

May 3, 2022

Calvin and Doris Young
3309 Tabora Drive
Antioch, CA 94509

Dear Mr. and Mrs. Young:

SUBJECT: Coastside Design Review Continuance
Palma Street, El Granada
APN 047-215-340; County File No. PLN 2020-00216

At its meeting of March 10, 2022, the San Mateo County Coastside Design Review Committee (CDRC) considered your design review application to construct a new 2,087 sq. ft., three-story single-family residence with an attached 726 sq. ft. two-car garage, on an existing 5,311 sq. ft. undeveloped parcel (parcel legality to be determined via Certificate of Compliance), associated with a staff-level Grading Permit. Six (6) significant trees are proposed for removal. Approximately 590 cubic yards (cy) (570 cy cut, 20 cy fill) of grading is proposed.

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:

- a. Per Section 6565.20(C). Site Planning and Structure Placement; 1. Integrate Structures with the Natural Setting; b. Grading. (p5). Blend home into site and reduce height and apparent mass. Please set the house further into the grade.
- b. Per Section 6565.20(D) Element of Design. 1. Building Mass, Shape and Scale; a. Relationship to Existing Topography (p10). Reduce apparent mass and scale by stepping the house up the existing grade to conform with the existing topography of the site. Consider off-setting each story to step up the natural grade.
- c. Per Section 6565.20(D). Elements of Design; 1. Building Mass, Shape and Scale; 1. Relationship to Existing Topography (p10). Per Section 6565.20(D) Element of Design; 2. Architectural Styles and Features; c. Entries (p16). Revise the layout of



- the stairs to create a more compact siting footprint. Consider starting stairs from driveway instead of the street; also consider different railings to reduce apparent mass of the stair structure.
- d. Per Section 6565.20(D). Elements of Design; 1. Building Mass, Shape and Scale; b. Neighborhood Scale (p10). Reduce apparent mass and scale by reducing plate heights to lower overall height of building.
 - e. Per Section 6565.20(D). Elements of Design; 1. Building Mass, Shape and Scale; e. Wall Articulation (pp13-14). Reduce apparent mass and scale by stepping in the sides of the building on the second floor.
 - f. Per Section 6565.20(D). Elements of Design; 2. Architectural Styles and Features; c. Entries (p16). Allow the front entrance to become prominent as the front entry by reducing the ornamental appearance of side entries. Consider secondary alternative roof forms such as shed roofs to reduce massing.
 - g. Per Section 6565.20(D). Elements of Design; Exterior Materials and Colors; c. Quantity, d. Ornamentation (p20). Provide greater contrast in the materials/color palette. Revise the material for the retaining wall in the driveway and garage door wall to be more consistent with the other materials used in the design. Introduce another complimentary color or different shade of the main body color to help visually break up the massing. Reduce and simplify the overall amount of ornamentation and design details.
 - h. Per Section 6565.20(F). Landscaping, Paved, Areas, Fences, Lighting, and Noise; 1. Landscaping (p22). Revise the landscape planting to be less busy and more organic. Reduce the number of trees along the sides of the property to reduce crowding.
 - i. Call out setbacks on site plan, roof plan, and side elevations in addition to callouts on the civil drawings.
 - j. Remove Sheet A-055 from the project plan set.
 - k. Remove the gas fireplace from the floor plan and redesign the fire box. If the built-out fire box for alternative fuel fireplace will remain part of the exterior design, ensure this is enclosed with walls and also consider circulation clearances around the protrusion.
 - l. Identify cardinal directions on the elevations with view titles.

- m. Provide demonstration of floor area calculations, measured to the outside face of wall as outlined in the zoning; provide a schedule for FAR and lot coverage.
- n. Coordinate elevation and sections to the topographical plan to show at least one sheet that clearly depicts the natural grade and the roof heights in one location. Strongly consider adding the natural grade elevations to the sections and building elevations. Coordinate elevations of natural grade on the sections and building elevations with the survey contour intervals; overlay topography contours on roof plan along with ridge spot elevations to demonstrate roof height in relation to natural grade. Revise design as needed to comply with maximum height.

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 submit a complete application for a Certificate of Compliance (COC), including application, fees, chain of title, and copies of referenced deeds, prior to the scheduling of the next hearing date. Please note that the COC must be recorded before the Design Review and Grading Permit can be approved.

Please contact me at bjia@smcgov.org 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,

Glen Jia

Glen Jia, Design Review Officer

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cc: Katie Kostiuk, Member Architect
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Calvin and Doris Young, Property Owner
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Envelopes

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