

Planning & Zoning Committee of the Midcoast Community Council

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September 9, 2002

Fax 2 pages

Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

RE: **PLN 2000-0016:** Review arborist report prior to recommendation to the Board of Supervisors for their consideration. Tentatively scheduled for hearing on 9-24-02

Location: 202 – 11th Street, Montara

Applicant: Mr. Ms. Mahon **Owner:** Mr. & Mrs. Mahon **Planner:** L. Toy

On August 21, 2002 the MCC Planning and Zoning Committee reviewed the above item, I was unable to reach Mr. Mahon prior to our review. If Mr. Mahon would like to have us review the item again, we will be happy to do so. We received both written and public comment regarding this item, letter attached.

The committee recommends the County refuse to lift the suspension of Mahon's building permit for the above application, for the following reasons:

1. The Conditions by the Board of Supervisors required planting of new trees to be maintained in healthy condition for 1 year. The Arborist report states this has not happened.
2. The Arborist report states that one tree died within 6 months and the remaining trees were in moderate health and required maintenance to insure their future success.

It is the opinion of the committee that the conditions placed on this building permit were clearly neglected along with the survival of the trees. Replanting and current maintenance of the trees, will be the equivalent of starting over again, requiring the recommended amount of time for these trees to reestablish themselves.

Unanimously the Planning and Zoning committee suggests and recommends further suspension of this building permit until all conditions are met as stipulated in the decision by the Board of Supervisors.

Sincerely,

Karen Wilson

Karen Wilson
Chair, MCC Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292 – Montara100@attbi.com

8-21-02

Dear Planning & Zoning Committee:

I urge you to recommend that the County refuse to lift the suspension of Mahon's building permit for 202 11th Street in Montara.

Mahon's building permit for 202 11th Street was suspended two years ago after Mahon violated a condition of his building permit by destroying one and seriously injuring two of the huge beautiful Monterey Cypress trees that lined 11th Street on his vacant lot.

He was told two years ago that he could apply for reinstatement of his building permit only after he (1) planted three new Monterey Cypress trees to replace the destroyed one, (2) restored the two injured trees and (3) maintained the new and restored trees in a healthy condition for one year so that the trees would be strong enough to withstand construction activity. Mahon has not complied with these conditions.

As his own arborist's report demonstrates, Mahon was not even able to maintain the only new tree along the street for a year. It died after six months. He has only recently planted a replacement for this tree and the replacement is not doing well. Nor is a second one of the new trees.

The magnificent tree destroyed by Mahon cannot be replaced, but the new trees will not even have a chance of growing if Mahon is permitted to begin construction with the trees in such a precarious state.

The County should not lift the suspension of Mahon's building permit until he has fully complied with the express conditions set forth by the Board of Supervisors two years ago.

Sincerely,

Ellen Zeff



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