

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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July 9, 2001

Fax: 2 Pages

To: **Mike Schaller**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1849 - FAX: 650.363.4849

re: PLN2001-00255: Coastal Development Permit and Resource Management-Coastal Zone Permit to construct 1st and 2nd story additions for a new family room, 2 bedrooms, 2 bathrooms and expansion of existing living room, new 2-car detached garage, enlargement of exterior decks, and new sewer connection on a 267,937 sq. ft. (6.151 ac) parcel adjacent to San Vicente Creek at 1 Terrace Ave. in Moss Beach. APN 037-200-140.

Mike:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The meeting was attended by the applicants and their architect. We also conducted a subsequent site visit. We have the following comments:

The committee found the house very well designed and very much in keeping with the character of the surrounding area. We did decide at the meeting that a site visit would be necessary to determine what other information might be needed for this application.

The site visit occurred the following Sunday (June 24) and we developed the following comments & recommendations:

The creek as it passes through the property has had substantial vegetation removal and in some places the banks have been heavily trampled and broken down. See attached photos. This will result in excessive erosion into the creek when the rainy season comes. The existing garage/storage building, as well as a child's playhouse and a private footbridge, are within the creek setback areas where development of this sort is usually not permitted. We recommend that a biologist's report be done on the state of the creek and what the owners might do to revegetate and restore the banks and the riparian vegetation. This should include immediate measures to control erosion and siltation into the creek for the coming rainy season. The County should also require that any structures that are not allowed within this area be removed if possible.

Judging by the vegetation growth patterns on the rear lawn of the property, the existing septic system may not be operating property. We would recommend that the proposed sewer connection be accomplished as soon as possible and the septic system be decommissioned as it may be leaching into the creek. The Environmental Health Department should inspect the current system to ascertain if there is any possible danger or malfunction. We would also recommend that the alternative sewer hookup to Terrace Avenue be used, to avoid any further impact on the creek area.

Because of the proximity to the creek, known areas of historic use by Native Americans, and to known areas of geologic instability, we feel this project may need Archeological & Geology/Soils reports as well.

With the above comments, the committee has continued its review until the need for any further reports is determined and that information is available. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive style with a large initial "C".

Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
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attached: site photos.