

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Ms. Lily Toy**

San Mateo County Planning and Building Division

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re: PLN2001-00511: Coastal Development Permit and Planned Agricultural District Permit for construction of a new 5013 sq. ft. 2-story single-family residence (including garage) and septic system on a 1.5 acre parcel at Drake, Riveria & Elm Streets in Montara. APN 037-172-030.

Lily:

This was one of Damon's projects – please forward these comments to whichever planner is working on this case now.

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 the proposed house was very well designed and attractive, but a number of issues arose with the siting of the house and features/limitations of the parcel:

1. Our only comment on the house structure itself was a desire to see the design (in the back in this case with how it is sited on the parcel) conform better to the topography of the lot. We felt that some stepped down element in the rear was necessary to avoid the house sticking up too much in the rear.
2. Related to that, we were concerned about the siting of the house on the highest point of the parcel, which would make the house the most visible it could be from surrounding roads and areas. Specifically, concerns were raised in relation to the PAD zoning regulations requiring conformance to the Development Review regulations, specifically those in SECTION 6324.2. Site Design Criteria.
3. The plans presented did not show any area for the required septic field expansion area – in fact, there seemed to be no room left on the parcel for this.
4. We were concerned about the placement of the driveway right at the intersection of the streets, probably the only place in this area where there is any amount of traffic as a number of roads converge at this point. We felt this should be moved to a safer and

less impactful location.

5. The parcel currently has an access road that is obviously regularly used by neighboring property owners for access to back parts of their property. We would like to see any situation on access rights for this road clarified before this project proceeds to avoid possible conflicts over this issue in the future. See note below in #6 about existing easement.
6. The utility lines that currently cross the property are, according to the applicant, to be relocated, and we would like to have it clarified just where that be and how. The survey provided shows an “Ingress, Egress & Utility Easement for the Benefit of Lot Owners” along the east side of the parcel. While this may be planned a place for the utility lines (and for access to any adjacent or nearby parcels) this easement transverses a riparian and wetland area at the northeast section of the parcel which appears to be a tributary drainage to Montara Creek.
7. We feel this property will require a comprehensive biological report because of the above mentioned sensitive habitat areas, as well a drainage study to avoid impacts from increased storm runoff, residential pollution and erosion into both nearby Montara Creek and the Date/Cedar St. Drainage area that lies to the south.

With the above comments and recommendations, the committee finds that the project has a number of issues to still be addressed before we could make a recommendation. We look forward to receiving information concerning he issues addressed above, and will expedite our continued review of the project when they are received.. 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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