



December 30, 2002

Via email & Fax (1 Page)

China Osborn

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.599.7217 - FAX: 650.363.4849

re: PLN 2002-00384: Coastal Development Permit & LLA Adjustment between 2 parcels to increase on parcel by 932 sq/ft: APN: 047-161-190 & 047-161-190

Attendance: Chuck Kozak, Ric Lohman. Kathryn Slater-Carter, Paul Perkovic. Karen Wilson was recused.

Dear China:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above project proposal at our regular meeting of October 16, 2002. In general, we found no specific technical issue with the Lot Line Adjustment as proposed, and noted that the increase in size of Parcel one will bring the existing house into conformance in regards to it's Lot Coverage.

We would note that the addition of this "panhandle" off to the side and downhill of the lot creates a situation where Lot Coverage and FAR restrictions would technically allow a house that would appear much larger than expected in relation to other houses in the area. With that in mind, we would like this to be taken into consideration should any application be received to increase the FAR of the existing house.

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,

Chuck Kozak
Chair, MidCoast Community Council
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Montara, CA 94037
650.728.8237 (home) - 650.996.8998 (mobile) - cgk@montara.com

cc: Karen Wilson, MCC P&Z Chair