

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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May 7, 2001

Fax: 2 Pages

To: **Ms. Lily Toy**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1841 - FAX: 650.363.4849

re: PLN2000-00902: Coastside Design Review to allow a 246 sf. enclosure to structurally attach a 2,541 sf. existing house to an existing 650 sf. studio/greenhouse, renovation of existing studio and addition of new 1/2 bath on a 30,650 sf. parcel at 8322 Cabrillo Hwy (southwest corner of Highway 1 and 5th) in Montara. APN(s) 036-046-210, 420

Lily:

At our meeting of 4/4/01, the Planning & Zoning Committee of the MidCoast Community Council continued its review of the above referenced application. We had the following comments:

1. The committee found the design to be compatible with the existing house and with other houses in the area.
2. The committee expressed concern that approval of this project or of the one adjacent to it to the south with the outstanding dispute over the true location of the property boundaries will set a undesirable precedent. This may encourage the County to move for approval of projects that may result in future non-conformities and un-necessary cost and hardship to the owners involved in he course of settling these disputes.
3. One member of the committee thought that the addition of the upper-floor bathroom was fine, but that the bridge extension proposed, contrary to guidelines for follwing the topography of a site, excessively extended the height of the building to the rear of the downward-sloping lot, and that the desired space and function of the addition, along with the overall visual and design impact of the project could be better served with a ground-level addition.

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.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being larger and more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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