

June 6, 2004



Farhad Mortazavi

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: PLN2004-00173: CDR and CDX to allow construction of a new two-story 2,602.35 s/f. SFR with an attached garage on a 5,000 s/f parcel on the west side of Date Street, 125' south of Edison in Montara. APN 036-151-380.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on May 19, 2004, with the applicants in attendance. Our apologies for the lateness of this letter.

The committee did not review the design of the house, but has concerns about the sensitive area that the house is being constructed in and the possible impacts this project might have on it. This section of Date Street is a remnant seasonal drainage, with identified wetland and riparian areas immediately to the north and south of this project. Water flows through the drainage culverts along this stretch well into the month of June, long after the rains have stopped.

Wetland plant species (bog rush, oenathe and pacific cinquefoil) were noticed and photographed growing in the Date St. ROW directly in front of this project. We are concerned that access to the property respect these resources, and that driveways and road improvements use permeable materials and construction techniques that will not hamper, impede, accelerate or divert the movement of water through this area.

We recommend that an overall approach respecting and maintaining these nascent wetlands be developed by planning and public works for the blocks of Date St between Franklin and Drake, and that any project approved by the Coastside Design Review Committee be conditioned to help implement these strategies and protect further damage t these resources during construction.

Thank you for your attention to this matter. Please keep us informed of any future changes, re-designs, hearings, approvals or appeals of this project.

Sincerely,



Sara Bassler

Chair, MCC Planning and Zoning Committee