

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

July 24, 2006

**To: Farhad Mortazavi,
Ron Madson, Community Representative,
and the Coastsides Design Review Committee**
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: PLN2006-00212: Consideration of a CDR and CDX for a
new SFD on El Granada Blvd, El Granada APN: 047-163-650.

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council briefly reviewed the above-referenced project on July 19, 2006. We are submitting this letter as part of the public comment and ask that it be read into the record at the CDRC meeting when this project is discussed.

We do have concerns about this project as it seems identical and adjacent to the house being built by this same applicant, Jack Chu, as PLN2006-00211.

We previously submitted similar concerns about a previously reviewed project by Jack Chu, PLN2006-00081, in our letter dated 4/24/06. (This letter has been submitted again along with this letter.) Specifically we stated, among several other comments:

- The applicant for this project, Jack Chu, is building, at least, four houses all in this same area. We ask that CDRC and county staff ask Mr. Chu for a list of his projects in this area and then look at all of these projects together for two reasons. One, because they are all quite similar in design and may be close enough in location to violate the Design Review Standards in this regard. Two, these are all big houses built into very steep lots and someone should consider the cumulative impact of these houses on the houses below them in terms of drainage, erosion and loss of trees.

We do believe this issue falls within the purview of CDRC and strongly request that the Committee review PLN2006-00211 and PLN2006-00212 together and in the context of all of Mr. Chu's other projects in this area as requested in our previous letter for PLN2006-00081. The cumulative impact of these large homes cannot be understated.

After review of the above application, we have determined that at this time there are no outstanding issues to address outside of the Coastsides Design Review Process (CDRC).

The MidCoast Community Council Planning and Zoning Committee reserves the right to submit comments to CDRC if we deem necessary, or to ask for hearing on this project if other issues come to light during the review process.

Please let me know when this project will be heard by the CDRC.

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

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee

Enc: Letter for PLN2006-00081

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

April 24, 2006

**To: Farhad Mortazavi
Ron Madson, Community Representative,
and the Coastside Design Review Committee**
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: PLN2006-00081. Consideration of a CDR & CDX for a new 2593 s/f SFD plus an attached 467 s/f garage on a 5879 s/f parcel on El Granada Blvd, El Granada. * Eucalyptus trees to be removed. APN: 047-182-560.

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on March 29, 2006 without the applicant in attendance (the applicant was contacted about the meeting). We are submitting this letter as part of the public comment and ask that it be read into the record at the CDRC meeting when this project is discussed.

We have the following comments:

- The applicant for this project, Jack Chu, is building, at least, four houses all in this same area. We ask that CDRC and county staff ask Mr. Chu for a list of his projects in this area and then look at all of these projects together for two reasons. One, because they are all quite similar in design and may be close enough in location to violate the Design Review Standards in this regard. Two, these are all big houses built into very steep lots and someone should consider the cumulative impact of these houses on the houses below them in terms of drainage, erosion and loss of trees.
- There is a lot of space under the house. Why not excavate a little more and set the house more into the lot, so that it steps up the lot and follows the natural contours of the parcel as required by the Design Review Standards? (Elements of Design 6565.20D, paragraph 1)
- Flagstone at the rear of the house should be replaced with a more permeable surface otherwise there needs to be more consideration given to the drainage off of this flagstone courtyard.
- On Page C-1 of the drawings there are indications of retaining walls which appear to be eight feet tall, but they are not shown on other pages of drawings. There appears to be over 100 linear feet of retaining wall for this project. This seems excessive.
- We believe the plans do not adequately reflect the steepness of the slope and the elevations are incorrect. He shows natural grade on page A-4, north elevation at 237.91, whereas on page A-1, the contour map showing the natural grade, the corner

elevation of the natural grade is 248.8. The application has left the grading amount blank.

We have determined that at this time there are no other outstanding issues to address outside of the Coastsides Design Review Process (CDRC).

The MidCoast Community Council Planning and Zoning Committee reserves the right to submit comments to CDRC if we deem necessary, or to ask for hearing on this project if other issues come to light during the review process.

Please let me know when this project will be heard by the CDRC.

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

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee