

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

May 7, 2001

Fax: 2 Pages

To: **Ms. Sara Bortolussi**

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: PLN2001-00127: Coastal Development Permit for a domestic well on a non-conforming (4,324 sf.) parcel on the east side of Sierra St., approx. 150' south of California Ave., in Moss Beach. APN 037-147-030.

Sara:

At our meeting of 4/4/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. The committee was not in favor of the proposal to develop a well for a non-conforming lot in this neighborhood. The inadequate width of the lot (37.5 feet) along with the general layout restrictions that pretty much limit wells to the rear of these sized residential lots, meant that the location of this well would force any well that might be needed on the lots to the north over by 12.5 feet to meet the 50 ft separation requirement. The aquifer in this area is not generally easy to tap into, and well placement on these lots would be further restrictive by the actual location of the aquifer. We feel that this situation would lead to pressure on the County to grant variances for other wells, to the overall detriment of the community.
2. The committee also expressed concern that no adequate attempt, or at least that was documented, has been made to acquire additional land to bring this lot up to conformance, and would request that the County require and assist with this effort before allowing this application to proceed any further. The lot immediately to the north (APN 037-147-020) is 12097 sq. ft. and 112.5 ft. wide. In fact, in examining the parcel maps, one could see that an original 25 ft. wide parcel had been divided between this larger parcel and the subject property. The potential is certainly there for the owner to purchase the needed 12.5 width from the adjacent parcel to achieve the conforming width and create a parcel size (approx. 5675 sq. ft.) more in character and scale with the surrounding neighborhood (where developed parcels range from 5050 sq. ft. to 6750 sq. ft.) The adjacent parcel would still be well over 10,000 sq. ft. with no loss of development potential (and possibly a gain because of more flexibility in future well location as described above).

The committee was also concerned that allowing development of this parcel would set an undesirable precedent for the individual development of the two adjacent 3700 sq. ft. lots immediately across Sierra St. from the subject property.

3. The most significant feature of the parcel is the large Monterey Pine tree that sits toward the rear and spans over the entire width of the parcel. 2 smaller pines are located behind it. The applicant had stated that no removal of this tree was planned for the well, and that maybe true although it seemed obvious that permission to use the adjacent property would be necessary to get the equipment into place to drill the well where proposed behind this tree.

But the application as submitted also included a preliminary site plan for a proposed residence that indicated removal of the tree. The Committee found this information and that supplied by the applicant to be in conflict, and somewhat deceiving in that even though the well would not remove the tree, the subsequent house construction would. If the well permit is considered as an isolated application, then it might result in the situation where the property owner would have an installed well and would then be in a position to argue for removal of the tree for the house construction based on restrictions from the location of the well. We would like to see these projects considered as a whole so that the full and true impact on the parcel can be assessed as they relate to regulations and guidelines regarding the preservation of existing trees and vegetation when considering new development.

With the above comments, the Committee does NOT find that the project as proposed meets the zoning regulations and land use designations of its area. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals 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