

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

July 6, 2005 FAX/Email

**Farhad Mortazavi and the Coastsides 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: PLN2005-00228: CDR & CDX for a new 3421
s/f SFD including a 508 s/f garage on a 6701 s/f

parcel on San Carlos Ave, El Granada. Five Eucalyptus trees to be removed.
APN: 047-107-030.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on June 29, 2005 with the owner in attendance.

First, there was some confusion about the actual size of the parcel for this project because the application has both 6701 s/f and 8991 s/f listed on it. We confirmed with the owner that the parcel size is 6701 s/f.

Second, we have the following comments:

Grading:

- The application does not reflect the actual grading that appears to be planned for this project. The amount of grading (both cut and fill) should be clarified and so should the difference between the existing grade and the finished grade.

House:

- The height of the house should be measured consistently from finished grade.
- We are concerned about the appearance of a three-story structure, the height and mass this will present, and this aspect of the design's conformance with the Coastsides Design Review Standards.

Trees:

- We feel the rear left 60" Eucalyptus should be saved. Rather than remove this tree, the canopy should be pruned and shaped by an arborist. There should be safety mitigations for this tree during construction, including root protection during construction.

- Replacement trees should be in a 1:1 ratio with replacement trees growing to a similar height & stature as those being removed. The Dogwoods that are proposed are not sufficient replacement trees for those being removed because they will only grow to 15-20 feet tall. There is no shade or canopy being provided by the current landscape plan. We suggest replacement trees such as Monterey Cypress, or because this house is next to a creek, they can use Alders, Buckeye, and Big Leaf Maples.

Drainage:

We do have some concerns regarding drainage, erosion and sediment control because this development is located near a creek. Thus 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 have the following comments:

Drainage, erosion and sediment control should be subject to at least the following requirements and whatever others may be necessary to successfully mitigate negative drainage and erosion impacts from the project both during construction and after completion:

- "Best Management Practices" from the "San Mateo Countywide Stormwater Pollution Prevention Program," should be implemented to ensure that the finished development will not effect 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.
- County staff should verify that an engineered drainage plan has been submitted and verified as feasible for implementation with the proposed house design and siting BEFORE final review and approval by the Design Review Committee
- Best Management Practices should also be applied when determining the time of year for construction and there should be good sediment control during the construction phase of this project.

We have included some design review comments in our letter because we think these items deserve emphasis, but we do not intend this list to be construed as covering all the design issues for this project. By our comments we do not intend to imply that these are the only design issues or the most important design issues for this project. We leave that determination to CDRC.

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 and Zoning Committee