

Planning & Zoning Committee of the MidCoast Community Council

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January 4, 2002

Fax: 2 Pages

To: **Ms. Sara Bortolussi**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2001-00270: Coastal Development Permit and Coastside Design Review for a new 2521 sq. ft. 1-story single-family residence including garage on a 8824 sq. ft. parcel near a riparian corridor, at 190 Escalona Ave. in El Granada.
APN 047-115-180

Sara:

At our meeting of 12/5/01, the Planning & Zoning Committee of the MCC reviewed again the above referenced application. We had the following comments:

In meeting with the applicant and the architect before this second review, we feel the latest design developed adequately addresses our concern about the roof slope and conformance with the topography of the parcel.

On the issue of screening and separation from the neighbor downhill, as well as preserving the drainage area between the properties in a natural state, we recommend that the applicant landscape this area with a selection of native trees and bushes typically found in riparian corridors and wetter areas. These should include:

- Arroyo Willow (*Salix lasiolepis*)
- Sitka Willow (*Salix sitchensis*)
- Creek Dogwood (*Cornus sericea*)
- Twinberry (*Lonicera involucrata*)
- Pink Flowering Currant (*Ribes sanguineum*)
- Red Elderberry (*Sambucus Racemosa*)

These can be supplemented with native mid-height evergreen shrubs (Coffeeberry, Wild Lilac, Coyote Bush) and lower level forbs, perennials, grasses and ferns.

Regarding the drainage and runoff issues, our earlier recommendations stand as before, in conjunction with the above suggested screening vegetation. We also suggest that the submitted biological reports be consulted to prevent unnecessary impact on nearby sensitive areas from excessive runoff. From our letter of 9/18/01:

“In other areas, we were concerned about how drainage and runoff from this project will be handled; runoff to Escalona seems to be channeled directly down to the creek at the end of the street, and we would like to see proper retention and filtering of the drainage from any approved project that would be the equivalent of the parcel’s current undeveloped and fully vegetated state. We also recommend a thorough landscaping plan that utilizes a wide variety of trees and shrubs to maintain the variety of vegetation the parcel while discouraging the further spread of problematic invasive species such as Eucalyptus.”

The committee finds at this time that it can recommend approval of the project as presented with the above issues and conditions addressed.. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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