

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

August 7, 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: PLN2005-00251: CDP & CDX for a 2474 s/f
house including a detached 576 s/f garage on a

6250 s/f parcel on Cedar St btw. Harte & George in Montara. No trees to be removed. APN: 036-103-510.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on August 3, 2005 with the applicant in attendance.

We have the following comments:

Detached Garage

- If the applicant is going to use a detached garage in the back of the house, then we feel that something should be done to block car headlights for cars turning around in front of the garage and going in and out of the garage. We suggest that the applicant use a four-foot high fence on both sides of the parcel between the house and garage to block these headlights, but we recognize that there may be other ideas for solving this problem.

Drainage

- As the applicant is aware, drainage and flooding are significant issues in this area of Montara. The applicant has proposed a landscaped swale on the southside of the property to help with drainage, and he is working with the neighbors to ensure that the finished development will not effect the rate and amount of run-off from this parcel.
- This is an extremely critical area – the properties on this block sit at the bottom of a major drainage basin and the existing drainage system is already beyond capacity during even moderate rains. Any small change in the runoff rates and patterns on this block has an immediate and damaging effect on the neighboring houses.
- "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.

We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application. If there are any significant moves of the buildings or changes in any of the buildings, then please refer this project back to us.

Thanks so much for your help.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning and Zoning Committee