

Planning & Zoning Committee of the MidCoast Community Council

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To: **James Singleton**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1850 - FAX: 650.363.4849

re: **PLN2001-00542:** Renewal of Use Permit for operation of community facility at Montara Gardens, 496 6th St in Montara. APN 036-091-070.

James:

At our meeting of 1017/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The applicant was in attendance. We had the following comments.

The committee found that the applicant had held to all the conditions in the original Use Permit, and no comments or complaints were received from any of the neighbors.

Our only note was with the designation of the living units: Condition 1a of the Use Permit refers to two units (main living quarters for owner and her family and a an apartment unit) while the Permit Application form refers to three: a 2-bedroom unit, a 1-bedroom unit, and a studio. To our interpretation, the "studio" is actually a separated bedroom that would be considered part of the "main living quarters" - as it does not have its own bath or kitchen, and is used by a member of the owner's family, it would meet Condition 1a. This should be noted and clarified to avoid any future confusion.

The Committee recommends that the project be approved as presented with the above clarification. 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

POB 370702, Montara CA 94037

Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com