

Coastside Design Review Committee

A committee appointed by the Board of Supervisors to ensure that new development is compatible with the physical setting of the site and the visual character of the communities of Montara, Moss Beach, El Granada, Miramar and Princeton.

Date: February 8, 2018

To: Don Horsley, San Mateo County Supervisor
Steve Monowitz, Community Development Director

cc: Lisa Ketcham, Midcoast Community Council Secretary
Camille Leung, Senior Planner, San Mateo County Planning & Building Dept

From: Stuart Grunow, Coastside Design Review Committee Chair

Subject: **Midcoast Methods of Measuring Building Height and
Neighborhood Commercial Zoning Standards**

The Coastside Design Review Committee respectfully requests that you act swiftly in support of the Midcoast Community Council's request for clarity and consistency in method of building height measurement in the Midcoast. The County's default averaging method of measuring building height is extremely liberal and unnecessarily hinders CDRC efforts to reconcile the resulting taller buildings with neighborhood scale.

CDRC also supports an update of the neighborhood commercial (C-1/S-3) zoning district ordinance specific for the Midcoast, as requested by MCC in March 2017.

Thank you for your consideration.



Stuart Grunow, Architect