

September 1, 2005 Email/Fax



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: PLN2005-00336: Consideration of a CDX and CDR for a new 2707 s/f SFR plus an attached 420 s/f garage on a 6000 s/f parcel at the east end of 12th st. Montara.
APN: 037-013-340

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on Aug 31, 2005 with the applicant present. We are submitting this letter as part of the public comment and ask that it be read into the record at the CDRC meeting when this project is discussed. We have the following comments:

Slope of Roof

- Members of the committee were concerned with the slope of the roof, which concentrated the mass of the structure (and the highest point) at the back of the building. By placing the highest point in the structure above the lowest point on the building site, the structure does not follow the topography, as required by the Community Design Standards.
- Moreover, the parcel behind this house is slightly lower than this parcel, so by shifting the mass of the structure towards the center of the house, this would prevent the massive wall from facing the downslope neighbor.
- It was suggested that the roof be sloped down toward the backyard, which would place the mass toward the center of the structure, and create the impression of following the topography. This could be done while retaining the modern feel of the Design.

Drainage

Again because the lot behind this parcel sits lower than this parcel, it is imperative that any drainage or runoff from this project not be directed towards the back of this lot and down into the lower parcel. Otherwise flooding of this downslope neighbor could result.

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 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


Completion of Plans

The Drainage Plans, Landscape Plan, and Exterior Lighting Plan were not available at our meeting, but the applicant assured us that they would be ready for Design Review next week.

Again, we are submitting this letter as part of the public comment and ask that it be read into the record at the CDRC meeting when this project is discussed. Thank you for your assistance in this regard.

Please keep us informed of any future changes, re-designs, hearings, approvals or appeals of this project.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning and Zoning Committee

Cc: Karen Wilson, Coastside Design Review Committee