

Planning & Zoning Committee of the MidCoast Community Council

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June 25, 2001

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To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
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re: **PLN2001-00308:** Coastside Design Review and Lot Merger for a 300 sq. ft. addition from the enclosure of an existing patio on a 9375 sq. ft. parcel at 640 Edison St. (between Acacia and Birch) in Montara. APN 036-122-150.

Lily:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

A\the proposed addition uses existing patio foundation, would be lower than the existing house and finished in a style to match both walls and roof. It would not be visible from the street or present any visual blockage to surrounding residences. No trees are to be removed, no variances or exceptions are involved. Resultant lot coverage and FAR would far below current or future limitations. Application correctly and fully completed. The 3 substandard lots involved would be merged into one parcel.

We would like verification that the house height is at 16' or less – if it is higher, the lot coverage should be carefully figured as our calculations show a 37.8% coverage with the new addition, which would only be allowed if the house height were 16' or less.

With the above comments, the committee finds no issue with the project as proposed and that it meets all the zoning regulation and land use designations of its area. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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