

August 10, 2016

Tim Finicle
346-A West Jackson Street
Sonora, CA 95370

Dear Mr. Finicle:

SUBJECT: Coastside Design Review
Sevilla Avenue, El Granada
APN 047-071-270; File No. PLN 2016-00091

At its meeting of July 14, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a new 2,491 sq. ft. single-family residence with an attached 431 sq. ft. garage on a 5,584 sq. ft. parcel located on Sevilla Avenue. The project includes a Coastal Development Permit (CDP) and a Certificate of Compliance (COC), Type B, to legalize the parcel. No trees are proposed to be removed and only minor grading is necessary.

The CDRC was unable to determine the findings for design review 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, with emphasis on, but not limited to: Section 6565.20(D); Section 6565.20(F) and Section 6565.20(G). As such, recommendations and requirements from the CDRC for the project are as follows:

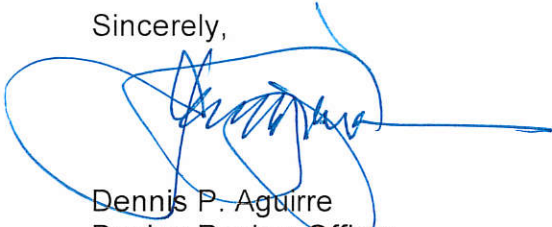
1. Incorporate façade and wall articulation on three (3) non-articulated sides of the proposed residence.
2. The current proposed color selection appears too monotone. Revise colors so as to complement the established neighborhood design context.
3. Incorporate the paved area design standards into the proposed plans as set forth in the design guidelines.
4. Submit a more comprehensive landscape plan.
5. Submit manufacturer's specification sheets (cut sheets) for all proposed downward directed exterior lighting fixtures.



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 the August 11, 2016 CDRC public hearing.

Please contact Kimberly Smith, Project Planner, at 650/363-4582 if you have any questions.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:KDS:jlh – KDSAA0433_WJN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Ronald Madson, El Granada Community Representative
Sean and Ben Stenger