

Planning & Zoning Committee of the MidCoast Community Council
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Fax: 2 Pages

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

re: PLN2001-00206: Reconsideration of completed application and possible redesign of a Coastside Design Review for a new 3277.5 sf. single-family residence including attached garage and the removal of three significant trees on a 6,700 sf. parcel on the north side of Palma St. between Del Oso and Ferdinand in El Granada. APN(s) 047-214-090, 100, & 200.

Cc: Mr. Steve Conran: FAX: 650.726.3326

Lily:

At our meeting of 5/7/01, we began reviewing the above application but ran into some problems:

1. The project as presented would seem to require a fairly large amount of grading. An initial, minimal calculation based on the profiles of the sections of the house & the garage that would be below grade gives a number around 667 cu. yds. This is not even taking into account anything below floor level for foundation work, access around the house, retaining walls, the back yard access, any terracing for access to the rear of the lot and the driveway access for the garage; all of which would add substantially to this number.

The Environmental Information form mentions only 250 cu. yd. of grading. It would seem an actual grading plan and plot map with existing and proposed contours would be needed for this to proceed any further.

2. The other point concerned the tree proposed for removal at the front of the property and how it might be affected by the driveway in the proposal. There was no driveway profile provided on the plans as required, so we could not make any real determination the feasibility of the requested tree removal or any alternatives. The lot sits up on a berm from street level, and that, plus the side slope and the proposed sunken garage made it impossible to realistically consider the driveway issue without further information and drawings.
3. The sections for grading, proposed landscaping, and storage tanks/screening on the

Design Review application were left blank, as were the areas for existing vegetation and many of the proposed materials and finishes on the back side. On the Environmental Information form, the descriptions of natural characteristics (item 4) and man-made features (item 5) were left blank. And what has become a regular annoyance is the contention (by checking “No” to item d) that construction of house will not create dust, smoke, fumes, odors and noise.

Considering the proposal (a house designed for a flat lot being built on a steep slope with the removal of three significant trees) and how critical the application of both existing and developing Design Review regulations and guidelines would be in this case, we found the project as submitted to be incompletely filed and to have insufficient information for us to make any sort of recommendation other than to continue it until such time the applications are complete.

Mr. Conran would like to move this forward as quickly as possible, so after we defined these issues at our last meeting we agreed to reschedule it for our upcoming meeting this Wednesday if he can get these materials. Although we didn't really get into the design issues of the house, we felt that this project should have never gotten past the intake stage in this condition. Mr. Conran says that no one at planning mentioned any of these issues when he submitted the project and had the forms filled out.

We have limited resources at P&Z, and the least we can ask for is a properly and fully filled out set of applications. For other staff members and community members who might want to review this project, this information is all that they would see, and we considered it to be highly inadequate. We think it's the County Planning Department's responsibility to be sure that these forms are filled out fully and correctly, and that the required plans are submitted, not ours.

With the above comments, we find we have no choice but to continue this item until materials required are submitted. 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
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com