

Coastside Design Review Continuance
1120 Columbus Drive, El Granada
APN 047-275-050; County File No. PLN 2017-00296

Dear Coastside Design Review Committee,

We are the owners of the 25 foot lot (APN 047-275-070 lot #36) next to the 25 foot lot (APN 047-275-060 lot #35) owned by Erica Adams, which is adjacent to the 1120 Columbus Avenue property being reviewed. We appreciate the opportunity to ask some questions pertaining to the “rear yard ground level by 4 to 6 feet involving an additional 240 cubic yards (c.y.) of grading (fill only)...”

Our questions are mainly about if by adding this significant amount of fill (240 cubic yards) to raise the rear yard ground level 4 to 6 feet across the rear yard, is this going to have an impact in terms of drainage and the need to raise elevations for the two adjacent 25 foot lots (Erica’s and ours). We have included the relevant drawings and some photographs to help give a better idea of what the current elevations look like.

Based on the landscape drawing (slide 5) it appears there is at least a 19 foot total increase in elevation from the bottom-most retaining wall (70’ BW) at the bottom of the lot by the fence, to the top of the top-most retaining (89’ TW) at the base of the building pad, albeit via four intermediate terraces. Slide 6 shows the rear yard and this change in elevation.

Questions:

- 1) The original slope drainage that followed the natural slope of the hill (facing from the street) is downhill toward the rear yard towards the lower right corner of the new property being developed (slide 8). Will the proposed grading and large amount of fill dirt change the drainage so that water run-off will flow to the left into the two adjacent 25 foot lots?
- 2) Does the proposed grading plan raise the elevation at any point above the natural slope of the immediately adjacent property to where there would have to be additional fill to raise the elevation so that water run-off would not flow and collect in a lower elevation of the adjacent lots? Another way of asking is, by raising the elevations on the 1120 Columbus property require that the elevations on the two adjacent 25 foot lots be raised to compensate and prevent pooling of water run-off? Extending this further, if the elevations have to be increased for the two adjacent lots, then our lot’s elevation could end up significantly higher than the Marsh’s property #37/38 elevations, which already has established backyard.

Questions (continued):

- 3) Per the landscape drawing (slide 7), at any point will the existing soil level be raised more than 6 feet. Please refer to the photograph on slide 7 which shows a significant elevation change between the building pad and the point in the rear yard where the slope becomes more gentle.

We have tried to make these questions as clear as possible and hopefully the photographs and annotations will help. Thank you for your consideration.

Regards,

-- Ed and Alexis Abell

Redwood City, CA 94063
650-363-4161 T
planning.smcgov.org

May 28, 2021

Jen Jacinto
303 Twin Dolphin Drive
Redwood City, CA 94065

Dear Ms. Jacinto:

SUBJECT: Coastside Design Review Continuance
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The San Mateo County Coastside Design Review Committee (CDRC) considered this proposed Major Modification at its November 14, 2019 and February 11, 2021 meetings where it was subsequently continued to further amend the project plans and provide additional information.

At its May 13, 2021 meeting, the CDRC considered the subject application for a Design Review Permit to allow a Major Modification (Modification) to a 2,428 sq. ft. new residence on a 6,026 sq. ft. legal parcel previously recommended for approval by the CDRC on February 8, 2018 and approved along with the associated staff-level Grading Permit by the Planning Department on March 2, 2018. **The proposed Modification addresses project changes made during construction and includes raising the rear yard ground elevation 4 to 6 feet involving an additional 240 cubic yards (cy) of grading (fill only),** modifications to the second-story balcony and first story deck, garage and entry doors, stone siding, railings, landscape plan, and the addition of exterior stairs to the right side of the residence among other changes.

A: View from adjacent lot

→ 19+ foot change in elevation between elevation at fence and building pad



Approx 19+ feet change in total elevation

B: Downhill slope of backyard

→ Elevation change more than 6 feet between leveling off place at the bottom and the building pad



C: Downhill slope of backyard from stairs

-- Current water runoff to the right-side bottom of lot (facing downhill from Columbus)



D: Uphill view from adjacent lot

-- By adding fill and terracing will it require similar increases be made in elevations for adjacent property(-ies)



E: Uphill view of side lot

-- Will elevations on adjacent property(-ies) also have to be increased?



F: Uphill view of side lot from farther down



G: Uphill view of building pad



H: Uphill view from bottom of lot fence

