

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

Serving 12,000 residents

April 22, 2005

To: Mike Schaller
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2004-00615: Consideration of a CDP (public hearing) and CDR for a 363 s/f addition to an existing 1337 s/f house on a 3663 s/f parcel at 2084 Vallemar St. Moss Beach. APN: 037-086-060.

Mike:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project initially on February 16, 2005 and sent a letter to you with our initial questions. We have reviewed the project again on April 20, 2005 with the applicant in attendance.

We have the following recommendations and concerns:

Recognizing the sensitive view-corridor of this location, our first recommendation is to preserve, as much as possible, the blue water ocean view over this property from the highway.

- To this end, the applicant agreed to lower the plate on the south side of the second-story addition to seven feet and to use a single pitch shed roof slanting from north to south on the second-story addition.

Recognizing the need to preserve street parking for coastal access, the second recommendation is regarding parking.

- This existing home has only a one-car garage. We recently reviewed PLN2004-00609 which was an addition to an existing house with a one-car garage in Montara. The applicant for that project was required to apply for an OSPEX for his addition although he was not adding any bedrooms, so we don't understand why this applicant does not also need an OSPEX.
- Regardless of the OSPEX situation, we did discuss with the applicant creating a second parking space without taking away any street parking. The applicant agreed that an off-street parking space could be created where the current shed is at the front of the property.

Recognizing the sensitive location of this home, we do have some concerns regarding drainage, erosion and sediment control not only because this house is on the cliff overlooking the ocean, but also because the bluff is already eroding in this area and there is only six to eight feet of The Strand left on this bluff for public access. We have the following comments:

- "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

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
Sierra West Builders

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
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February 17, 2005

To: Farhad Mortazavi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2004-00615: Consideration of a CDP (public hearing) and CDR for a 363 s/f addition to an existing 1337 s/f house on a 3663 s/f parcel at 2084 Vallemar St. Moss Beach. APN: 037-086-060.

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 16, 2005. The applicant was initially present and informally discussed some aspects of this project with committee members. Unfortunately, the applicant was unable to stay for the formal discussion because of the lateness of the hour.

After an initial review of this project, we decided to continue this project to our March 2, 2005 meeting to allow us time to clarify the following issues before making our recommendations. If you would provide us with input on the following questions before our next meeting, it would be greatly appreciated.

Our questions are as follows:

- What is the current situation with this bluff-top and how close to the edge is this house?
We want to take a closer look at bluff erosion and drainage.
- Where is the stream that runs through this location in relation to this house?
- Is there a two-car garage for this house?
There appears to be only a one-car garage, but there is no Off-Street Parking Exception with this project.
- What will be the visual impacts of the suggested addition?
We do request that story poles be used for this project due to its potential visibility from highway 1.

Again, if you have input on any of our questions, we would really appreciate hearing from you before our meeting on March 2nd. You can email me at sarabassler@earthlink.net or call me at 650-563-9824.

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
Sierra West Builders