

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

Farhad Mortazavi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1825 - FAX: 650.363.4849

RE: PLN2004-00576: Consideration of a CDX and DR for a new 4980 s/f SFD including a 506 s/f 2-car garage on a 10,002 s/f parcel on Miramar Dr.(near Terrace), Miramar. APN: 048-072-170

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on December 5, 2005, with the applicant in attendance.

We have the following recommendations:

- On the northwest corner of the first floor studio (west side of the house) there are several significant trees adjacent to the building. It should be a condition of approval that the foundation be cantilevered at this location so that there is no damage to the root structures of these significant trees. This condition of approval must be followed through the building permit process.
- This project has been carefully designed not to remove any more trees than are necessary. It should be a condition of approval that any extra trees that are damaged or removed by construction must be replaced with a 24" box replacement tree. We request that an arborist examine the trees after construction to ascertain if there has been any damage.
- Three or four Arroyo Willows should be planted in the northwest corner of the house by the street where currently a Monterey Cypress is planned.
- There should be protection for the remaining trees near the driveway during construction. These trees should be encircled by safety fencing so that it's clear to workers that trees are not to be disturbed.
- Recommend a natural olive-green color for siding., so the house blends more with the environment.

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

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning and Zoning Committee