

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

Lily Toy
San Mateo County Planning and Building Division
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RE: PLN 2001-00402 APN 036-023-040
Project at 349 8th Avenue in Montara

Attendance: Karen Wilson, Paul Perkovic, Chuck Kozak, Ami Varsanyi,
Ric Lohman, Kathryn Slater-Carter

Dear Lily:

Last night, at our regular meeting of November 6, 2002, two property owners adjacent to this project attended the meeting and we received one email asking this item be heard as an urgency item. Since the decision date is prior to our next scheduled meeting, we added this item to our agenda last night by a majority vote. The Planning and Zoning Committee voted 5-0 to ask the county for an immediate Stop Work Order on this construction project until it can be ascertained whether the project conforms to the approved plans and county regulations. The Planning and Zoning Committee would like to review any project changes. We would like any non-conforming portions of the project brought under compliance per Chapter 31 sections 65-90 through 65-95 of the County Zoning Regulations.

It is our understanding that several changes have been made to the original project since it was reviewed and approved *with changes* by the MCC Planning and Zoning Committee at our meeting of October 3, 2001. Please refer to our earlier letter that specifies the pad height of the house and the elimination of the rear decks.. We also understand that additional concerns may now exist with this project regarding the drainage of a natural spring at the rear of the parcel and other aspects of the site. Following is a list of items that we would like reviewed immediately by the county:

1. Additional decks have been added to the plan. These may have made the project non-compliant in regards to its Floor Area Ratio.
2. Additional fill has been added to the project in order to exempt the lower deck from the Lot Coverage calculation.
3. Building the house on additional fill has raised the house to excessive height, looming over the neighbors.
4. The fill has not been covered and winterized by October as required by the county.
5. The Count had earlier required the removal of some of the building pad. Current construction plans apparently are eliminating that option.

Please inform us of your thoughts on this item, prior to a decision.

Sincerely,

Karen Wilson

Karen Wilson

Chair, MCC Planning and Zoning Committee

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