

## Planning & Zoning Committee of the MidCoast Community Council

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May 26, 2001

Fax: 4 Pages

To: **Ms. Lily Toy**  
San Mateo County Planning and Building Division  
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re: **PLN2001-00193:** Coastal Development Permit and Lot Line Adjustment to reconfigure 5 existing legal parcels that sit between Coronado and Magellan, approx. 480' east of The Crossways, in Miramar.  
APN(s) 048-024-080, 180. 240, & 350.

Lily:

This project was originally assigned to Stephanie Willsey. Please forward these comments to the appropriate planner.

At our meeting of 5/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The Committee could not recommend approval of the Lot Line Adjustment as it was presented to us, as it create two non-conforming parcels of only 4800 sq. ft. in the S-9 district, which has a minimum *required* size of 10,000 sq. ft. Even though this is an increase from their original size of 4400 sq. ft., it is a miniscule increase and not a justification for approval the Lot Line Adjustment.

We could not approve this unless all parcels created were conforming, or the overall effect was the equivalent of all parcels being in conformance, i.e., the overall average was 1 house per 10,000 sq. ft. or greater with no possibility for future subdivision.

In discussions with the applicant, we discussed two alternatives:

a) The parcels involved form a rectangle that is 200 feet wide and 220 feet deep, which is sufficient for the consolidation into 4 parcels averaging 11,000 sq. ft. each. The simplest way to do this would be to use the proposed lot lines and merge proposed Parcels A & B to create 4 parcels of 14400, 10000, 10000, and 9600 sq. ft. Refer to Figure A below. This would maintain the average density for the area for these lots, but would leave an "orphan" parcel of 4400 sq. ft. immediately to the south on Magellan.

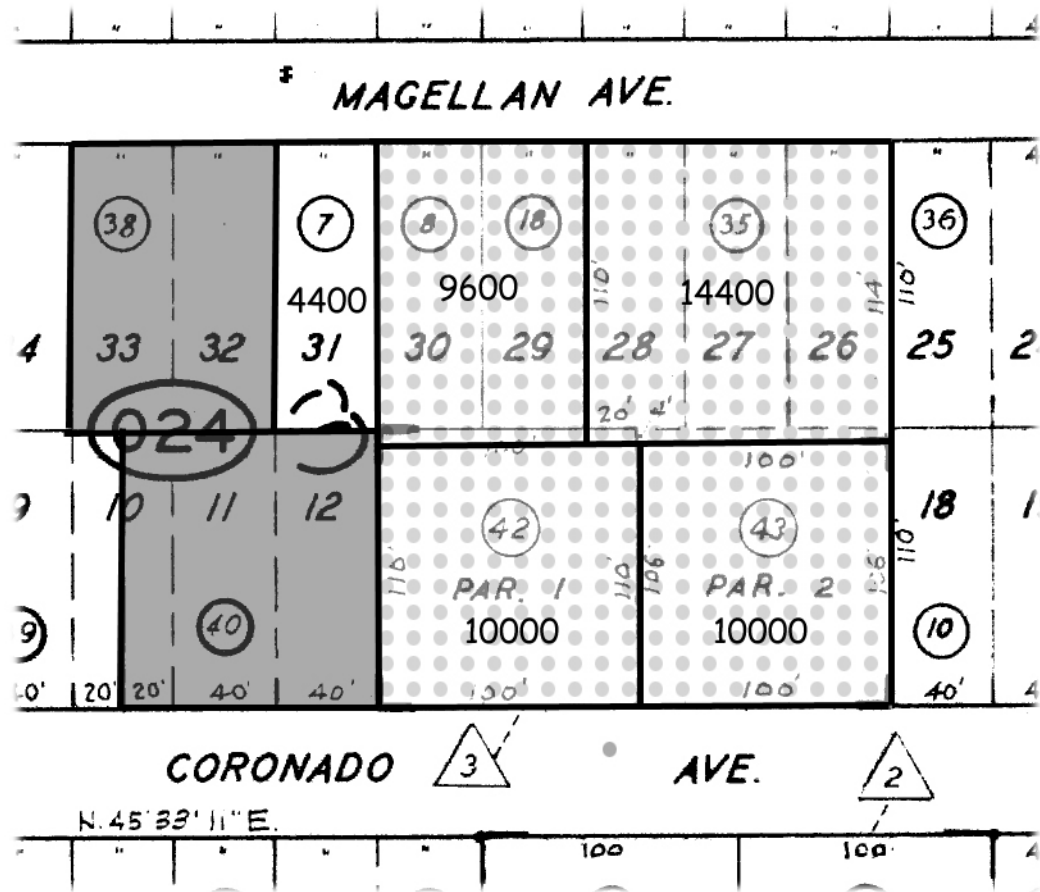


Figure A – Merger of proposed parcels A & B

b) The other alternative would be to include 048-024-070 (parcel 31) to make 4 parcels of 13200, 13200, 11000 & 11000 or some such configuration. At the minimum, it could configure to 5 parcels of 9200, 9600, 9600, 10000 & 10000 sq. ft. Refer to Figure B below.

