

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

April 6, 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: PLN2005-00015:** CDP and RM-CZ permit for a new road and 6,328.6 s/f SFD, including garage on a 1 ¾ acre parcel on Alta Mesa Rd, Montara. APN: 036-134-070.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on March 16, 2005 with the applicant in attendance.

The Committee will be doing further review of this project, but these are our initial comments.

First, we commend the applicant for merging all the lots in this parcel and we support him in his desire to acquire some adjacent property to enlarge the parcel for this project.

Second, due to the sensitive location of this project in the RM-CZ and the need for better visualization of this project, we did ask the applicant to do the following to which he agreed:

- Stake out the corners of the house and garage
- Identify and mark all the trees to clarify which will be removed and which will be remaining.
- Stake out the limits of the leech field for the septic system.

Third, we would like to see the biologist's report for the parcel and proposed road.

Fourth, we have the following comments regarding the design of the house and garage:

- The design of the house should be changed to truly step-down the lot and conform to the site topography, as specified in the Zoning Regulations Development Review Criteria as it applies to his project. Some suggestions by the Committee to achieve this are:
  - ❖ Drop/remove the third story at the rear elevation of the house.
  - ❖ Get rid of the overhang at the rear elevation of the house.
- There should be further detailing of windows in the plans
- Add some articulation to the garage so that:
  - ❖ It is not a big square box.
  - ❖ The second story of the garage is smaller than the first.
- Drop down the gables that are over the windows on the garage.
- Take as many design elements from the house and incorporate them into the garage so that they blend together well.

Fifth, drainage:

- Engineered drainage for the road improvements should include habitat restoration and enhancement for the area where the road crosses the seasonal tributary creek.

- "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.

The applicant has agreed to continue working closely with us on this project. Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings (including CDRC), approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler  
Chair, MCC Planning & Zoning Committee