

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

March 8, 2006

**To: Farhad Mortazavi,
Karen Wilson, Community Representative, and
Coastside Design Review Committee**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2005-00531. Consideration of a CDX and CDR for a 2585 s/f addition/remodel to an existing 926 s/f SFR (including an existing non-conforming 440 s/f garage) on a 6767 s/f parcel at 467 5th St. Montara. No trees to be removed. APN: 036-063-240

Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 1, 2006 without the applicant in attendance. We have the following comments:

- Tree in the rear is sitting within in the 20 ft setback and not within any proposed development footprint. They have had the tree nicely trimmed. The Tree Removal Permit for this tree is still active. (PLN2005-00391 8/31/05) We recommend that the tree permit be denied, refund money and let any removal be part of the remodeling project. Please refer to our earlier letter on this project (attached).
- This project may require a use permit because the existing garage is nonconforming because it is less than five feet from the front property line. Requirements for a detached garage has to be five feet from structure and cannot be in the front setback of the parcel in front of the house.

In addition, The existing 2-car garage is nonconforming as both the setback and as a detached accessory structure because not allowed to be in front of the lot and doesn't meet the distance required from the main house.

In reality they are keeping none of the existing house or garage, so this project does not conform with current zoning. Per zoning regulations Section 6135.5.b (use permit) the County won't be able to make the findings for the use permit, so we suggest they put the garage where it belongs within the front setback and tear down the existing garage.

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- The project should require the merging of the underlying lots, if this hasn't been done already.
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- It is highly unlikely that this is really a remodel, but is actually a tear down and rebuild. Cross sections of the plans submitted showed no use of existing structures, aside from new post and beam setting on the old slab. The submission we reviewed did not include a driveway profile but probably (as noted in the online file) it could not meet the current standards with the old location and slab height of the garage, which is just another reason why this should be considered as new construction, and the allowance for remodeling of existing nonconformity be disallowed in this case.

We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee

Cc: Lisa Grote, Jim Eggemeyer, Dave Holbrook, Jeremy Dennis