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To: Mr. Farhad Mortazavi
San Mateo County Planning and Building Division
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re: PLN2000-00080 - Major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara. APN 037-011-090

Farhad:

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

1. The existing house is visible from the highway, and without dimensions of the existing structure, it was difficult to determine what the possibly impact on views of the proposed remodeling would be. We would like the applicant, if possible, to install story poles showing the extent and height of the new structures.

2. The existing house also appears to sit fairly close to the bluffs above the creek immediately to south, and we would like verification that the project will not impact the habitats of the creek or contribute to any erosion or degradation of the slopes above the creek. On the CDP Application, Section 4 b&c (project information), the applicant has indicated that "the project, the parcel on which it is located or the immediate vicinity" does not "involve or include creeks, streams, lakes or ponds" and "wetlands (marshes, swamps, mudflats)." The boxes for beaches, sand dunes, sea cliff, coastal bluffs, or blufftops (d, e, &f) are not checked either yes or no. This information would seem to be in error and should be clarified before proceeding with further review.

3. With the above comments, the committee found the project to be within the numeric scope of existing zoning regulations and land use of its location, but would need to have the above issues addressed before recommending proceeding with this application.

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

Chuck Kozak
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