

May 23, 2016

San Mateo County Planning Commission
Via email

Re: PLN2015-00152, new SFD & 2nd unit at 3rd Ave, Miramar

I am a member of the Midcoast Community Council (MCC) but these are my comments submitted as an individual. The staff report (p.10) states that the MCC was notified of the Planning Commission review of this project; however, the MCC only learned of this hearing when the agenda was published and only gained access to the NegDec when the staff report was published online May 18. There was inadequate time for the Council to consider and submit comments on the NegDec.

The site plan for this project indicates a "grade break" which is proposed to be graded and a retaining wall added where the house is stepped down to its lower level. This "grade break", approximately 8 feet high, is the bank of Arroyo de en Medio. Although recent development has been permitted increasingly close to Medio creek, this house is the first to be proposed for development down within the floodplain of the Arroyo.

In the original subdivision the irregular parcel line meandering down Arroyo de en Medio indicates the location of the creek channel approximately 100 years ago when it was directly adjacent to the corner of this parcel. As commonly occurs, the creek channel has moved over time and no longer coincides with the parcel lines. Adequate setbacks must be maintained in order to allow for natural processes to occur without damage to structures.

The soil boring by Sigma Prime on the "lower bench" (within the Arroyo) showed 11 feet of loose sand underlain by 9 feet of very stiff sandy clay, with groundwater encountered at 6.4 feet. The NegDec does not address the issue of a shifting creek channel within the loose sand of the Arroyo where the house is proposed to be located.

The Sigma Prime analysis of upstream dam failure considers the dam volume as negligible when spread out over the entire watershed. The NegDec does not address how the terrain of the watershed would channel all runoff into the Arroyo, backing up the flow where Highway 1 blocks the ravine, with sustained full flow through the culvert onto the flood plain of the Arroyo where the house is proposed.

The portion of the house located in the historic channel should not be approved.
Thank you for consideration of these comments.

Lisa Ketcham
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Moss Beach 94038

Janneth Lujan

From: John Duff <duff_john@icloud.com>
Sent: Tuesday, May 24, 2016 1:52 PM
To: Janneth Lujan
Subject: Fwd: PLN 2015-00152 (LOVE) Hearing 5/25/2016

Begin forwarded message:

From: John Duff <duff_john@icloud.com>
Subject: PLN 2015-00152 (LOVE) Hearing 5/25/2016
Date: May 24, 2016 at 1:47:27 PM PDT
To: Dennis Aguirre <daguirre@smcgov.org>

Hi Dennis,

I have two comments I would like to address tomorrow at the planning hearing. Since the comment period ends today, I presume I need to convey these points in order for the planning commission to consider them tomorrow.

1. First, the proposed residence and in-law unit does not have any street parking along the 3rd Avenue public right-of-way. I presume the road in front of the new residences is private although that is unclear in the report. Has the planning commission considered how addition of this development and lack of street parking for residents and guests of the new development impacts current parking along 3rd Avenue? This is especially important to me since I live directly across the street (464) and generally like to park in front of my own house. With these two proposed residences, and a potential for 2 more in the yet undeveloped parcel next to it, where will everyone park on an already crowded dead-end street and how is this going to impact current residents?

2. Secondly, it is not clear from the drawings what the implications are for public parking at the end of 3rd Ave when new regulations are imposed for a fire turnaround. Though the report states that parking will be permitted on one side of the road on roadways greater than 26 feet wide, and 3rd Avenue is 50 feet wide, nowhere in the report or drawings does it address what the final parking restrictions will be and what the implications will be to current residents of 3rd Ave. I believe this should be transparent and clarified in the report. These parking restrictions are referred to as areas of "No Parking - Fire Lane". This is especially important to me if I can no longer park in front of about 40 feet my own house, as I have been legally doing for over 30 years. I need to be very clear about this. In order to subdivide and create the new lots, a fire hydrant was installed in front of my house, not in front of the new parcels. That eliminated one parking spot in front of my house. If the fire turn around imposes further parking restrictions in front of my house, I will have lost three spaces in front of my own house for the benefit of the development across the street. Not fair. I request you address this issue by clarifying that parking will remain legal on my side of the fire turnaround.

Thank you for attention to these issues,

Best

John

John Duff
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