

Planning & Zoning Committee of the MidCoast Community Council

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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: **PLN2001-00287:** Coastal Development Permit, Lot Merger and Lot Line Adjustment to create two parcels of 6700 sq. ft and 7500 sq. ft. on Coronado St. between Avenue Alhambra and Avenue Cabrillo in El Granada. APN 047-281-130 (Parcel "A") & 140 (Parcel "B")

Farhad:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

Parcel "A" would be at the south-west corner of Coronado and Cabrillo, Parcel "B" would be at the north-west corner of Coronado and Alhambra. There are only two other parcels, both developed, on the small block bounded by Coronado, Alhambra, & Cabrillo that are 3600 sq. ft. and 5700 sq. ft.

In total, the block of 23,500 sq. ft. would have four parcels that would not be able to be subdivided, resulting in an average parcel size of 5875 sq. ft., well above the minimum for this zoning district. All parcels on the block would have the minimum width (50') or more.

With the above comments, the committee finds that the project as presented meets all the zoning regulation and land use designations of its area. 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
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com