

Planning and Zoning Committee of the MidCoast Community Council
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February 6, 2001

FAX: 1 Page

To: Damon DiDonato
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1852 - FAX: 650.363.4849

re: PLN 2000-00803: Use Permit, Coastal Development Permit and Coastside Design Review to construct a new 1554 sf. one-bedroom single-family residence including attached garage on a substandard 2693 sf. parcel located on the east side of Coronado, between Isabella and Avenue Portola in the R-3/S-3 district El Granada. APN 047-232-170

Damon:

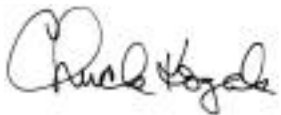
Sorry for the delay on this one - On 1/3/01, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

We had an immediate concern with the configuration and the history of the parcel in question. This parcel was sold off from a series of lots that were under common ownership: APN(s) 047-232-150, 160 & 170. The results of the sales were the creation of the subject substandard lot and of another one where an existing house is.

The committee questions the legality of these transfers, especially in allowing the sale of land in contiguous ownership to create substandard parcels which, when considered with the existing house (now on its own substandard parcel,) would allow no possibility for future merger, and would therefore be creating an increase in density beyond that specified by the minimum lot size for the zoning. We suspect that even the single act of selling off contiguous lots to leave an existing house on a substandard lot may be contrary to regulations.

With the above consideration, the committee recommends that this project not go forward until the issues on the legality of the lot transfers is settled.

In a subsequent conversation with the applicant, he indicated that he and the other property owners would consider re-merging the parcels and developing a project in conformance with the existing zoning. A multiple unit project, as allowed in this district, was discussed as a possibility. The P&Z Committee would be happy to work with the applicants and the surrounding community to develop a more appropriate project. Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning these applications.



Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com