

**Planning and Zoning Committee of the MidCoast Community Council**  
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November 9, 2000

FAX: 2 Pages

To: **Ms. Stephanie Willsey**  
San Mateo County Planning and Building Division  
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re: **PLN2000-00702** - Lot Line Adjustment to reconfigure three parcels at 770 Harte  
(southwest corner of Cedar and Harte) in Montara.  
APNs 036-104-040, 050, & 060.

Stephanie:

On 11/1/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. Because of a mix up in assignments, the applicants were not notified of our review. We did review the application anyway, and developed a set of questions and comments (listed below) regarding the application. We will notify the applicants of this and have it on our agenda again for our meeting of November 15, 2000. Our comments are as follows:

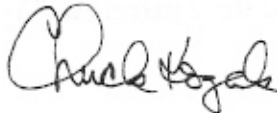
- 1) The proposed LLA takes a 25' wide section from the existing APN 036-104-040, which appears to have a house already on it. The committee would like verification that the house will meet current setback, lot coverage and FAR requirements in the resulting configuration.
- 2) The average parcel size resulting from this LLA would be about 5200 sq. ft. Surveying one block in each direction, existing developed or developable residential parcel sizes in the area around this property average 6825 sq. ft., with none smaller than 6250. (5 @ 9375, 32 @ 6250 and 1 @ 12, 500 =  $259,375/38 = 6825.66$ ) The committee felt that the smaller size of these lots would result in an incompatible density with the surrounding community, and we wonder if the applicant would consider an adjustment resulting in two larger parcels, possibly a 80x100 on the corner and a 7625 sf. parcel to the south.
- 3) The committee would like the application of the Community Design Manual and the Design Review regulations considered in the configuration of these parcels, so that the resultant building sites would best facilitate the expression of these criteria. Comments and questions relevant to this issue are:
  - We would like to see a site map that shows the locations of the trees, existing structures and any existing or planned wells on the property and properties immediately adjacent to see how they align with the proposed parcels and whether they would be compatible with potential building sites. The survey map provided does not seem to show all the trees on the property.
  - The parcels should front onto Cedar, to minimize the slope of the resultant lots and more easily allow house designs that would conform with the topography. Egress

onto Cedar would also be much easier on the traffic flow through the neighborhood, as Harte has no stop sign at this intersection and has a hill to the west and a curve to the east that restricts views on oncoming traffic.

4) We were curious why the proposed westerly most lot had that little 5' jog on its southern boundary.

With the above comments, the committee has decided to continue this review to it's next regular meeting on November 15, 2000.

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



Chuck Kozak  
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