

Planning & Zoning Committee of the MidCoast Community Council
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May 26, 2001

Fax: 2 Pages

To: Ms. Miroo Brewer
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2001-00115: Coastal Development Permit and Coastsides Design Review for a new 2531 sf. single-family residence including attached garage on a 5000 sf. parcel on the corner of Cortez and 5th Ave. in Miramar. APN 048-046-010

Miroo:

At our meeting of 4/18/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

Although we thought the house as presented was well designed for a lot of its size, we feel that this proposal should not proceed because of the nonconforming size of the parcel. We feel that all possibilities for bringing this parcel up to the **required** zoning minimum of 10,000 sq. ft. have not been fully explored.

This should be done in a way that does not create other situations of “stranded” nonconforming parcels. In particular, in this case, we think the applicant should explore the potential acquisition of parcels 047-046-140 & 280, located behind the subject parcel on 5th St. Another possibility would be the acquisition of 047-046-020 and a 2500 sq. ft. portion of 250, but only if the current owner of 060 would expand their lot by 5,000 sq. ft. by purchasing the remaining lots in between.

Another possibility would be the dedication of other parcels in the immediate area (Miramar east of Highway 1) totaling 5,000 sq. ft. (the difference between the subject parcel and the zoning minimum) to be neighborhood parks or open areas. Again, this would need to be done in a way that does not create any further stranded nonconforming lots and would not imply a transfer of increased coverage or FAR to the original parcel.

We heard extensive comments from the residents in the area about their concerns of development at higher densities than planned for in the S-9 district. This would create more traffic, noise, congestion and crowding, and a definite loss of the planned-for character and value of the existing homes.

An analysis of the area shows that under existing ownerships and development patterns, the density for the S-9 district east of Highway 1 could exceed what was planned by an additional 83% if actions are not taken to require conformance with the zoning requirements. We feel this (increased density) is an extreme enough situation to warrant special consideration and effort from all involved to maintain the density, buildout numbers, and infrastructure load intended in the General Plan, the LCP and the Community Plan.

With the above comments & recommendations, which we would like to have considered in the review for the project, the Committee finds that the project as presented **does not** meet the Zoning requirements and Land Use designations of its area, and we cannot recommend its approval. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with a large initial "C" and "K".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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