

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

March 8, 2006

**To: Surachita Bose,
Jim Rudolph, Community Representative
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: PLN2005-00504. Consideration of a CDR and CDP for a 3642s/f addition to (and partial demolition of) an existing 1332s/f on-story SFD on a 11,103s/f parcel at 324 The Strand, Moss Beach. Two Cypress trees to be removed. APN: 037-135-020, 030, 110. (Lot merger PLN2005-00163)

Surachita:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on December 7, 2005 with the applicant and owner 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 included some design review comments because we think these items deserve emphasis, but we do not intend this list to be construed as covering all the design issues for this project. By our comments we do not intend to imply that these are the only design issues or the most important design issues for this project. We leave that determination to CDRC.

We have the following comments:

- The riprap for this house is on public land.
- The second story will block off a lot of ocean view because the second-story is turned so the long edge runs parallel to the ocean.
- Zinc roofs are not allowed on the coastside because it is a reflective material and impedes people's views, including that of the sunset.
- We appreciate the applicant stepping-in the second story.
- This project may require story poles because of its location.
- The ocean needs to be protected from run-off and debris during construction.
 - Conditions and requirements similar to those included with the decision letter for the neighboring project at 100 Beach St. in Moss Beach (**APN** 037-112-030, 110 & 120): PLN2001-00556 and others.
 - Excavation should occur only during the dry months.
 - There needs to be mitigation for run-off into Fitzgerald Marine Reserve.

The following are missing;

- Landscape plans: We request that two Cypress Trees be planted to replace the two being removed.
- Drainage plans: The parcel does slope towards the ocean and Fitzgerald Marine Reserve, so we would like to see a comprehensive drainage plan which includes:
 - A rock pit,
 - An explanation of where the gutters and downspouts will drain to, and
 - Calculation of roof run-off flow and rate.
 - Review and analysis that construction drainage and finished project drainage will not adversely affect the marine environment, stability and erosion of the bluffs. This should be reviewed in light of the requirements of the designation of the Marine Reserve area as an Area of Special Biological Concern.

Thank you for your help. Please send us copies of the missing plans, so we can complete our review of this project.

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