

**Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

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October 22, 2001

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To: **Ms. Gabrielle Hudson**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1829 - FAX: 650.363.4849

re: **PLN2001-00522:** Home Improvement Exemption, Coastside Design Review and Coastal Development Permit to allow a 52% FAR where maximum 50% is permitted for a 99 sq. ft. addition to an existing non-conforming 3 floor 2900 sq. ft. residence on a 5000 sq. ft. lot at 511 4th St. in Montara. APN 036-065-120.

Gabrielle:

At our meeting of 10/3/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The applicant was in attendance.

Based on research which was verified by Mr. Mortazavi at Planning and then by the applicant's firm, we ascertained that the existing building already exceeded the Floor-Area-Ratio and was also nonconforming in its side setbacks, and therefore did not qualify for the Home Improvement Exception. 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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