



April 28, 2003

To: Gabrielle Rowan

SMC Planning and Building Division
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re: PLN 2002-00560: Rezoning from PAD/CD to RM-CZ/CD, construction of new residence, well & potential water main extension & hydrant installation- north side of Drake St. at Alta Vista Rd., Montara - APN(s): 036-171-080,110.

Gabrielle:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 01/15/03, and we had the following comments:


1. Regarding the rezoning, we recommend approval of the conversion of the parcel to all RM/CZ. With an inevitable residential use of the parcel, we find the RM/CZ to be the most protective zoning in terms of density and resource protection.
2. Regarding the residential construction, we found the house to be generally well sited and designed. We confirmed compliance with the setbacks and heights, and the applicant provided us afterwards with a new site plan showing the correct location of the proposed well and the septic system. We worked with the applicant to develop the following recommendations:
 - a. A belly-band should be added to the forward tall blank wall as shown on the left (east) east elevation drawing. This band should be tied to the level of the top of the shed roof to the left of the wall.
 - b. We recommend that the developed drainage plan hold and absorb as much runoff as the property would in it's original vegetated state before the trees were removed. The plan should utilize the naturally developed channel that runs through the lower elevations of the property, and that this channel be restored and maintained with appropriate native vegetation as part of the landscaping plan. This property sits along a drainage course that runs to the south to identified sensitive habitat areas and along Date and Cedar Streets where flooding has been a problem and eventually in Montara Creek. Any unconditioned and unchecked increased runoff will cause further environmental damage and further flooding problems "downstream." We would like this condition to be both part of the project approval and recorded in the deed to the property.

- c. Landscaping should incorporate the tree replacement required for the previous after-the-fact removal permit, in addition to incorporating the vegetation on the drainage channel recommended above in (b). We also recommend terraces of tall and full shrubs along the lower elevations of the house, especially on the north, south and east sides to shield the exposed areas below the lower floors and help integrate the house in to the hillside behind it. We also recommend that all exterior lighting be limited to down-directed area-specific lights, and prohibit external illumination of the structure or flood and area lights that extend illumination beyond the property. We would like to review these final plans when submitted.
3. Regarding the potential water main extension & hydrant installation, our understanding is that there is a fire hydrant in existence at the corner of Drake and Elm which is within 250 feet of the proposed house, so that extension of the main and installation of a hydrant will not be required. Please inform us if this condition changes at any point in the process. If this is not the case, we do not encourage the extension of services any more than necessary beyond the urban-rural boundary, and would suggest that other options be explored first. The applicant has expressed interest in providing an onsite fire suppression water supply – if this is necessary, we would also encourage that the applicant work with other developing properties in the immediate area to see if some economic advantage might be derived from working together on this requirement.

With the above recommendations, the Committee found no further issue with the application as proposed, and recommends approval with the above conditions. We appreciate the applicant's consideration of issues that were raised at earlier reviews and their efforts to address them. As mentioned above, we would like to review the final drainage, landscaping, & lighting plans, but will do so administratively so that it does not hold up processing of this application.

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

For the MCC Planning & Zoning Committee,



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