17. The applicant shall prepare a plan indicating the proposed method of sewerage for this property. This plan should be included on the improvement plans and submitted to the Department of Public Works for review.
- 18. The applicant shall submit detailed drawings indicating the "source of" and the "installation location for" the undergrounding of all utilities.

John Steadman
March 1, 2004
Page 8

Half Moon Bay Fire Protection District

19. The applicant shall comply with all conditions required by the Half Moon Bay Fire Protection District.

Pcd0225o_5kr.doc



September 15, 2003

John Steadman
Box 370301
Montara, CA 94037

Dear Mr. Steadman:

**ENVIRONMENTAL
SERVICES
AGENCY**

**SUBJECT: Coastside Design Review, File No. PLN 2003-00344
221 Carmel Avenue, El Granada
APN 047-093-030**

At its meeting of September 11, 2003, the San Mateo County Coastside Design Review Committee considered your application for design review approval to allow construction of a new 3,187 sq. ft. single-family residence including a 408 sq. ft. garage and a fire hydrant on a 6,250 sq. ft. parcel.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee APPROVED your project subject to the following findings and conditions:

FINDINGS

The Coastside Design Review Committee found that:

A. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to new construction of a small structure.

B. For the Coastal Development Exemption

The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Categorical Exclusion Area.

C. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for Coastside Districts, Section 6565.17 of the San Mateo County Zoning Regulations.

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

PLANNING AND BUILDING

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

CONDITIONS

Planning Division Conditions

1. The project shall be constructed in compliance with the plans approved by the Coastsides Design Review Committee. Any changes or revisions to the approved plans or above conditions shall be reviewed by the Design Review Officer or, where necessary, the Coastsides Design Review Committee for approval.
2. This permit shall be valid for five years from the date of approval. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall forward the following list of requirements, stipulated by the Coastsides Design Review Committee, to the Design Review Officer for review and approval. These changes shall be included on the applicant's building permit plans:
 - a. The structure shall be centered on the property with a 7.5-foot setback on each side.
 - b. The new landscape plan shall incorporate three more trees of white birch species on the right side of the property.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
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 - c. Prior to planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation, must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
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5. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control

devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Half Moon Bay Fire Protection District.
9. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
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12. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

Building Inspection Section Conditions

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 - d. A driveway plan and profile must be submitted.
 - e. The proposed fireplaces cannot be of the wood burning type.

Department of Public Works Conditions

14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
15. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.
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John Steadman
September 15, 2003
Page 6

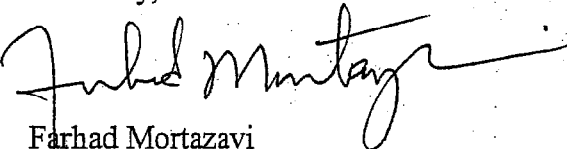
18. The applicant shall submit detailed drawings indicating the "source of" and the "installation location for" the undergrounding of all utilities.

Half Moon Bay Fire Protection District Conditions

19. The applicant shall comply with all conditions required by the Half Moon Bay Fire Protection District (see attachment).

This decision may be appealed by the applicant or any aggrieved party on or before 7:00 p.m. on October 1, 2003, the first working day following the tenth working day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Division and paying the \$330 appeal fee.

Sincerely,



Farhad Mortazavi
Design Review Officer

FM:fc - FSMN1297_WFN.DOC

Attachment

cc: Carol Conregan

August 13, 2003

To: **Farhad Mortazavi**
San Mateo County Design Review Officer
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

re: **PLN2003-00344**
CDRC Agenda item 7, 8/14/03

Farhad:

The Planning & Zoning Committee of the MidCoast Community Council reviewed this project to provide input in the absence of a community representative from El Granada for the CDRC. We had the following comments:

Request for Exemption from underground electrical requirement: We recommend this exemption not be granted, as per existing LCP policies and Zoning regulations. The unsightly mass of wires already above the street will just be made more so – this visual problem will never be corrected if new construction is given exemptions.

Reverse Floor Plan – this home has almost no articulation on the side elevation and the proposed set-backs present conflicts with the site and existing residences. The home adjacent to the East (left) elevation is facing the rear yard with a large set back. The committee suggests the plans be reversed so that the 10' set back is on the West.

Remove Clear Story – Removing the clear story will provide articulation for the existing neighbor allowing for daylight to the exiting home to the West (Right) and avoid a driveway next to an existing living space.

Roof Line - Adding a hip-Roof to the front and rear elevations will improve the over all appearance of the home, shortening the exceptionally long roof line, add better articulation to a building is perceived as 2 square boxes stacked on top of each other.

Trim Detail – The plans provided do not specify the size of the window, door, trim, gutter, fascia and corner detail. We suggest this be specified at 6" to give the home a more defined style and avoid the track home appearance.

Entries & Exits – The plans do not specify what the entry and exit detail will be, elevations and size of patios, decks or features related to entries.

Soffit – These plans do not include a soffit detail.

Porch Detail – No porch details have been included in the plans.

Exterior Fire - The fire place (East) appears to be hanging off the side of the house with no purpose. Direct vent fire places only need 14" of space and can easily be constructed into the interior of the house provide a more charming & interesting interior space.

Exterior Style - The proposed home has no define style and minimal detail, we suggest that brackets or another architectural detail be added for a more refined look.

Trees:

With as many trees that will be removed from the site, we recommend replacements of 48" and 24" box size, and including conditions for protection of the remaining trees during constructions.

Missing Items: The plans we were provided did not include Landscape and Lighting plans.

We recommend this project be continued so that a complete set of plans can be submitted and reviewed by the Coastside Design Review Committee and the MidCoast Community Council in the absence of a Community Representative for El Granada

Thank you for your help, and please keep us informed of any further developments, hearings, approvals or appeals concerning this application.

Chuck Kozak
Chair, MCC Planning & Zoning Committee
PO Box 370702
Montara, CA 94037
650.728.8237 (home) - 650.996.8998 (mobile) - cgk@montara.com