



October 30, 2002

Via email & Fax (2 Pages)

Lily Toy

San Mateo County Planning and Building Division
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re: PLN 2000-00568: Revision submitted October 2002 to a previously approved Coastsides Design Review for an existing 1-story single family home at 277 7th street, Montara APN: 036-051-020

Attendance: Chuck Kozak, Ric Lohman, Kathryn Slater-Carter, Paul Perkovic, April Vargas.

Lily:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above project proposal at our meeting of October 30, 2002. The owner/applicant and the designer for the project were in attendance, as were about 14 community members from the project's immediate neighborhood.

We would first like to thank the Planning Department for re-referring this project for community review. Comments from the community and the Committee were extensive, and I will detail those in a subsequent letter to follow shortly. But one item emerged early that we realized needs to be clarified before this project's review progressed any further:

According to the numbers on the plans, and confirmed by the applicant and the project designer, the present single-story house has a footprint of at least 1968 sq/ft, or 39.36% of its 5,000 sq/ft parcel (We didn't do an exact calculation to include decks, balconies, entrance-ways, etc.). As single story homes are allowed lot coverage of up to 50%, this would seem to not be a problem. But after the meeting, when I looked the height regulation, I noted that regulation (SECTION 6300.2.5(a)) applies to "structures 16 feet in height or less". The roof peak of the current house is, according to the applicant, 17.75 feet above existing grade. This would make the current structure already (but probably legally) non-conforming.

Both the original and the current proposal call for a first floor addition of 105 sq/ft, which would bring the lot coverage up to 1973 sq/ft., or 39.46%, With the second story addition, which raises the height to near 28 feet) this would clearly be a non-conforming addition as the Lot Coverage limitation is 35%, or 1750 sq/ft for a 5,000 sq/ft lot.

It would seem the proposal calls for not only continuing but increasing an existing non-conformity in regards to the lot coverage. There is nothing we could find in the supplied paperwork to indicate any application for a variance.

The MCC P&Z Committee recommends that the above issue be addressed before this application proceed any further, and we would expect the project, with whatever changes are instituted, to be resubmitted to us for review when the conditions are satisfied. We have continued review of this item to our regular meeting of November 20, 2002. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC Planning & Zoning Committee,



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