

**Planning & Zoning  
Committee of the  
MidCoast**

**Community Council**  
PO Box 64, Moss Beach  
CA 94038

*Serving 12,000 residents*

January 10, 2006

**To: Farhad Mortazavi and the Coastside Design Review  
Committee**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1831 - FAX: 650.363.4849

**Re: PLN2005-00513:** Consideration of a CDP and CDX for a  
new 2956 s/f SFD plus an attached 502 s/f garage on a 6597  
s/f parcel on Del Monte Ave, El Granada. APN: 047-144-450.

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on January 5, 2006 with the applicant in attendance. We are submitting this letter as part of the public comment and ask that it be read into the record at the CDRC meeting when this project is discussed.

We have the following comments:

- Grading plan details are missing: the slope of this parcel is very steep and the proposed grading of 250 cubic yards seem inaccurate.
- Retaining wall details are missing.
- Drainage plan details, including gutters, storm drains, and runoff into drywells, are missing.
- Landscape plan for the front and back yards including location and type of new trees is incomplete. The proposed citrus trees will not survive well growing between two houses because there won't be enough sunlight. Also New Zealand tea trees are not appropriate replacements for eucalyptus trees.
- Driveway should be constructed of a pervious surface not stamped concrete.
- A plan for off-street parking should be required for this project. The street at this location is narrow and there are other houses with zero-setback garages, so the demand for street parking will easily outstrip availability if this issue is not addressed in the planning stages.
- ❖ Currently the plan is for zero-setback garage. We strongly recommend that the applicant provide two off-street parking spots on the property considering the size of this house and the narrowness of the street at this location. One suggestion is that they do additional excavation and move the house back on the lot such that you can park two cars between the street and the garage. This will also provide a safer situation for backing out of the garage by providing better site lines when maneuvering out of the garage.
- Height needs to be calculated from existing grade to confirm that it does not exceed 28 ft.

We do request that the above-mentioned missing items be sent to us for our review when they are received.

Thank you so much for your help.

Please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

On behalf of the MidCoast Community Council Planning & Zoning Committee,

Sara Bassler  
Chair, MCC Planning & Zoning Committee

Cc: Karen Wilson, CDRC