

Planning & Zoning Committee of the MidCoast Community Council

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To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: **PLN2001-00092:** Coastal Design Review for 209 sf. addition to an existing 2512 sf. single-family residence on a 5500 sf. parcel at 215 Madrid Ave. (northwest corner of Madrid and Sonora) in El Granada. APN 047-048-100

Lily:

At our meeting of 3/21/01 the Planning & Zoning Committee of the MidCoast Community Council considered the above referenced application on our Consent Agenda.. We had the following comments:

As presented, the addition would be to the front of the existing second story, matching existing roof lines and materials. Style of "tall single-story" would be maintained (roof slope cuts into side wall on second level) – house well articulated and fits in well of area of mixed one and two story homes. No change to lot coverage. Proposed FAR is well under allowable limit. No variances, exemptions or tree removal involved.

The Committee finds no issue with the project as proposed, and that it meets the zoning regulations 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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