

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

TO: **Farhad Mortazavi**
Coastside Design Review Committee
San Mateo County Planning and Building Division
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October 7, 2004

RE: PLN 2004-00483- Lewis El Granada

Last night the Planning and Zoning Committee of the Midcoast Community Council, reviewed up coming projects for review, there were many concerns immediately regarding this project. Below are our concerns, questions and comments:

1. Revised and updated plans are required as the plans submitted do not meet the Design Review Criteria.
2. Applicant needs to hire a new design professional preferable an Architect to prepare & submit plans.
3. Plans are of terrible quality and almost unreadable, new plans are needed.
4. Photo copies from almost 10 years ago and a design out of style with the surrounding community.
5. Design of the structure is of the 70's error and completely inappropriate for the area and community.
6. Significant drainage plans are required for this area. Showing how the project will not increase the rate flow or run-off of the site.
7. Roadway upgrades MUST show how access to existing driveways is maintained and confirm that modification to existing driveways STILL MEET County driveway standards.
8. Will water-main or sewer main extensions be required?
9. Does this property have sewer and water availability?
10. Is installation of a Fire Hydrant required?
11. Calculation regarding the slope percentage needed for the Garage to encroach into front setback should be required.
12. Calculation for Lot Coverage & Floor Area are necessary

Unfortunately we suggest the applicant start over with NEW engineered and design plans for ALL required work as this is a very sensitive site, with minimal development in the surrounding area, carefully review and use the current Coastside Design Review guidelines as a guide for acceptable development on the Coast. We were unable to even find a way to modify the existing plans to assist the applicant with developing modification that would be acceptable.

Please contact me if you have any questions, and send new plans back to the Midcoast Council for review when available.

Sincerely,

Karen Wilson
Vice Chair, Midcoast Planning and Zoning Sub-Committee