

**Planning & Zoning  
Committee of the  
MidCoast  
Community Council**  
PO Box 64, Moss Beach  
CA 94038  
*Serving 12,000 residents*

April 12, 2005

FAX/Email

**Farhad Mortazavi and the Coastside Design Review  
Committee**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1825 - FAX: 650.363.4849

**RE: PLN2005-00038:** CDR & CDX to convert 762 s/f of an  
underfloor area to habitable space to be added to the existing

2,382 s/f house on a 5,886 s/f parcel at 644 Palma St, El Granada. APN: 047-234-390.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on April 6, 2005 without the applicant in attendance.

The Committee commends the applicant for applying for a permit for this conversion.

Leaving any design issues to the CDRC, overall we have no issues with this project assuming that **with the conversion** the house complies with the zoning for FAR, and there are no changes to the exterior of the home.

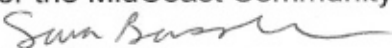
However, we do have the following questions:

- The 47% FAR on the application: Is this the existing FAR or the proposed FAR after the conversion?
- The lot coverage of 40.37 %: Why is this 40.37%? Was this house originally built as a two-story home or was the second story added later?
- Why is an HIE needed?

If it turns out that with the underfloor conversion this house will not comply with the zoning for FAR, then we would not support this project. Nor would we support this project if it involves exterior changes which would worsen the non-compliance of the lot coverage and/or left-side setback.

We request that you keep us informed of any further developments, redesigns, hearings (including CDRC), approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,

  
Sara Bassler  
Chair, MCC Planning & Zoning Committee

Cc: Karen Wilson, Design Review Committee