

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Mr. Farhad Mortazavi**
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re: **PLN2001-00241:** Coastal Development Permit, Coastside Design review and Lot Line Adjustment to construct a new 3,048 single-family residence including attached garage on a 7,427.5 sf. parcel at 198 14th St. (west of Highway 1) in Montara. APN(s) 037-011-140, 150.

Farhad:

While putting together the agenda for our 5/16/01 MCC P&Z meeting, I reviewed the applications for the above referenced project. There were a number of problems:

On the Coastal Development Permit Application, the area for the colors of the materials is left blank,

The CDP application states that the project or the immediate vicinity includes or involves a stream, beaches, sea cliffs, ridge top, would install new landscaping, and is located along the sea shore. Yet the checkboxes in part 5 say there will be no construction or grading within 100 ft of a stream or wetland. As none of the above elements are shown on the plans, or explained anywhere else on the application, this is all very difficult to verify.

On the Planning Permit Application, the listed elements of the proposed project say “new home” – no mention of the Lot Line Adjustment.

On the Lot Line Adjustment application, there is no information about the lot line adjustment.

On the Design Review Application, the spaces for zoning, parcel/lot size, easements involved, existing vegetation, as well as the color/finish indicators for materials are all left blank.

On the Environmental Information Form, the number under item 1a (impervious service) is illegible – it might be 1100, or 110000 – neither makes any sense.

On the same form, number 3 does not list the LLA

One the same form, number 5 does not correctly describe the man-made features on the site and the project vicinity.

Under Environmental Information, both Yes and No are checked for (a) grading or filling. It then states less than 50 cu yd. On the back, it says up to 50 cu. yd.

There is no grading plan indicated in the plans.

Item b. is checked no – but there must be groundcover on the site

Item d is checked no, but every construction project creates dust, smoke, fumes, odors and noise, so must be checked yes. Same for item e.

The plans included show a garage remodel – this is not included in any of the permit application information.

The plans also do not indicate the existing or proposed parcel sizes for the LLA.

We have very limited resources at P&Z, and the least we can ask for is a properly and fully filled out set of applications. For other staff members and community members who might want to review this project, this information is all that they would see, and I consider it to be highly inadequate. I consider it the County Planning Department's responsibility to be sure that these forms are filled out fully and correctly, not ours.

At this point, although I have put this item on our agenda for this Wednesday, I will continue it until a future meeting if corrected forms are not received in time to review before the meeting.

Thank you for your help, and please keep us informed of any further developments concerning this application.



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