

January 7, 2000 Fax: 2 pages

To: Dave Holbrook
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: PLN1999-00893: SFR and lot merger on Magellan Ave in Miramar;
APN 048-021-170 & 180.

Dave:

On 12/29/99, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1) The committee had the following comments concerning the construction or design of the proposed project, and would like them to be considered in the Design Review of the application:

- a) The floor plan and footprint does a good job of breaking up the horizontal planes of what is essentially a rectangular box (55' x 40'), but we would like to see some setback on the second floor to break the vertical planes and reduce the box effect.
- b) The committee thought that the roof design of the proposed structure was too tall, and accentuated the tall box effect of the design. Lowering the roof angle and possibly increasing the overhang of the eaves, in combination with the above mentioned second floor setbacks, would create a more compatible design for a coastal residence and minimize the "looming box" effect that is affecting this area.
- c) Although the proposal meets all setbacks, a rotation of the design 90 degrees would present less of a face to the street and concentrate the mass of the building into the lot as opposed to along the street.

2) The CDP application form mentions "minimum tree removal, if any" in section 4, Project Information. A site visit revealed numerous trees on the property that are part of the eucalyptus grove that separates the Miramar Shore Acres area from Mirada Surf and the south end of El Granada. These trees are not indicated at all on the site plan provided. All trees on the parcel should be mapped and indicated on the site plan. Applicant should designate as to whether the project would propose to remove or retain them. We would also like to know if any trees were removed from this property in the recent tree removal operations in the immediate area.

3) The CDP application also indicates no creeks, streams, lakes, ponds or wetlands on the parcel or the immediate vicinity (Section 4.b&c.). There is a seasonal creek bed that lies on the north edge of the parcel. This creek has recently seen significant drainage alteration by the owners of the parcel immediately to the east (APN 048-021-300), and its winter flows are a significant contribution to the protected wetland and riparian areas and their associated wildlife habitats to the west. There is no indication of topography or drainage on the site plans. We would like to see a drainage plan for the project that demonstrates no degradation or negative impact to the creek bed, the level of its flows, sedimentation load and water quality, and how this fits in to the overall drainage plan for this rapidly developing area.

4) Lot coverage of the proposed residence is shown as 2262 sf (28.3%) on the site plan drawing. The entry

for allowable coverage on the plans is indicated as 35%. Table 1 of Chapter 20, Page 20.1 of the July 1999 edition of the SMCo Zoning Regulations indicate the lot coverage in the S-9 district is 30%. Although this doesn't affect this proposal, we would like this point clarified and the plans corrected is necessary.

5) The committee and the MCC do not recommend residential development on non-conforming lots. We encourage the County and the owners to explore all possibilities to bring this parcel up to the recommended zoning minimum size (10,000 sf in the S-9 district) before allowing residential development, or explore all possibilities, if economically feasible, of the sale of these parcels to neighboring owners to create parcels of the minimum zoning size or larger.

Sorry for the delay in this notification. We have spent the last few weeks cleaning up our backlog of referrals. Best wishes for the New Year.

Chuck Kozak
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cc: Granada Sanitary District by request.