

**Planning & Zoning
Committee of the
MidCoast**

Community Council

PO Box 64, Moss Beach
CA 94038

Serving 12,000 residents

February 20, 2006

To: Neal Martin Associates
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: PLN2004-00615: Consideration of a CDP (public hearing) and CDR for a 363 s/f addition to an existing 1337 s/f house on a 3663 s/f parcel at 2084 Vallemar St. Moss Beach. APN: 037-086-060.

Neal Martin Associates:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project initially on February 16, 2005 and sent a letter to the County (Farhad Mortazavi) with our initial questions. We reviewed the project again on April 20, 2005 with the applicant in attendance and sent a second letter to the County (Mike Schaller) dated April 22, 2005.

We recently received a copy of the Geotechnical Study and a letter regarding a "50-Year Erosion Study of Sea Cliff" for this property (both received by planning on 2/14/06). We truly appreciate being sent these documents as a follow-up to our previous two letters.

We have no additional comments or concerns regarding this project as a result of these two documents.

We do stand by our previous recommendations and concerns, as set forth in our April 22, 2005 letter, reiterated below with the recognition that according to the two above-referenced documents the cliff is stable:

Recognizing the sensitive view-corridor of this location, our first recommendation is to preserve, as much as possible, the blue water ocean view over this property from the highway.

- To this end, the applicant agreed to lower the plate on the south side of the second-story addition to seven feet and to use a single pitch shed roof slanting from north to south on the second-story addition.

Recognizing the need to preserve street parking for coastal access, the second recommendation is regarding parking.

- This existing home has only a one-car garage. We recently reviewed PLN2004-00609 which was an addition to an existing house with a one-car garage in Montara. The applicant for that project was required to apply for an OSPEX for his addition although

he was not adding any bedrooms, so we don't understand why this applicant does not also need an OSPEX.

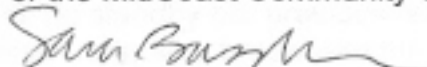
- Regardless of the OSPEX situation, we did discuss with the applicant creating a second parking space without taking away any street parking. The applicant agreed that an off-street parking space could be created where the current shed is at the front of the property.

Recognizing the sensitive location of this home, we do have some concerns regarding drainage, erosion and sediment control not only because this house is on the cliff overlooking the ocean, but also because the bluff is already eroding in this area and there is only six to eight feet of The Strand left on this bluff for public access. We have the following comments:

- "Best Management Practices" from the "San Mateo Countywide Stormwater Pollution Prevention Program," should be implemented to ensure that the finished development will not increase the rate and amount of runoff from this parcel.
- Prior to the beginning of any construction, the applicant should submit to the Planning Division for review and approval a drainage, erosion and sediment control plan, which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces.
- The approved erosion and drainage control plan should be implemented prior to the commencement of construction.
- Best Management Practices should also be applied when determining the time of year for construction

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