

Planning & Zoning Committee of the MidCoast Community Council

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April 1, 2001

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To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
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re: **PLN2000-00811:** Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located at 1251 Main St. in Montara. APN 036-018-080

Lily:

Sorry for the delay on this one. At our meeting of 2/21/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application. Property owner Jan Michaels was in attendance. We had the following comments:

1. The committee found no issue with the project as proposed, and our earlier questions were satisfactorily answered. We would like to commend the application on the choice of a design that shows sensitivity to the historic nature of the site and sensitivity to the character of the surrounding community.
2. In light of the design issues involved, and the arrangement of the parking area and driveway, the committee would be supportive of the required parking exemption as long as sufficient off-street space in the driveway was provided for a second car.

With the above comments and conditions, the committee found the project as presented within the zoning regulations, guidelines and land-use designations of its area. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
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