



April 17, 2002 (fax-email)

Olivia Sun, Project Planner

San Mateo County Planning and Building Division
 Mail Drop PLN122, 455 County Center
 Redwood City, CA 94063
 650.363.1852 - FAX: 650.363.4849

re: PLN 1999-00871: Amendment to Use Permit, for administrative approval, to replace existing 52” antennas with newer 48” units. **Location:** 20 acre parcel at 3501 Whiting Ridge Road, Montara, Nextel site CA-0550J
APN: 036-370-020

Attendance: Karen Wilson, Chuck Kozak, Paul Perkovic and Kathryn Slater Carter
 Applicant was unable to attend.

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above application at our regular meeting of 4-17-02.

The committee found no issue with proposed antennae replacement, but we had a number of questions and concerns about the project.

We would like clarification as to how this proposed replacement fits into the process. Is this part of the November 2, 2001 “administrative review and inspection” (Page 2, section B.1 of supplied 11/2/2000 staff report) or a separate amendment to the Use Permit?

The supplied photos (images 001, 003, and 006) indicate that there is equipment at the site that does not comply with the condition described on Page 2, section B.2. of the staff report. It is not clear whether these photos are current or were from the time of the staff report, or if this is the equipment covered by these conditions.

The photos and a recent site visit indicate that there is severe erosion damage from lack of proper maintenance to the North Peak Access Road (images 14-18, 21-27) as well as a lack of re-vegetation and invasive plant infestation (images 19 and 20, respectively). The failures shown in Images 23 through 27 make it nearly impossible for any large vehicles to make it up the road to the site, which would seem to make it in violation of the requirements for fire and emergency equipment access. In addition, the road failures and uncontrolled erosion and runoff are causing extensive environmental damage to the adjacent State and County Park and Open Space lands.

As mentioned above, the committee finds no issue with the proposed antenna replacement, but we recommend that no work be allowed on the site until the above referenced problems are fully corrected.

Sincerely,

Karen Wilson
Chair, MCC Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292
Loordus@attbi.com