

May 5, 2003

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

To: **Sara Bortolussi**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1839 - FAX: 650.363.4849

re: **PLN2002-00482**: Coastal Development Permit and Design  
Review for construction of a 322 s/f addition to an existing  
2,236 s/f single family residence at 136 La Grande in Moss  
Beach. APN 037-258-190.

Sara:

The MidCoast Community Council Planning and Zoning Committee considered the above referenced application at our special meeting of 04/30/03. the committee had no issue with the project as presented, but we had the following comments & recommendations on the exterior, which the applicant agreed too:

1) That the front areas under the eaves of the house ad the garage be done in a different exterior style of redwood than the house. Shingles or scallop shingles, in a similar tone to the redwood siding proposed, was suggested, and that decorative air vents for the attic sections be used. See sketch below:



2) That 6" trim and fascia boards be sued to give a higher contrast to the house and a heavier accent to the windows and trim.

3) That when the side deck is rebuilt, that it be designed to use larger wood pillars rather than posts and that only about half as many be used to open up the side of the building more..

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive style with a large initial "C" and "K".

Chuck Kozak  
Chair, MCC Planning & Zoning Committee  
PO Box 370702  
Montara, CA 94037  
650.728.8237 (home) - 650.996.8998 (mobile) - [cgk@montara.com](mailto:cgk@montara.com)