

**Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

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April 16, 2001

Fax: 1 Page

To: **Mr. Mike Schaller**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1849 - FAX: 650.363.4849

**re: PLN2001-00064:** Coastside Development permit and Non-conforming Use Permit to allow a 517 sf. 2nd story addition that encroaches into the required front yard setback to an existing 1632 sf, house on a 5,000 sf. parcel at 722 Valencia Ave. in El Granada. APN 047-073-070, 420

Mike:

At our meeting of 3/21/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. Based on our comments at that time concerning the need for additional articulation and work on the delineation of the second floor and integration of design elements, the architect has offered to make some design changes and bring them back to us for further review at a future meeting.

We will wait until then to submit our final comments on this project. 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

POB 370702, Montara CA 94037

Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com