

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

September 8, 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
650.363.1841 - FAX: 650.363.4849

RE: PLN2005-00281: CDX & CDR for a new 2815
s/f SFD including a 436 s/f garage on a 5359 s/f

parcel on Francisco St, (near Ave. Del Oro) El Granada. Five trees to be
removed. APN: 047-214-020,030,140,150,210.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on Aug 18, 2005 with the applicant in attendance. 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.

First, we would really like to review the grading and drainage plans for this project because of the extremely steep cross-slope and downslope of this lot which we feel is not adequately depicted nor addressed in the plans we reviewed.

Second, we have the following comments:

Trees

We appreciate the applicant and owner saving the two large 36" pines on this property.

Grading

This is a parcel with an extremely steep down-slope and cross-slope. On the submitted paperwork it states that there will only be 40 cubic yards of grading which appears to be an understatement considering the slope of this parcel.

The submitted plans do not appear to adequately reflect the topography of the parcel, and we are unable to assess the elevations and height of the various parts of the house. Nor can we assess how the house will relate to the natural topography of the parcel i.e. does it step down the lot with the topography, as required by the Design Review Standards?

The submitted plans do not take into account what appears to be an eighteen foot height change across the topography of the parcel.

Drainage

This is an extremely steep lot, and 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.

Drainage, erosion and sediment control shall 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

Variance for Hot Tub

We have no issues with this.

Conclusion

Again, if you would please send us copies of the grading and drainage plans for this project for our review, it would be greatly appreciated.

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

cc: Karen Wilson, Coastside Design Review Committee