

May 22, 2017

Erica Adams
1181 Kedith Street
Belmont, CA 94002

Dear Ms. Adams:

SUBJECT: Coastside Design Review Recommendation
Columbus Street, El Granada
APN 047-275-060; County File No. PLN 2017-00002

At its meeting of May 11, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,432 sq. ft. three-story single-family residence, including a 210 sq. ft. attached one-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); a Non-Conforming Use Permit due to non-conforming parcel size, setbacks, and parking; and a Certificate of Compliance (COC), Type B, to legalize the parcel. The project includes the removal of three significant trees and involves minor earthwork. The CDP is appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are as follows:

1. Section 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standard g.: Provide planting sizes for all trees, shrubs, ground covers, etc. and address the downhill section of the property and the at-grade deck. Specifically, please provide a full landscape plan that addresses the following recommendations:
 - a. A comprehensive plant list and design pattern for the landscaping.
 - b. A terracing plan for the north side yard and the lower section of the property.
 - c. A wild seed mixture in some areas; no-mow Fescue grass in other areas.
 - d. A landscape design that harmonizes with the natural character of the area in an organic pattern.
 - e. An itemization of the "hard" materials to be used, including borders, planters, etc.



As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:
<http://planning.smcgov.org/survey>.

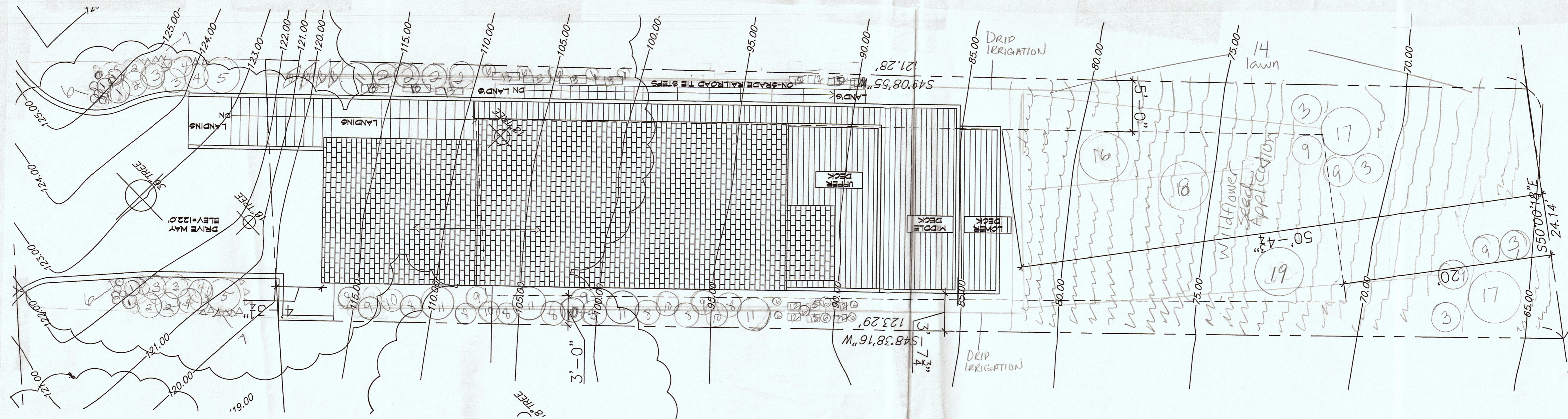
Sincerely,



Dennis P. Aguirre, Design Review Officer

CML:jlh – CmLBB0252_WJN.DOCX

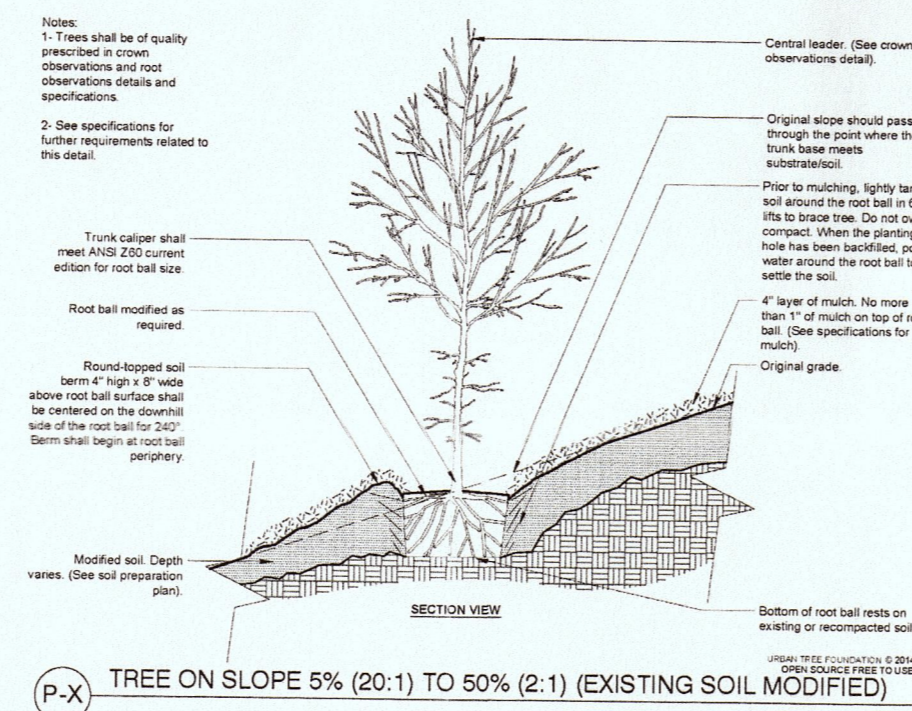
- cc: Stuart Grunow, Member Architect
Chris Johnson, El Granada Community Representative
Ed and Alexis Abell, Interested Members of the Public
Holli Deval, Interested Member of the Public
Major Gates, Interested Member of the Public
Edward Stanley, Interested Member of the Public
Nancy and Deryck Marsh, Interested Members of the Public



