

Planning and Zoning Committee of the MidCoast Community Council
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July 26, 2000

FAX: 1 Page

To: Damon DiDonato
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re: **PLN2000-00423** - Coastal Development Permit and Certificate of Compliance for legalization of two PAD parcels along the south side of Capistrano Road, immediately west of Highway 1. APN 047-080-140 & 047-080-150

Damon:

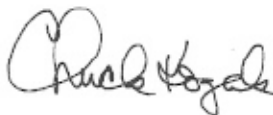
On 7/19/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

Although the committee had no initial issue with the legalization of the parcels, a number of questions arose:

- 1) As the density credits of these parcels had been transferred to an earlier project in the Moss Beach area, does the fact that these were not legal parcels negate that transfer?
- 2) Are there guidelines for parcel legalization concerning whether or not the parcels are even usable? On at least one, if not both, the required setback from Denniston Creek (which appears to run right through both of them) would prohibit any use at all under current regulations. although this feature would make them prime candidates for density transfers.
- 3) Is there any chance that legalization would restore the density credits that had been transferred?
- 4) Assuming that the density has been transferred, and that the setbacks would restrict any agricultural use, what uses, if any. would be the permitted uses for the parcels if legalized?

I realize this raises more questions than gives you any useful review feedback, but we couldn't quite decide what to do in this case. If the answers to 1 - 3 above are "no", then we would have no issue with the application. 4 is for informational purposes.

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



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