

## 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. Farhad Mortazavi**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1831 - FAX: 650.363.4849

re: **PLN2001-00096:** A Home Improvement Exemption for remodeling of an existing deck and addition of 109 sf. for relocating stairs on a legal nonconforming 2,172 sf. house on a 5,417.28 sf. parcel at 304 14th St. in Montara. APN 037-015-110

Farhad:

At our meeting of 3/21/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. Based on our review of the site of the project, the existing conditions, and level and impact of visibility of the project from the Highway and neighboring homes, and the limitations of the design of the existing house, the committee recommends that the project be approved and granted the required Home Improvement Exception.

We would like to emphasize that a large factor in our agreeing to the HIE was the location of the parcel adjacent to the highway and other land that is not going to be developed, and that the impact of the additional coverage will be on a side away from any developable parcels, and that the visual impact of the project will only be the equivalent of what is currently in place.

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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