

**Planning & Zoning Committee of the Midcoast Community Council**

PO Box 64, Moss Beach CA 94038

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December 3, 2004 Via Fax and Email

**TO: Olivia Sun Boo**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1850 - FAX: 650.363.4849

**RE: PLN2004-00506.** Consideration of a staff-level CDP for a domestic well on a substandard-size parcel next to 650 Main St, Montara. APN: 036-047-020

Dear Olivia:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above-referenced project at our regular meetings on November 17 and December 1, 2004. The applicant was not present.

First, we request that a stability study be done on this parcel. Marilyn Townsend who used to own the house at the corner of 4<sup>th</sup> and Main on the west side of Main Street was present at our November 17<sup>th</sup> meeting, and she stated that the last 15 feet of this lot drops off because it is the old railroad right-of-way. Chuck Kozak confirmed that the lot does slump off the cliff overlooking Highway 1, and because of this, a stability study needs to be done on this lot before any drilling is allowed.

Second, although some information was provided regarding sewer laterals, no information was provided on any utility or sewer laterals on parcel 036-047-090 which runs along the back side of this lot closest to the ocean. This information needs to be provided before any drilling is allowed.

Third, we request a clarification on the statutory setback requirements for this lot – i.e., what are the current development standards for substandard lots in the residential zoning districts?

Fourth, we request that there be a public hearing on this project and that it be reviewed by the Zoning Hearing Officer because it is a substandard lot.

Fifth, our additional comments on this project are as follows:

- Sometimes wells need service and once a structure is built on this lot, there will be no access for well equipment to get in and service the well. Likewise, if the well actually fails, there will be no way to fix it because you cannot get the necessary repair equipment into the site.
- If you allow someone to put a well on a parcel that is not fifty feet wide, then this impacts the ability of standard-size neighboring lots to put in wells and restricts the locating of new sewer laterals on adjacent lots.

- We disagree with some of the applicant's responses on the "Environmental Information" section of the "Environmental Information & Hazardous Waste Site Disclosure Form" submitted with this application. The applicant checked "No" in response to questions, g, j, and k. We believe the answers to these questions should be "Yes" because this project is proposing the development of a lot which will create a density which is beyond that which was planned for under the zoning and land use plans for this area, and thus: will affect the amount or pattern of pedestrian or vehicular traffic (g), will create an obvious change in the existing or surrounding land use (j), and will increase development pressures in the vicinity or encourage changes in the use of nearby properties (k).
- The MidCoast Community Council does not encourage the development of substandard parcels, as this presents a threat to the well-being of the community through exceeding of designated zoning densities, increasing final buildout beyond that projected in planning documents, overtaxing infrastructure, increasing traffic congestion, and negatively impacting the scale, character and quality of life of surrounding neighborhoods.
- The coastal Commission in the Pacific Ridge decision and subsequent litigation took the position that lot retirement can be used for new subdivisions. By allowing the development of substandard lots, the County is creating the impact equivalent of new subdivisions without adequate environmental review.

Thank you for your help. Please send us the additional information requested above before this project moves forward in the process.

We also 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 and Zoning Committee