

<p>Planning & Zoning Committee of the MidCoast Community Council PO Box 64, Moss Beach CA 94038 <i>Serving 12,000 residents</i></p>	<p>March 12, 2003</p> <p>To: Olivia Sun SMCo Planning and Building Division Mail Drop PLN122, 455 County Center Redwood City, CA 94063 650.363-4161 - FAX: 650.363.4849</p> <p>re: PLN2002-00562: CDR and HIE to allow for bedroom and sunroom addition to extend 4 ft into the rear setback at 444 4th St. in Montara. APN 036-063-060.</p>
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Olivia:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 03/5/03.

The Committee found no issue with the application as proposed, and recommends approval as presented. We appreciate the applicant's efforts to maintain a single-story structure that is in character with the surrounding homes, and agree that this a good application of the Home Improvement Exemption. We discussed with the applicant that the addition would bring the lot coverage over 35%, and therefore any future second story addition would be infeasible.

We thought the creation of the patio area between the two rear extensions to be a nice architectural and functional feature. Our only concern is that future owners might be tempted to roof over and enclose this area for more living space that could exceed the allowable lot coverage and FAR. We would like to see approval conditioned with the notation that this would be prohibited.

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



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cc: Farhad Mortazavi, Design Review Officer
Karen Wilson, Chair, Coastsides Design Review Committee