

November 3, 2005 Email/Fax

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

**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: PLN2005-00417: Consideration of a CDP and CDR
for a new 2140 s/f SFD and an attached 426s/f garage on
a 5125 s/f parcel at 1st Street (CDRC Agenda says Kanoff
St.) Montara. CDP is for the extension of sewer main and

road infrastructure. APN: 036-012-050, 100, 110.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on November 2, 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.

Leaving the design issues to the Design Review Committee, we are concerned that the following issues have not been addressed:

- This proposed home is within 20 feet of a creek with a riparian corridor.
- This creek and riparian corridor are marked on the Official San Mateo County Sensitive Habitat map.
- The field map of Sensitive Habitats for the LCP Update Project shows that this parcel is in a riparian corridor.
- This parcel may be in a FEMA flood zone. The whole lower part of Montara drains down Farallone Ave. and onto 2nd Street, and the manhole covers in this area (including the one adjacent to this lot) are currently sitting 2-3 feet above the ground due to the high level of water in this area during the rainy season.
- If nothing else, we are concerned that the applicant was not aware of the extremely heavy water flow through this parcel in the winter, and that any proposed house design would need to take that into account.

There is some confusion on where this creek is situated – although the maps show the main channel well to the north of the parcel, a significant tributary runs immediately behind the property, and the associated willow/riparian area extends up to and possibly onto this parcel.

This area has been very well documented in the filings from the (then) Montara Sanitary District in their application PLN2000-00645 that extended a replacement sewer main up the Kanoff Ave ROW. These reports were the basis for extended inclusion in the

County's draft revision maps, done last year (and ground-verified by County staff) for the LCP Sensitive Habitat Component.

The application paperwork we received had no mention of this riparian area, and the inclusion of this component to the application significantly changes the requirements and scope of the CDP.

After discussing these issues with the applicant he did tell us he would be requesting that this project be pulled off of the CDRC agenda for November, so that he has time to investigate these issues.

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 forward to us any additional studies or information that is received regarding these issues.

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