

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 2 Pages

To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: **PLN2000-00897:** Coastside Design Review for the construction of a new 3-level 3,211 sf. single-family residence with a detached 380 sf. garage and the removal of 4 significant trees on a 5,076 sf. parcel at 1138 Columbus (west side of Columbus between Santa Maria and Isabella) in El Granada. APN 047-275-420

Lily:

Sorry for the delay on this one – and I should've gotten this out sooner. At our meeting of 2/21/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application. Project applicant Randy Hoegel was in attendance. We noted a number of problems with the application as presented, and we had the following comments:

1. There seems to be some confusion on the size of the lot. The Design Review Application lists it as 5076.61 sq. ft. the Environmental Information Form lists it as 5090.2 sq. ft. A calculation according to the dimensions on the Plot plan provided gives 5106 sq. ft. The full sized plot plan provided was not accurate to scale as required, so actual measurement was impossible.
2. Using the dimensions and numbers in the plans provided, we arrived at a floor area (including garage) of 3,211 sq. ft., somewhat higher than the 2913 sq. ft. on the referral form description. Even without the ambiguity of the parcel size, it would indicate that the design as presented was other the FAR limit of the current ordinance.

Mr. Hoegel was unable to explain these discrepancies or provide any further information, and agreed that it would need to be clarified and brought back for our review at a later date.

With the above comments, the committee found it necessary to continue its review of the project to a later date when the issues raised above can be clarified. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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