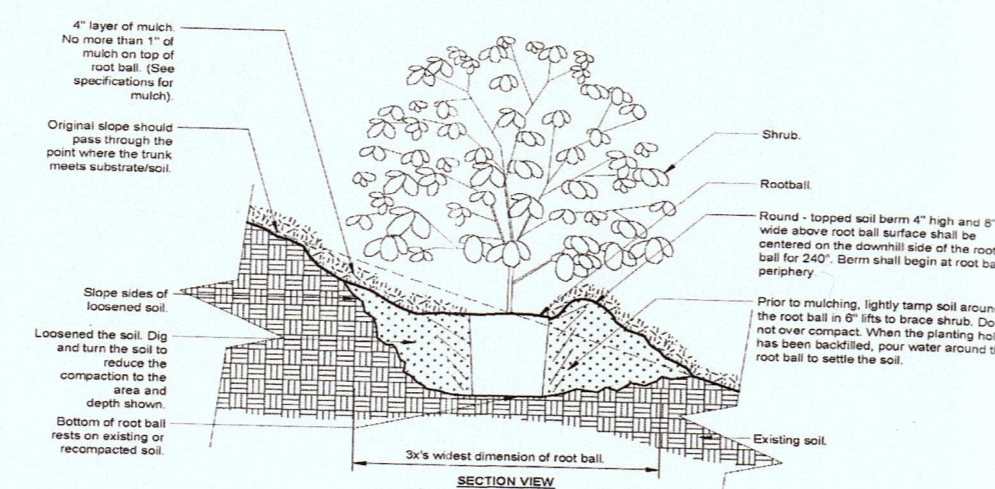
Plant Legend

Number	Common name	Plant Name	Quantity	Size
1	Salvia	Salvia guaranitica	4	1 quart
2	Lavender	(Lavandula)	8	1 gallon
3	Shasta Daisy	Leucanthemum x superbum	8	1 gallon
4	Coneflower	Echinacea purpurea	4	1 gallon
5	Russian sage	Perovskia atriplicifolia	2	1 gallon
6	Clump grass	Helictotrichon sempervirens	22	1 quart
7	Iris bulbs		30 bulbs	
8	Creeping thyme	Thymus polytrichus britannicus	9	1 gallon
9	Salvia	Salvia pachyphylla or Salvia clevelandii	4	1 gallon
10	Japanese anemone	Anemone x hybrida 'September Charm	5	1 gallon
11	Hydrangea	Hydrangea paniculata	5	5 gallon
12	Leopard lily	Lilium catesbaei,	8 bulbs	
13	Assorted bulbs			
14	Wildflower seed treatment	See notes below	1 lb.	500-1000 sq./ft.
15	Day lily	Hemerocallis	8 bulbs	
16	Mandarin tree		1	15 gallon
17	Lilac	Ceanothus thyrsifloru	2	15 gallon
18	Lime tree		1	15 gallon
19	Lemon tree		1	15 gallon

All plants will be planted with 6 inches of compost.



(P-X) TREE ON SLOPE 5% (20:1) TO 50% (2:1) (EXISTING SOIL MODIFIED)



(P-X) SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL

Wildflower seed treatment

The back yard, unless where otherwise noted will remain undisturbed with the exception of the installation of drainage facilities. Disturbed areas will be restabilized with a wildflower seed mixture.

Wildflowers Include:

Siberian Wallflower (Cheiranthus allionii), Candytuft (Iberis umbellata), Blue Flax (Linum perenne), Cornflower (Centaurea cyanus), Lance-Leaved Coreopsis (Coreopsis lanceolata), Blanketflower (Gaillardia aristata), Rocket Larkspur (Delphinium consolida), Sweet William Pinks (Dianthus barbatus), California Poppy (Eschscholzia californica), Baby Blue Eyes (Nemophila menziesii), Red Poppy (Papaver rhoeas), Dwarf Godetia (Clarkia amoena), Clarkia (Clarkia unguiculata), Mountain Phlox (Linanthus grandifloras), Sweet Alyssum (Lobularia maritime), Black-Eyed Susan (Rudbeckia hirta), and Plains Coreopsis (Coreopsis tinctoria).

Project Landscape Plan

Columbus Avenue
 El Granada, CA
 APN 047-275-060

Owner: Erica Adams

RECEIVED

MAY 24 2017

San Mateo County
 Planning and Building Department

PLN2017-00002