

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

December 13, 2005

To: 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
650.363.1831 - FAX: 650.363.4849

Re: PLN2004-00483. Consideration of a CDR and CDX for a new 2880 s/f SFD including a 480 s/f garage on a 5546 s/f parcel at 123 Lewis Ave, El Granada. 20-30 Eucalyptus trees to be removed "3 inches or less in diameter." APN: 047-152-320

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on December 7, 2005 without 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.

We attempted to complete our review of this project, but as well noted in the On-Line Permit Center notes, this application continues to be very incomplete with numerous issues.

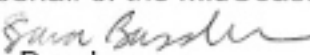
We strongly recommend to the County that this project not move forward to the Coastside Design Review Committee. Furthermore, we strongly recommend that the County issue a denial of this project, so that it cannot be argued that it falls under the Permit Streamlining Act.

If the County decides to let this application continue, then we stand by our previous comments in our October 7, 2004 letter regarding this project which include, "Unfortunately we suggest the applicant start over with NEW engineered and design plans for ALL required work as this is a very sensitive site, with minimal development in the surrounding area, carefully review and use the current Coastside Design Review guidelines as a guide for acceptable development on the Coast. We were unable to even find a way to modify the existing plans to assist the applicant with developing modification that would be acceptable."

Finally, should the County receive new revised plans for this project, we request that they be forwarded to us for our review.

Thank you for your help. Please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

On behalf of the MidCoast Community Council Planning & Zoning Committee,


Sara Bassler
Chair, MCC Planning & Zoning Committee

Cc: Karen Wilson, CDRC