

September 4, 2003

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

To: Sara Bortolussi

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1839 - FAX: 650.363.4849

re: PLN2003-00309: Use Permit Amendment and Coastal Development Permit to allow modifications to the Montara Sanitary District Offices by intensifying the uses within the existing 2946 s/f 2-story building on a 5.18 ac parcel at 8888 Cabrillo Hwy. in Montara.
APN 036-310-010.

Sara:

The MCC Planning & Zoning Committee reviewed this application at our regular meeting of 08/06/03. We had the following comments & recommendations:

1. Overall, the Committee had no substantive issue with the proposed intensified uses of the building, especially in light of the District's expanded responsibilities as a water provider.
2. Regarding the parking lot, we would like to verify that a drainage and erosion control plan will be implemented that will minimize storm water runoff. We recommend that as much of the parking area and driveway as possible be constructed from permeable materials, including grass and vegetation where feasible, and that any runoff back down the driveway to the highway be properly controlled for volume and filtered.
3. We also recommend that the parking lot incorporate landscaping (appropriately scaled hedges) on the highway side to minimize the visual impact from the residences on the east side of the highway.
4. We also recommend that the building should incorporate a more compatible fence design – we understand the security needs of the property, but feel that something better looking than chain link could be used in the area immediately in front of the building. If a more decorative fence were used in front, perhaps the chainlink could be moved to the rear of the building in this area to maintain the security of the grounds. Or a high-security but more decorative iron fence could be installed by the front of the building.
5. We also recommend that access from the highway, for both pedestrians and vehicles, be improved as part of this project. The District shares it's access with the Lighthouse, and with the new expanded uses we would expect to see a more intensive use of the driveway and heightened conflict with pedestrian traffic from the Hostel; and the bus stops at this location. The driveway entrance is located at a turn in the highway, and northbound traffic on Highway 1 does not have a left turn lane into the driveway, which creates backups and potential collision on this 50 mph stretch of highway. Southbound traffic, even though making a right turn, does not have an adequate shoulder to pull over and slow down. Traffic leaving the driveway and turning northbound (left) has a limited view of

traffic coming from the south. We recommend that the driveway and shoulders be re-configured to better accommodate vehicle and pedestrian access.

There are bus stops on both side of the highway that are used by visitors to the Lighthouse and the Hostel, and guests at the hostel often cross the highway to walk to the businesses in Montara and Moss Beach. We feel that the need for a safe crossing at this point should be addressed by the District, working in conjunction with Planning, Caltrans, and Public Works. This area has been identified by the County as a potential site for a “safe crossing” point for development of the Coastal Trail in the ongoing LCP review, and we feel this project’s implementation should be utilized to help that effort along.

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak
Chair, MCC Planning & Zoning Committee
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cc: Vic Abadie, applicant representative
Ric Lohman, MCC Parks & Recreation Committee Chair