

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

March 21, 2005
FAX/Email

Farhad Mortazavi
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: PLN2004-00493: CDX and CDR and lot merger to construct a 3595 Sq ft SFR including a 2-car garage. 7 trees to be removed. **APN(s):** 047-153-260.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council originally reviewed the above-referenced project on November 3rd, 2004. Applicant and owner were present. We reviewed this project again on June 15, 2005 only in terms of drainage, without the applicant and owner.

When we first reviewed the project neighbors adjacent to the proposed project were present and expressed concern with the project both in terms of drainage and design. The adjacent neighbor, John Weston, returned to us with this project because of continuing concerns regarding drainage.

It is our understanding that Mr. Weston has already spoken with you about the drainage issues and that you recognized the problem and are helping him with this. We are writing our letter in support of you in your attempts to obtain this project's compliance with the drainage conditions approved by CDRC and planning staff.

When the project was approved by CDRC and planning staff, the plans showed five dry wells would be constructed in conjunction with the new home on the property. During the design review process, the CDRC made the following changes to the drainage plan (Planning and Building Staff Approval Letter, dated January 18, 2005, page 2, CONDITIONS 3.b and 3c.):

- 3b. Install the overflow gutter through the right side of the property.
- 3c. Relocate the dry well from underneath the driveway and incorporate interlocking pavers for the driveway.

The Staff Approval Letter also states on page 2, "These changes shall be included on the applicant's building permit plans." However, it's our understanding that while in the building phase of this project, the applicant submitted a new drainage plan that not only neglects to relocate the one dry well from underneath the driveway but actually omits all five dry wells that were integral to the drainage plan approved by CDRC and planning staff.

We are concerned about this omission because not only is it not what was approved by the CDRC and the planning staff, but it's a significant change that will have a negative impact on neighboring homes. This omission during the building process allows for no public review nor any public appeal process, so the neighbors have no process for protecting their property.

We are also concerned because this is not an isolated incident but rather this is just one example of the kind of problem that we are seeing frequently i.e. projects are being passed through the building process with significant changes that were not approved during the planning process. Allowing these changes to occur undermines the entire project approval process and fails to protect the public health, safety or well-being.

Again, we truly appreciate that you recognized this omission and are attempting to fix it. Considering the significance of this omission during the building process and the location of this project in a sensitive drainage area (as documented by the neighbors), we ask you to consider having a stop work order issued on this project until this omission is remedied.

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 and Zoning Committee

Cc: Supervisor Rich Gordon
Marcia Raines, Director of the Environmental Services Agency
Jim Eggemeyer
John Weston