

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Len Erickson **Michelle Weil** **Claire Toutant** **Barbra Mathewson** **Dave Olson** **Dan Haggerty**
Chair Vice-Chair Secretary Treasurer

Date: February 26, 2020

To: Melissa Ross, SMC Project Planner, Stephanie Davis, Planning Consultant

Cc: San Mateo County Planning Commission, Mike Williams (MROSD), Daniel Olstein (POST)

From: Midcoast Community Council

Subject: **Requests addition to Zoning and LCP Change for PAD and RM-CZ** (PLN2019-00258)

The Midcoast Community Council supports these changes for consistency of regulations with request to publicly owned lands intended for recreation to allow more flexibility in land acquisition and trail creation.

The MCC requests a small addition to this amendment. The change affects the same chapters of the zoning ordinance that already being updated, so it seems like an opportune time to clarify building height measurement.

For both RM-CZ and PAD lands in the Midcoast area, please add a sentence that building height be measured in a manner consistent with residential zoning in the Midcoast, namely that building height is measured from the lower of natural or finished grade to the highest point of the building above.

The requested additional sentence to two sections is shown below, underscored and highlighted.

CHAPTER 36 - RM-CZ DISTRICT

SECTION 6908A. MAXIMUM HEIGHT OF STRUCTURES. In the RM-CZ District, no residential or commercial structure shall exceed three stories or 36 feet in height except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405 of the San Mateo County Ordinance Code, and (2) in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet. In the Midcoast LCP Update Project Area, building height shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.

CHAPTER 21A - PAD DISTRICT

SECTION 6358. MAXIMUM HEIGHT OF STRUCTURES. In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code, and (2) in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet. In the Midcoast LCP Update Project Area, building height shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.

MIDCOAST COMMUNITY COUNCIL
s/Len Erickson Chair