

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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March 27, 2002

via email and Fax: 2 Pages

To: **Ms. Sara Bortolussi**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1839 - FAX: 650.363.4849

**re: PLN2001-00631:** Coastal Development Permit and Coastside Design Review for a new 1,804 sq. ft. (including attached garage) 2-story single family residence on a non-conforming 3,417 sq. ft. parcel at 431 Sonora Ave. (between Carmel and Ave Granada) in El Granada. APN 047-062-170.

Sara:

First, let me apologize for the lateness of this letter – It was a project that I kept losing track of during the transitional period while changing Chairs at the P&Z Committee and the Council, and I regret any inconvenience caused to the applicant and to staff. Thank you for following through and continuing to remind me about this.

At our meeting of 11/7/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. For whatever reason, we were unable to contact the applicant at the time of our review– as I had mentioned earlier, the phone number listed no one knew of the applicant, and the address given seems to be a Service Station in Half Moon Bay where no one seemed to know him either. The applicant contacted me directly yesterday (3/26/02), and I will forward these comments to him. Because of the confusion and mix-up around this case, we would be glad to publicly re-review it at our next P&Z meeting if the applicant wishes.

We had the following comments:

1. We found the house to be very out of scale and character, specifically in its design, mass and FAR, with the surrounding neighborhood, which is predominately single-story houses on conforming or larger lots. Trying to place a full-sized, 2 bedroom, 2.5 bath house onto an odd-shaped lot this small creates a density and mass that is very much unlike anything else in the neighborhood. There are one or two similar situations in the area where large houses have been built on substandard parcels, and the result has been an noticeable contrast of size and bulk in relation to the surrounding houses.

2. The design of the house is essentially two identical floor outlines stacked one atop the other. The house only exhibits minimal articulation on its front elevation, and that only because of the shed roof over the entry. Beyond that, it presents essentially flat walls on all elevations.
3. The MidCoast Community Council does not encourage the development of substandard parcels, as this presents a threat to the well-being of the community through exceeding of designated zoning densities, increasing final buildout beyond that projected in planning documents, overtaxing infrastructure and negatively impacting the scale and character of surrounding neighborhoods.

The committee would like to see the above issues and conditions addressed.. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC P&Z Committee,



Chuck Kozak, MCC Chair

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