**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
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October 11, 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 and again on October 5,
2005 with the applicant in attendance. We are submitting this second 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.

Leaving any design issues to CDRC, we have the following comments:

Trees
We appreciate the applicant and owner saving the two large 36" pines on this
property. It is imperative that these trees be protected during construction so that
they actually survive the building process. We ask that these protective
measures be part of the conditions of approval.

Five trees are marked for removal. These trees should be replaced in a 1:1 ratio
with trees that will grow to the same height and stature as those being removed.

Grading
The applicant did provide us with revised plans which show an 8' retaining wall in
the back of the house.

Drainage
We do recommend that the applicant install drainage retention facilities on this lot
rather than send all the run-off from this property into the gutter. There has been
a significant amount of construction and tree removal in this neighborhood and
downstream from this area, the lower sitting houses in El Granada are starting to
experience flooding to which this project should not contribute.

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 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.

Conclusion:

We recommend that the following be made a part of the conditions for approval of this project:

- The protective measures for the two large pines during construction.
- The removed trees be replaced in a 1:1 ratio with trees that will grow to the same height and stature as those being removed.
- Drainage retention facilities be installed on this lot rather than send all the run-off from this property into the gutter.
- The additional drainage and erosions measures listed above.

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