



February 15, 2003

To: Olivia Sun

SMC Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363-4161 - FAX: 650.363.4849

re: PLN 2001-00028: Review of new parking plan, landscaping and minor architectural changes for a new second-story addition to the Half Moon Bay Yacht Club at 214 Princeton Ave. in Princeton.
APN(s): 047-037-010, 020, 220, 260, 270, 380, 390, 400 & 410.

Olivia:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 02/5/03.

The Committee found no issue with the application as proposed, and recommends approval as presented. We appreciate the applicant's consideration of issues that were raised at earlier reviews and their efforts to address them. We found the changes to the building to be an enhancement by adding further articulation and interest to the design. We would like to review the final landscaping plan, which the applicant has agreed to supply us with, but will do so administratively so that it does not hold up processing of this application.

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 Planning & Zoning Committee,

Chuck Kozak
Chair, MCC Planning & Zoning Committee
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cc: Gordon Wise, HMBYC