

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

March 12, 2006

To: Camille Leung
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: 1999-00274: CDP, use Permit for 10-unit B&B
operation with 12 parking spaces at 500 Avenue Alhambra,
El Granada.**

Camille:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on March 2, 2005 (yes, 2005) with the applicant in attendance. At the time we reviewed the project we thought it was in the pre-application stages and did not know it was being processed under the old PLN1999-00274 number. Thus, I was told that when Karen Wilson submitted our comments to the county, they were rejected because we did not have a PLN number. Claude Windell has contact me requesting this letter from 2005 but unfortunately due to a computer crash, Karen no longer has a copy of that letter.

I have put together the following comments based on my notes from the meeting on March 2, 2005:

- The design of the B&B appears to be such that it sits substantially lower than the commercial office building adjacent to it.
- This B&B is near the intersection of Obispo and Avenue Alhambra and the curb near the intersection should be a red no-parking zone for safety and visibility purposes.
- Landscape plans:
 - It needs to be clarified which trees are being removed and which are remaining.
 - It should be kept in mind that the large pine in the upper right corner won't be around for long because of Pine Pitch Canker Disease.
 - We recommend a mix of 9-15 evergreen trees of primarily 15 gallon size be planted with a couple in the 24 inch box size.
 - On the left side, the two Sorghum trees should be replaced with Monterey Cypress trees.
 - Exterior landscaping should incorporate planter boxes and trellises

Separate from our discussion of this project in 2005, I noted that in the On-Line file, that the County received 5 sets of plans, the CDP & Use Permit applications, EIF form, landscaping plan, site plan, parking plan, topo and boundary survey for this project on 2/16/06. I assume that the plans we reviewed back in 2005 are the same as the plans that were submitted to County this past February, but we have not had the opportunity to review all the other documents because, again, we reviewed these plans in the context of a pre-application.

If time allows, we would appreciate being given the opportunity to review the above-mentioned documentation, including the current plans submitted to the County, so we can follow our usual review process and complete a thorough review of this project, especially in light of its impact on the El Granada community and likely visibility from highway 1.

Thank you for your help. Please let me know if you can send me copies of the above-referenced documents and a set of the current plans, so we can complete our review of this project.

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: Claude Windell