



April 28, 2003

To: Miroo Brewer

SMC Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363-1853 - FAX: 650.363.4849

re: PLN2002-00621: Home Improvement Exemption, CDP and Lot Merger for an addition to an existing residence at 196 Marine Blvd in Moss Beach. APN(s): 037-223-080, 090, 100

Miroo:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 02/05/03, and we had the following comments:

The Committee found no substantive issue with the application as proposed – even with the HIE, no further extension into the setbacks is proposed, the height remains the same, and the FAR and Lot Coverage are still well below the maximum allowed. The tree to be removed is obviously diseased and will be properly replaced in the new landscaping plan. The Planning & Zoning Committee recommends approval with the consent and conditions of the Coastside Design Review Committee.

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
PO Box 370702
Montara, CA 94037
650.728.8237 (home) - 650.996.8998 (mobile) - cgk@montara.com