

March 4, 2000 Fax: 2 pages

To: San Mateo County Planning Commission
County Government Center
455 County Center, 2nd Floor, Mail Drop PLN122
Redwood City, CA 94063
650.363.1859 - FAX: 650.363.4849

re: Item 5 on your regular agenda for March 8, 2000: PLN1999-00308 - Lot line adjustment and construction of a new 3,683 sq. ft. single family home with a 816 sq. ft. attached 3-car garage on Alta Vista Road near Vallecito Road in Montara and an exception to the 50 ft. setback requirement for the septic system. APN 036-174-010

Honorable Commissioners:

Attached please find the MCC Planning and Zoning Committee's letter regarding PLN1999-00308 that was sent to County planner Damon DiDonato.

I realize there is a distinction of responsibility between Planning and Environmental Health on the issue of the exception of the setbacks for the septic system, but our committee feels that it is relevant to the zoning requirements of the area in which the project is located, and relevant to the feasibility of development of the parcel.

I will be at the hearing on Wednesday, March 8 to address this item if necessary. Thank you for your time and consideration of these issues.

Chuck Kozak
MCC P&Z Committee Chair

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

Damon:

Attached please find the MCC Planning and Zoning Committee's letter regarding PLN1999-00308. A copy has been faxed to the Planning Commission.

I realize there is a distinction of responsibility between Planning and Environmental Health on the issue of the septic system setback exception, but our committee feels that it is relevant to the zoning requirements of the area in which the project is located, and relevant to the feasibility of development of the parcel.

I will be at the hearing on Wednesday, March 8 to address this item if necessary. Hope to talk to you about it beforehand.

Chuck Kozak
MCC P&Z Committee Chair

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To: Damon DiDonato
San Mateo County Planning and Building Division
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re: PLN1999-00308 - Lot line adjustment and construction of a new 3,683 sq. ft. single family home with a 816 sq. ft. attached 3-car garage on Alta Vista Road near Vallecito Road in Montara and an exception to the 50 ft. setback requirement for the septic system. APN 036-174-010

Damon:

On 3/1/00, the Planning and Zoning committee of the MidCoast Community Council continued its review of the above referenced permit application. We had the following comments:

- 1) The committee found that the new house design and site eliminates earlier concerns about visual impact along the ridgeline.
- 2) The committee believes that the requested exception for the septic system setback should not be granted for the following reasons:
 - a) The established setbacks for septic systems and wells were established to maintain health and safety requirements in the rurally -zoned areas. No indication is given that this would not negatively impact future wells and septic on adjoining properties.
 - b) The minimum parcel size in this zoning is 5 acres, and the well and septic system ordinances are designed for safe operation within that size. Exceptions allowed on non-conforming parcels, such as this one, only increase the overall ineffectiveness of these regulations and contribute to potential health and safety problems to the surrounding properties.

Because this issue demonstrates that the proposed project cannot conform to the regulatory framework of its zoning, the committee recommends that this application be denied, unless it can be shown that the location of the septic system will not, under any circumstance allowed by existing regulation, affect the development, placement of structures, wells and septic system systems on adjoining properties.

Thank you for your help, and please keep us informed of further developments with this project.

Chuck Kozak
MCC Planning and Zoning Committee Chair
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cc: San Mateo County Planning Commission