

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 4 Pages

To: **Adam Gilbert**
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 Coastside 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

Adam:

Thank you for the opportunity to comment further on this application. I've done some research and talked with builders and property owners in the Miramar area, trying to get a sense of what is possible to keep this project, and others in the area, at the parcel size designated by the S-9 district.

We developed two possible merger scenarios that deal with the lots on this block, which are diagramed on the following pages. There could certainly be others. An approach we are trying to take here is to keep the overall density to where it should be. As was mentioned in our original letter, we feel that other possibilities, like the dedication of other parcels to open areas and neighborhood parks could help make up the size deficiency of some of the developed parcels – as an example, if a property owner wished to build on a 5,000 sq. ft. parcel, they could dedicate another, non-contiguous 5K parcel to make up the difference for either a neighborhood park, or possible a public easement, or to be merged into a 15K parcel – as long as the average came out to be 10,000 sq. ft. per house and adequately allotted throughout the area in the end.

We feel that these possibilities are reasonable especially in the Miramar because of the large numbers of parcels that are owned by a small number of people: Callan, McDonald, Carey, and Bishop. There is an established history of their combining lots through trades and sales, and they are familiar with the other owners as well.

We strongly encourage the County to become actively involved in pushing for some of these solutions. I'm hesitant to spend much time trying to arrange mergers with the individual owners because I think that the County should be verifying that these possibilities are being fully explored. With the drop in the market for larger homes, incentive for merger and creation of larger houses is rapidly disappearing, and I would expect there to be a lot more pressure in the near future for houses on the non-conforming parcels. There are noticeable sections of contiguous parcels under the same ownership

that are not merged up to the required size, and the limited numbers of owners in the area make this about as workable as this sort of situation can be.

Our other goal in these suggestions is to avoid having to bring up this issue through the appeal process, which in the case of a lot such as this one, could go (I believe) all the way to Coastal Commission.

Thank you again for your help and patience in this case, 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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