

Planning & Zoning Committee of the MidCoast Community Council
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October 1, 2001

email: 1 Page

To: Ms. Lily Toy
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: PLN2001-00448: Coastal Development Permit for a domestic well on a 2,745 sq. ft. substandard parcel (R-1/S-17/DR Zoning) on the east side of The Alameda between Isabella Ave. and Santa Maria in El Granada. APN 047-273-200.

Lily:

At our meeting of 9/19/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found that it could give no recommendation on this project as the supplied plans did not show the setbacks of the proposed well to any sewer mains or laterals in the street or on neighboring parcels, or on the configuration of adjacent parcels to determine what effect this well placement may have on them.

We also would like it shown how the placement of the well would limit subsequent development on the parcel. Its placement at the front of the 25' wide lot would seem to exclude any possibility of a sewer lateral being run onto the lot without violating the setback requirements.

We understand that this application will get referred to the Granada Sanitary District, and hope that you can work with the applicant to determine where these limits are. We would be happy to review the application at that time.

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
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