



May 6, 2002

Via email & Fax (2 Pages)

**Farhad Mortazavi**

**Coastside Design Review Committee**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1831 - FAX: 650.363.4849

**re: PLN 2002-00034:** Siting of proposed house with a riparian zone in one corner, located within FEMA Flood Zone A at 1331 Cedar St. Montara. **APN:** 036-111-240

Attendance: Karen Wilson, Chuck Kozak, Paul Perkovic and Ric Lohman  
Joe Guntren, Applicant was in attendance.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above application at our regular meeting of 05-01-02. Chair Karen Wilson recused herself from the review because she lives within 500' of the subject property.

The committee was primarily concerned about the location and permitting of the project in relation to Montara Creek. Based on discussions with Senior Planner Dave Holbrook and our review, we have concluded:

1. The Coastal Development Permit (CDP) exclusion area does not include parcels within 100 feet of Montara Creek. The subject parcel is (depending on the source) anywhere from 40' to 80' from the creek, and so would need to have a CDP.
2. Montara Creek is classified as a perennial creek by the most recent USGS maps and by other reports for projects along the creek (specifically, those by Citizen's Utilities). This classification would require a setback of 50' from the edge of the riparian corridor.
3. The CDP process would require conformance with the applicable policies of the LCP and require a biological report and survey for locating the project in respect to the riparian corridor, sensitive habitats and other coastal resources on or near the parcel.
4. The project would be re-noticed as a CDP, and the decision-level would shift to the Zoning Hearing Officer. Another project planner would be assigned to handle the CDP processing. Further review by the Coastside Design Review Committee (CDRC) would be advisory to the ZHO.

5. The biological report, survey, and any subsequent changes of the proposed residence would be referred to the MCC P&Z for review and comment.

Please forward a copy of this letter to members of the CDRC. Thank you for your help on this project, and please keep us informed of any changes, decisions, or appeals on this project.

For the MCC Planning & Zoning Committee,



Chuck Kozak  
Chair, MidCoast Community Council  
PO Box 370702  
Montara, CA 94037  
**650.728.8237 (home) - 650.996.8998 (mobile) - cgk@montara.com**

cc: Dave Holbrook, SMCo Planning & Building