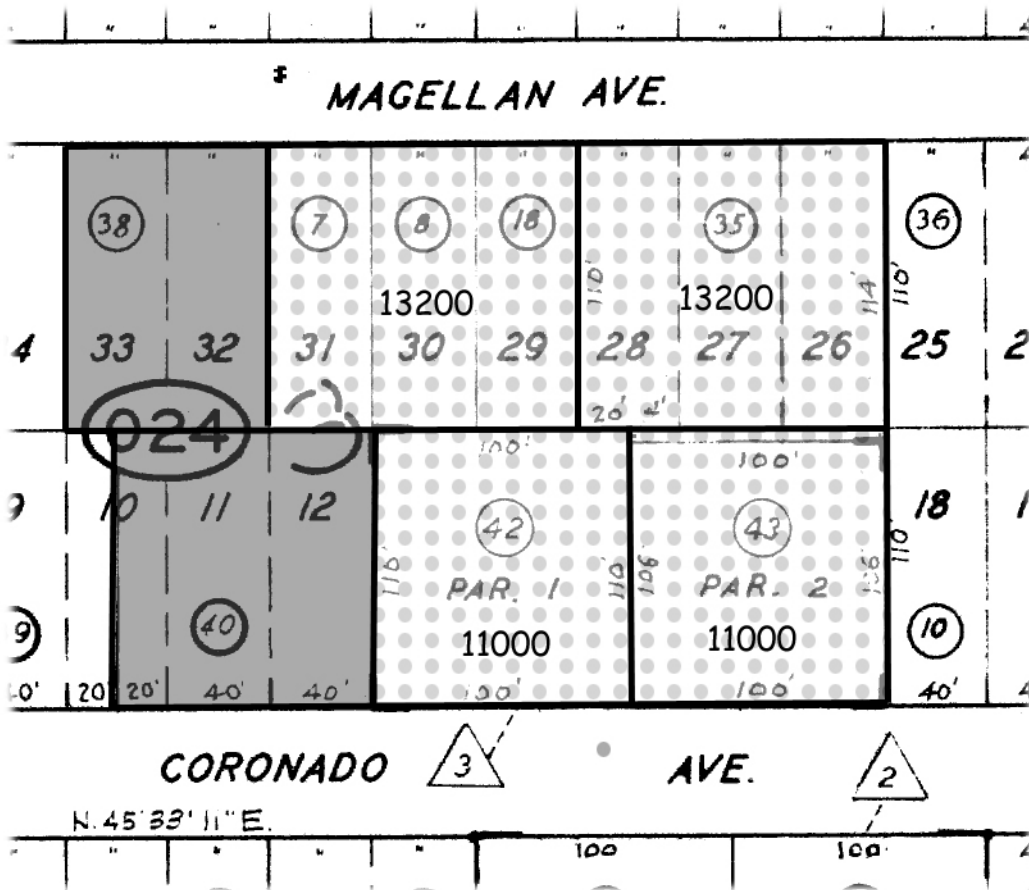


Figure B1 – addition of extra 4400 sq. ft. parcel for 4 parcels

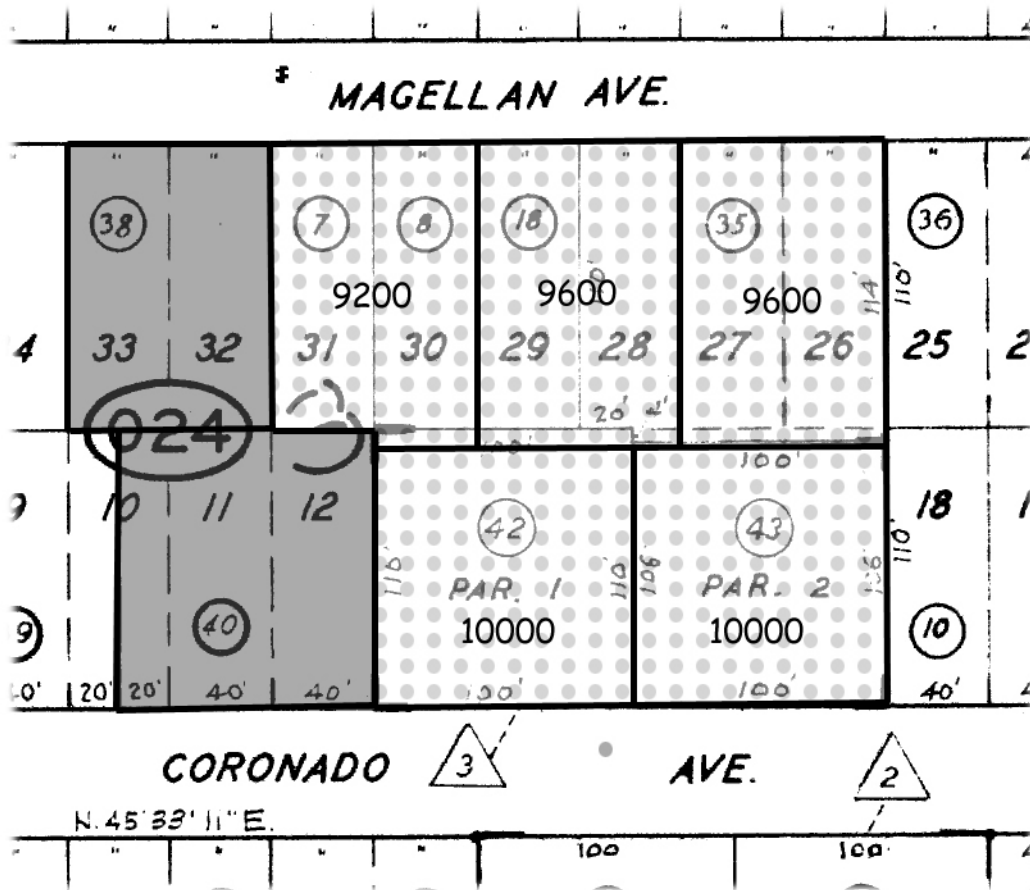


Figure B2 – addition of extra 4400 sq. ft. parcel for 5 parcels

With the above comments, we find that the project as presented **does not** meet the zoning requirements and land use designations of its area, and we recommend the applicant adopt one of the alternatives outline in (b) above. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

Chuck Kozak, MCC Planning and Zoning Committee Chair  
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Cc: Kerry Burke