

Planning & Zoning Committee of the MidCoast Community Council

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To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
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re: **PLN2001-00129:** Coastal Design Review and Lot Merger for a 1881 sf. addition to an existing legal non-conforming 942 sf. single-family residence on a 6000 sf. parcel at 265 11th St. (between Hwy 1 and Farallone Ave) in Montara.
APN 036-032-210

Lily:

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

1. The committee found the design to generally compatible with the surrounding area, and appreciated that many of the characteristics of the existing older house were being retained in the new design
2. We recommend that a hip roof be added to the gable on the left side (as seen from the front, to help move the high point inward from the side and alleviate the imbalance of that side's height to the rest of the house.
3. We also recommend that the walk-in closet on the new second floor (between bedroom1 and bath1) be reoriented 90 degrees to allow some articulation on the rear upper wall and help minimize the heaviness of the 2nd floor overhang.

With the above comments, the Committee finds that the project as proposed 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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