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Sent: October 29, 2025 10:45 AM
To: CDD
Subject: Comments on ZA Item 3 (10/30/2029 meeting)

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These comments refer to the proposed resolution in the [posted staff report](#) for Item 3, DeCarrier Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2025-0029), on the October 30, 2025, Zoning Administrator agenda.

1. **Section 3.A.1.a** (handwritten page 10) refers to "Table 2-3 of NBMC 21.18.030." I am unable to find any "Table 2-3" in [NBMC Section 21.18.030](#) nor deduce how anything in that section relates to a 200 sf exemption for each garage space provided. The source of the purported exemption seems important since even after subtracting them, the project will apparently be within 2 square feet of the maximum floor area allowed.

2. **Tentative Parcel Map** (handwritten page 23): I do not claim to understand Tentative Parcel Maps, but if the one on page 23 does not make clear where the residential part of "Unit B" is. And if, as the resolution indicates, it is for "two-unit" purposes, it is not apparent which of the two units the ADU is associated with.

-- Jim Mosher