

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

March 27, 2002

via email and Fax: 2 pages

To: **Mike Schaller**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1849 - FAX: 650.363.4849

re: PLN2001-00255: Coastal Development Permit and Resource Management-Coastal Zone Permit to construct 1st and 2nd story additions for a new family room, 2 bedrooms, 2 bathrooms and expansion of existing living room, new 2-car detached garage, enlargement of exterior decks, and new sewer connection on a 267,937 sq. ft. (6.151 ac) parcel adjacent to San Vicente Creek at 1 Terrace Ave. in Moss Beach. APN 037-200-140.

Mike:

At our meeting of 1/16/02, the Planning & Zoning Committee of the MCC reviewed again the above referenced application. We had the following comments:

1. The committee has no issue with the design for the residential addition as proposed, as we found it was very compatible to the existing structure, respectful of its site, and well designed.
2. We were pleased to see the issues we had raised in our earlier review have been addressed. To our understanding now on this project:
 - a. A proper biological report has been done on the area, and the denuded creek bank areas will be revegetated and stabilized
 - b. The existing, possibly faulty septic system will be decommissioned
 - c. The new sewer connection will come from the existing main along Ellendale St. to the east and not be near the creek corridor.
 - d. All new construction will be out of the flood zone and respect all applicable setbacks.
 - e. The play structure next to the creek will be removed.

With the above comments, the Committee finds no issue with the project as proposed. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC P&Z Committee,

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Chair

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