

# 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](http://www.MidcoastCommunityCouncil.org)

**Lisa Ketcham**   **Dave Olson**   **Claire Toutant**   **Dan Haggerty**   **Chris Johnson**   **Brandon Kwan**  
Chair   Vice-Chair   Secretary   Treasurer

Date: November 8, 2017  
To: Supervisor Don Horsley  
Steve Monowitz, Community Development Director  
From: Midcoast Community Council/ Lisa Ketcham, Chair  
Subject: **Method of Measurement of Building Height in Midcoast Zoning Districts**

The Board of Supervisors adopted a Mobilehome Park (MH) Zoning District Ordinance on 9/26/2017, and directed staff to return with a subsequent amendment, prior to submittal to the Coastal Commission for certification, amending the maximum building height in the Coastal Zone to 28 feet, and

***defining building height as being measured from the lower of natural or finished grade to the topmost point of the building immediately above.***

This definition was requested by MCC and is the same one included in the 2017 Second Unit Ordinance.

The 2012 Midcoast LCP update neglected to include this critical definition when maximum building height was lowered to 28 feet in C-1/S-3, RM-CZ, and PAD zoning districts. If the method of building height measurement is not defined in the zoning district ordinance, the County applies a default averaging method of roof height and finished grade, and ignores natural or existing grade. The averaging method allows significantly higher buildings, as we have recently seen in Montara hotel plans (C-1/S-3) and Vallemar Bluff houses (RM-CZ).

MCC urges the County to expedite correction of this deficiency in the C-1/S-3, RM-CZ, and PAD, together with the same amendment planned for the MH district.

Thank you for your consideration.