

February 13, 2025

Owner / Applicant: Elizabeth Lacasia  
File No: PLN2021-00478  
Location: 779 San Carlos, El Granada, CA  
APN: 047-105-020  
CDRC Meeting: Meeting [Link](#)

### **Coastside Design Review Permit**

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations August 2019, Chapter 28.1, Section 6565.20.

### **CDRC Recommends Approval of Project PLN2021-00478 with Findings and Requirements as Follows:**

#### **Findings that satisfy the Standards:**

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.  
Section 6565.20(D)1a ELEMENTS OF DESIGN Relationship to Existing Topography: Conform to the existing topography of the site by requiring the portion of the house above the existing grade to step up or down the hillside in the same direction as the existing grade.  
**Revised design successfully incorporates CDRC recommendation of different exterior facade material between third level and levels one and two, as well as addressing massing and step down issues.**
2. Section 6565.20(D)2c Entries & 2d Garages: Entries Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. (Garages) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade. **The revised design**

**successfully addresses the garage and front entry concerns and complies with the standard.**

**Additional Requirements for Compliance with the Standards:**

1. Relocate any downspouts in 30' riparian corridor buffer zone to be outside the 30' buffer zone.
2. Ensure any deck areas over riparian areas are permeable.
3. Replace board and batten siding on south elevation popout with stucco.

**Additional Recommendations:**

1. Consider removing deck support post in 30' riparian corridor and cantilevering deck.