

**Planning & Zoning  
Committee of the  
Midcoast  
Community Council**  
PO Box 64, Moss Beach  
CA 94038  
*Serving 12,000 residents*

April 4, 2002

Farhad Mortazavi  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1831 - FAX: 650.363.4849

**COPY TO:** COASTSIDE DESIGN REVIEW

**RE: PLN 2002-00115:** Coastal Development Permit & Coastside Design Review for a new 4,233 sq/ft residence and attached garage, removal of 2 trees. Location: Coronado Ave. (one parcel [driveway access] fronts on Coronado the other two meet Cortez east of The Crossways in Miramar (APN: 048-025-110/130/140)

Attendance: Karen Wilson, Chuck Kozak, Paul Perkovic, Ric Lohman, Kathryn Slater Carter  
I was unable to reach the applicants by phone.

The Planning and Zoning Committee of the Midcoast Community Council reviewed the above application at our regular meeting 4-03-02.

The committee found several concerns with the proposed application and is requesting either the County or Design Review discuss other options with the applicant (listed below) Both suggested options concern the substandard (3850 sq/ft.) "flagpole" parcel, APN 048-025-110 that fronts on Coronado and is proposed for use as a driveway. This use would result in two substandard "orphan" parcels on either side: APN's 048-025 100 & 120, which just happen to be under the same ownership (Callan)

For the following reasons the committed would appreciate the applicant look at more appropriate options for the site and the lot size requirements as this project will have long term and permanent affects on the neighborhood, property owners, and future residents:

- The proposed use of the driveway would result in two substandard "orphan" parcels on either side
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- This is a very expensive and exclusive neighborhood, providing driveway access through the middle of potential homes, in the middle of a block is inappropriate and invasive to existing or future residents (the surrounding lot owners did not purchase corner lots)
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- Currently, Shore Acres Properties has a pending application to improve all of Cortez, providing the applicant with alternate access to their property by reconfiguring the siting of the home. We suggest that they work together to complete the project in a timely fashion for both parties

**Suggested option 1:** applicants should swap parcel 048-025-110 (their "flagpole") with the owners of 048-025-120. This would move the flagpole east to the last subdivided lot on Coronado, and set up two contiguous substandard lots (APN's 048-025-100 & 110) under common ownership that could then be merged.

**Suggest option 2:** applicants could sell 110 to owner of 100 & 120 - this would create three parcels totaling 12,100 sq/ft under the same ownership along Coronado. This would leave the proposed house on a 7700 sq. ft. parcel on Cortez. Part of this sale could involve a Lot Line Adjustment to move the common rear lot line between Cortez and Coronado to increase the size of the applicant's parcel to 9800 sq. ft. This would create a 91x110 parcel of 10,000 sq. ft. on Coronado. The proposed house would need to be reconfigured to have access from Cortez.

This proposed application is for a highly visible location and the elevation, Planning and Zoning respectfully request Design Review to consider:

- Extending the chimney on the East elevation to the ground
- Consider ways to minimize the appears of 3 to 4 levels of house
- Examine the visual impacts of the house as seen from the homes across the field to the south

The committee found this to be a well designed home and thanks you for your time.

Sincerely,

Karen Wilson  
Chair Midcoast Planning and Zoning Committee  
Post Office Box 371273  
Montara, CA 94037  
650-728-3292