

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

March 9, 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: PLN2005-00022: Consideration of a CDP and CDR to construct a new 5099 s/f SFR including a 716 s/f 3-car garage on a 12,000 s/f parcel on the cul-de-sac of Magellan Ave. Miramar. APN: 048-021-320,330.

Dear Farhad:

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

We do have some concerns regarding the culvert and channel that run through the backyard of this property and we had a long discussion about its status as a dry channel versus an intermittent creek. We did receive a letter from a neighbor indicating that they have seen "wildlife" on this lot and that water does run through the channel.

We have the following recommendations:

Preservation of the culvert and channel:

- It is imperative that this culvert and channel be preserved during construction and into the future. To that end, the approval of this project should be conditioned on preservation of this culvert and channel such that the channel remains as a feature of the topography of this parcel.
- To ensure that the channel is preserved in the future, there should be a deed restriction on this parcel that preserves this channel with existing contours and restricts landscaping to that which is consistent with the existence of the channel and the potential for water flow.
- This is especially important considering the recent mud slides in southern California involving houses being built in or near "dry" creek beds.

Design:

- The design of the rear of the house should be pulled back so that it is not being built right out to the bank of the channel. This would be prudent in terms of safety both because of the drop-off into the channel and because of the potential return of water to this channel.

Landscaping:

- Trees should be planted that will grow to the same height as those being removed.
- Other plants should be used that are consistent with the native vegetation of the site.
- Backyard landscaping should be design to enhance this channel and preserve it should water flow return.

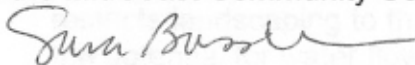
Drainage:

- Some drainage from this parcel does go into the channel and down into the wetlands of Mirada Surf. It is imperative that it is determined how much runoff from this parcel actually goes into the channel and down into the wetlands prior to construction so that this runoff is retained at its pre-construction amount and rate post-construction. It is important to the health of the wetlands that the amount of runoff from this parcel into the channel and down into the wetlands is **neither increased nor decreased** as a result of this project.
- "Best Management Practices" from the "San Mateo Countywide Stormwater Pollution Prevention Program," should be implemented to ensure that the finished development will not increase the rate and amount of runoff from this parcel.
- Prior to the beginning of any construction, the applicant should submit to the Planning Division for review and approval a drainage, erosion and sediment control plan, which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces.
- The approved erosion and drainage control plan should be implemented prior to the commencement of construction.
- Best Management Practices should also be applied when determining the time of year for construction.

We have determined at this time that these are the only outstanding issue to address outside of the Coastside Design Review Process. The MidCoast Community Council Planning and Zoning Committee reserves the right to submit additional comments to CDRC if we deem necessary, or to ask for hearing on this project if other issues come to light during the review process.

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