

Chuck Kozak
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PLN2000-00675

Planning and Zoning Committee of the MidCoast Community Council

PO. Box 64, Moss Beach, CA 94038

Serving 12,000 Residents

December 23, 2000

FAX: 1 Page

To: **Mr. 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

re: **PLN2000-00675** - Lot Line Adjustment at 325 and 355 Miramar Dr. in Miramar
to move two lot lines involving three parcels - APN(s) 048-054-160, 080, 090.

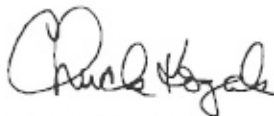
Farhad:

On 11/1/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. Our comments are as follows:

The LLA as proposed would create parcels that 50' (parcel one), 40' (parcel two) and 70' (parcel three) wide, with resultant square footages of 10,500 sf (50x210), 7500 sf. (40x187.5), 10,780 sf. (70x154) respectively.

In discussion with the applicant at our meeting, it was proposed and agreed to move the common line of parcels two and three 10' further to the north, to create three fully conforming parcels that are 50, 50 and 60 feet wide respectively. This would not create any non-conforming setbacks on the existing buildings and eliminates the problem of non-conforming (40' wide) lots.

With the above comments, the committee found that the proposal meets the land use and zoning regulations for its area. 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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