

February 22, 2000 Fax: 1 page

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.4161 - FAX: 650.363.4849

re: PLN2000-00022 - A Coastside Design Review for a New detached 1,000 Sq. Ft. garage/storage non-habitable structure. 1151 Sunshine Valley Road, Moss Beach.
APN 036-252-090

Lily:

On 2/15/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1. The committee wondered if this structure was within the floodplain zone for Montara Creek, and whether that might affect where the applicant would locate the structure.
2. The height is not specified in the drawings, only as "not to exceed 19 feet". The height should be specified before approval, and the committee encourages the applicant to keep it as much below the allowed 19 feet as possible.
3. The blank wall that faces the road (north elevation) should either be broken up with windows or landscaped in such a way as not to present a bare utility-like surface to the surrounding community. We recommend that siding and trim of the building match that of the house on the parcel as much as possible.
4. With the above comments, the committee found the project to be within the scope of existing zoning regulations and land use of its location.

Please keep us informed of further developments with this project.

Thank you for your help with this project.

Chuck Kozak
MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.678-0469
cgk@montara.com