

January 20, 2000

To: Dave Holbrook  
San Mateo County Planning and Building Division  
455 County Center, 2nd Floor PLN 122  
Redwood City, CA 94063  
650/363-1837 FAX: 650/363-4849

re: PLN1999-00893: SFR and lot merger on Magellan Ave in Miramar;  
APN 048-021-170 & 180.

Dave:

On 1/19/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1) Thank you again for providing the information necessary to review this project, and for working with the applicant on the design of the house. The committee had the following comments concerning the construction or design of the proposed project, and would like them to be considered in the Design Review of the application:

a) The design revisions proposed (dated 12/28/99) addressed our concerns regarding second floor setbacks and the height of the roof.

2) The new site plan satisfied our questions about tree removal. As we understand it, the project will remove none of the trees on the lot, and that only thinning of the underbrush growth is planned.

3) The supplied biological report and discussion with the applicant and their builder indicate that runoff from the property will be directed toward the street, and not into the drainage at the back of the property. Although we believe the connection of this drainage to the health of the riparian and wetlands habitats further west as not been fully explored, we feel this project will not affect it any detrimental way.

4) The committee and the MCC do not recommend residential development on non-conforming lots until studies are completed that clarify the potential impact of these lots on LCP buildout numbers. We encourage the County and the owners to explore all possibilities to bring this parcel up to the recommended zoning minimum size (10,000 sf in the S-9 district) before allowing residential development including, if economically feasible, of the sale of parcels between neighboring owners to create parcels of the minimum zoning size or larger.

5) Beyond the above, the committee found the project to be within the scope of existing zoning regulations and land use of its location.

Thank you for your help with this project.

Chuck Kozak  
MCC Planning and Zoning Committee Chair  
POB 370702, Montara CA 94037  
Voice/FAX: 650.728.8239 Day: 650.678-0469  
cgk@montara.com

cc: Granada Sanitary District by request.