

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

March 19, 2001

FAX: 2 Pages

To: Ms. Miroo Brewer
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1853 - FAX: 650.363.4849

re: **PLN2001-00084 & PLN2001-00095** -1441 Alamo, Montara – APN 036-270-080.

cc: William A, Churchill, AIA – FAX 650.726.5502
MidCoast Community Council Planning & Zoning Committee

Miroo:

I had planned to place the two above referenced applications on the MCC P&Z agenda for 3/21/01, but I've decided to delay our review until the following situations are resolved:

- 1) On Saturday I received a copy of the March 12, 2001 Notice of Code Violation letter from Code Compliance Officer Gary Warren to the owner of the property (File No. V 2001-00027) concerning un-permitted development activities on the property in the placement of trailers and the removal of trees. This notice corresponded with reports I had received from neighbors of extensive tree removal on the property.

A drive-by inspection of the property indicated that extensive tree removal had occurred, and because of that the supplied plot map, descriptions and applications we had received for the projects on the property were no longer valid.

- 2) The applications we received for the project had a number of omissions and problems:

PLN2001-00084:

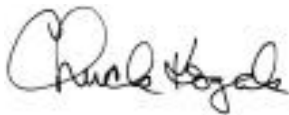
- Both sides of the copy of the Environmental Information & Hazardous Waste Form that we received were badly copied so that more than an inch of the left side of the form was cut off.
- The cutoff made it impossible to determine the size of the existing structures, and there was no indication of these dimensions in the plans supplied.
- Even with this cutoff, it was determinable that the box for “... removal of trees” was checked “Yes”, but as required, this was not explained on the rear of the form and the trees to be removed were not indicated on the plan submitted.
- The box for “... grading or filling” was marked “Yes”, as was the box to indicate that it would be more than 2 feet in depth or height, but no number was supplied to indicate how much or either grading or filling would be involved, and no indication of this was included on the supplied plans.
- The plans supplied had no dimensions of any sort for the existing or proposed buildings, driveways, and corral, and the site plan did not indicate any property dimensions or setbacks.

PLN2001-00095:

The application form for the Coastal Development Permit, under "4. Project Information" indicates that the project does not involve the "removal of trees or vegetation," a statement that needs to be justified in light of the above mentioned tree removal.

- As with the other application, the copy of the Environmental Information & Hazardous Waste Form cut off part of the left side.
- No information was provided on this form for existing or proposed impervious areas, square footage of structures or actual height of proposed structure (General Information, 1b, c & d)
- Numbers 4 and 5 (natural and man-made features) under General Information were left blank.
- As in the other application, the box for "... grading or filling" was marked "Yes", as was the box to indicate that it would be more than 2 feet in depth or height, but no number was supplied to indicate how much or either grading or filling would be involved, and no indication of this was included on the supplied plans.
- As in the other application, the box for "... removal of trees" was checked "Yes", but as required, this was not explained on the rear of the form and the trees to be removed were not indicated on the plan submitted.
- And as with the other application, the plans supplied had no dimensions of any sort for the existing or proposed buildings, driveways, and corral, and the site plan did not indicate any property dimensions or setbacks.

In light of all these problems, I cannot schedule these applications for review by our committee until the situation with the violations is rectified and the information supplied for the project is complete and in accordance with the actual situation at the parcel. Thank you for your help, and please keep us informed of any further developments concerning this application.



Chuck Kozak
MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998
cgk@montara.com