

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

April 12, 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
650.363.1825 - FAX: 650.363.4849

RE: PLN2005-00067: Consideration of CDR and CDX to construct a new 3250 s/f SFR including a 504 s/f garage on a 6250 s/f parcel at Edison St. Montara. APN: 036-152-250.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on April 6, 2005 with the applicant in attendance.

Leaving any design issues to CDRC, we have the following comments:

Trees:

- The plans show eleven trees marked for removal. We believe that the removal of some of these trees is not necessary. Moreover, it appears that some of these trees may not be on the subject parcel but rather are on the neighboring property.
- We request that a survey be done before any trees are removed to confirm that the trees to be removed are on the property and also to confirm which trees need to be removed based on the location of the building.
- After it is determined which trees need to be removed, they should be properly marked for removal so that no unnecessary trees are removed.
- The replacement trees must grow to the same height and stature of those being removed.

Drainage:

- Drainage is a big concern with this project due to its location. Downstream houses are currently being flooded because of new development in this area. The County does seem to be addressing this issue based on the On-Line comments. The On-line Permit Center states the following as one of the conditions for developing this property:
 - "4. A site drainage plan shall be submitted which will demonstrate how roof drainage and site run off will be directed to an approved location. The drainage system with the drywell at the property line shown on these plans in NOT acceptable. The drywell

must be located a minimum of 20 feet from the property line to allow for dispersment of water on this site, rather than the neighboring property."

- Although we agree in principal with this requirement, having the drywell "a minimum of 20 feet from the property line" may be difficult to achieve with this parcel. We do agree that it is imperative that there be no increase in the rate and flow of water runoff from this parcel as a result of this development.

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

Cc: Karen Wilson, Design Review Committee