

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

PO Box 64, Moss Beach CA 94038

December 10, 2002

via FAX & email: 2 pages

Miroo Brewer  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1841 - FAX: 650.363.4849

RE: PLN 2002-00132

Attendance: Kathryn Slater-Carter, Sandy Emerson, Chuck Kozak, Ric Lohman, Paul Perkovic, April Vargas

Miroo:

First, let me apologize for the lateness of this letter – we regret any inconvenience caused to the applicant and to staff in this second review, and we appreciate your following through on this case.

The MCC Planning and Zoning committee had originally reviewed the project on May 10, 2002. Since that time, changes have been made that addressed many of our original concerns. It is our understanding that, from the plans we reviewed with the applicants at our 12/04/02 meeting, the project is now reconfigured to be a detached garage with separate office/storage space above. The existing house has no garage, and the proposed project would help alleviate the street parking situation on West Point. There are no water connections and no bathrooms on the second floor, and no internal stairway between the two levels. Access to the second floor is by a separate, outside stairway and deck. No second unit use would be possible with this configuration, and none is planned. We also noted that the parcels will be merged as part of this application.

Trim, color and details of the new building will match the existing house, which has 6” window/door trim and significant fascia trim. Our only recommendation is to include a hip roof at the front to minimize the visual bulk and mass as seen from the street, and differentiate the building a bit from the house.

With this recommendation, we feel the project as presented has no substantive issue. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC P&Z Committee,

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Chair  
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cc: Karen Wilson, MCC P&Z Chair