

## Planning & Zoning Committee of the MidCoast Community Council

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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

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**re: PLN2001-00229:** Coastal Development Permit and Coastsides Design review for a new 2-story, 2,983 sq. ft. single-family residence including detached garage on a 8,788 sq. ft. parcel on the north side of Magellan Ave. between The Crossways and Highway 1 in Miramar. APN(s) 048-022-360.

Damon:

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

The committee liked the design and the articulation of the plan as presented, especially the low lot coverage and FAR, considering that this is an undersized lot for the S-9 zoning district. The only suggestion we had was to not use stucco for the exterior (using shingles of hardiplank instead to add some variety to the immediate houses) and for the inclusion of a 3 to 4 color paint scheme to minimize the bulk of the two story walls.

We cannot encourage the development of non-conforming lots, especially in this zoning district where the average lot size and the current ownership patterns indicate a resultant density significantly higher than the 10,000 sq. ft. minimum that is planned for. We would like to ensure that all possibilities of reconfiguration of the lots on this end of Magellan, specifically APN(s) 048-022-230, 020, 030 and the subject parcel have been fully investigated. Current ownership would result in parcels of 8800, 8800, 8800 and 4600 sq. ft. without some merger and consolidation.

With the above comments, the committee, while highly approving of the design, tentatively recommends approval of the project if the subject of the parcel sizes and configurations are addressed. 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  
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