

December 5, 2003

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

**To: 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:** Revised Use Permit and Coastal  
Development Permit for construction of a new 1,576 s/f 2-story  
residence on a 3,417 s/f parcel at 431 Sonora Avenue in El  
Granada. APN 047-062-170.

Sara:

Sorry for the delay on this – The MCC Planning and Zoning Committee had reviewed this application at it 8/6/03 meeting, and we had the following comments:

The resubmitted house design was a substantial improvement over the previous one, and if this were simply a case of a locked out substandard parcel, we would consider it adequate with some minor improvements in trim (wider), although, as stated in our previous letter of 3/27/02:

*“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.”*

In this case, we are especially concerned that the adjacent, conforming, developed parcel was under common ownership with the subject property, and that title has changed, seemingly to avoid any possible requirements that the parcels be merged in order to achieve conformance with established zoning densities that establish our buildout numbers.

With this consideration, we recommend that the project not be approved and the owners merge the parcels as should have been required at the beginning. We do not see this as a loss of use of the property, as the larger merged parcel will allow substantial expansion of the existing house and a net gain in its value.

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak  
Chair, MCC Planning & Zoning Committee  
PO Box 370702  
Montara, CA 94037

650.728.8237 (home) - 650.996.8998 (mobile) - [cgk@montara.com](mailto:cgk@montara.com)