

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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May 27, 2001

Fax: 2 Pages

To: **Mike Schaller**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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re: PLN2001-00215: Coastal Development Permit and variance for an 465 sf. addition to an existing 3562 sf. single-family residence with variances requested to the rear setback and Floor Area Ratio on 7125 sf. parcel at 2025 Carlos St. in Moss Beach. APN 037-084-110

Mike:

At our meeting of 5/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. The Committee found the proposed addition to be well designed and compatible with the existing house and area, and, as long as the addition is kept to one story, the views of the rear from Stetson to be minimal because of the high berm behind the house and the much higher elevation of Stetson.
2. We would recommend, though, that because the house and the proposed addition would be so very close to conforming to the FAR (within 64.125 sq. ft. by our calculation) that the addition be modified to bring it within conformance. This could be accomplished by a number of methods:
 - the addition could be shortened by 4.5 ft, which would also bring it closer to conforming to the rear setback,
 - the addition could be shortened and widened toward the house to keep the maximum area while bringing it fully within the setback, or
 - the add-on area around the kitchen bay could be eliminated, along with shortening (and possibly widening) the addition.

With the above comments & recommendations, we find that the project as presented **could** meet the zoning requirements and land use designations of its area with a little bit of work, and we would like to see an effort made to bring the proposal into compliance. 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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