

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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July 9, 2001

Fax: 2 Pages

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 Coastsides Design Review to construct a new 966.5 sq. ft. 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:

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

When we had reviewed the original proposal for this parcel at our earlier meeting of January 3, 2001, we were informed by the applicant that they would be considering merging with other adjacent lots and coming up with a proposal that conformed to the zoning regulations for the area. We were very disappointed to see that this did not happen.

We cannot recommend development of this parcel, not only because it is of substandard size and dimensions, but also because it was knowingly sold off from a larger, conforming, contiguous holding well after the existing zoning regulations had gone into effect, thereby purposefully and knowingly creating a substandard parcel that would encourage a development density beyond what was planned for this area, as well as creating another non-conforming parcel with an existing structure on it. In addition, we find the proposed house, because of its reduced side setbacks and high, narrow design, to be out of scale and character with the surrounding area.

We would prefer to see this parcel, and the other small lot to the north of this one (APN 047-232-150), merged with the parcels on the block with existing houses. This would also restore the existing houses' parcels to full size again.

With the above comments, the committee does not recommend approval of the project as presented. 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 the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037

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