

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

March 2, 2005

FAX/Email

**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  
650.363.1841 - FAX: 650.363.4849

**RE: PLN2004-00617:** Consideration of a CDX, CDR to construct a new 2437 s/f SFR on a 6250 s/f parcel on Cedar St. between Harte and George in Montara. 4 trees to be removed. APN: 036-103-440.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 2, 2005 with the applicant in attendance.

We compliment the applicant for submitting a plan that has an attractive design with a set-back second story, does not max out the FAR, and has innovative ideas about drainage, with some concerns (see below) about the implementation.

We also support the general idea of the applicant's plan to use a driveway surface made of pervious material or made of two 18" strips, again with some concerns about the implementation.

We do have the following concerns regarding this project:

- There is a question about the size of the parcel for this project. The plans for this project show that the parcel is 50 feet wide. Our impression from the previous LLA for this property (PLN2004-00216) was that it involved APNs 036-103-480 (lots 18, 19 & 20) and 036-103-440 (lots 21 & 22) along Cedar Street. The new configuration was the merger of lots 18 & 19 in one 50' wide lot – that would leave the other parcel as consisting of lots 20, 21 & 22, which would be a 75' wide lot. As mentioned above, the plans show only a 50' wide parcel. Aside from the fact that we do not agree that this LLA was handled properly or legally, this would seem to indicate there is now a 25' wide parcel (22) "floating loose" on this block now, as this case's decision letter and file do not indicate what became of it.
- The applicant is proposing an innovative drainage plan involving putting drain rock under the entire parcel and covering it with topsoil. The applicant was only able to provide a minimal verbal description of the plan, and we would like to get verification from an engineered drainage plan that the applicant's proposal will ensure that the finished development will not effect the rate and amount of run-off from this parcel.

Current policy is that new residential construction should not increase the amount or rate of runoff from a property from its undeveloped state. This state has not been documented, and worse, cannot be now because the lot has been cleared of all vegetation and partially graded, which has already substantially altered the drainage

pattern. This is an extremely critical area – the properties on this block sit at the bottom of a major drainage basin and the existing drainage system is already beyond capacity during even moderate rains. This property sits only 150' from the edge of an identified FEMA flood zone, where existing residences regularly are flooded. Any small change in the runoff rates and patterns on this block has an immediate and damaging effect on the neighboring houses.

An engineered drainage plan that demonstrates that this project will not negatively impact the neighborhood drainage should be a mandatory requirement before this project can be approved. The plan should show runoff collection point for the roofs of both structures and the extended driveway, as well as calculated release rates and volumes as compared to existing conditions. The plan should also demonstrate that the proposed absorption process will not overload the immediate subsurface water table in the area which is very close to the surface in the winter rain season and contributes significantly to the flooding problems in the area.

- We would like to see a conceptual development plan showing the house pads and sample elevations for the six lots being considered for development before this project is given approval so that the combined issues of drainage impacts, loss of trees, effects on traffic, well storage tanks, and rear yard corridor view issues and noise impacts from the installation of detached rear yard garages can properly be assessed.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler  
Chair, MCC Planning & Zoning Committee

cc: Karen Wilson, Coastside Design Review Committee  
Marcia Raines, Director, County Environmental Services Agency