

## Planning & Zoning Committee of the MidCoast Community Council

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May 27, 2001

Fax: 2 Pages

To: **Ms. Sara Bortolussi**

San Mateo County Planning and Building Division

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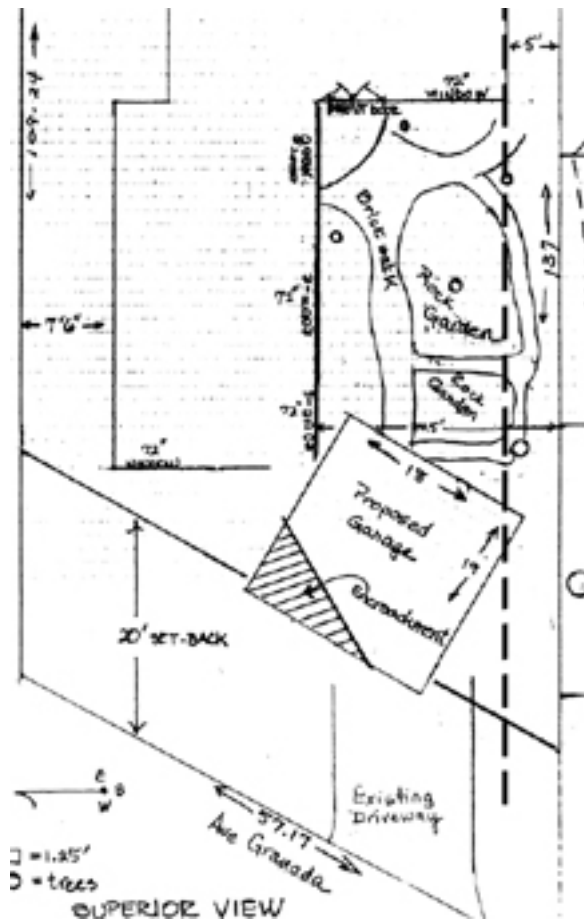
**re: PLN2001-00196:** Home Improvement Exemption to allow a new 342 sf. attached garage to encroach up to 7.5 feet into the required front yard setback of an existing 1425 sf. house on a 6150 sf. parcel at 214 Granada Ave in El Granada. APN 047-063-190

Sara:

At our meeting of 5/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The Committee tried to figure out a way to move the garage out of the front setback as much as possible without losing functionality or impeding on the existing house. Working with the applicant, we came up with two possibilities:

1. Move the garage 3.5 ft. to the right (toward Sonora) to the 5' setback line, and then back into the required amount to clear the front setback line investigate the possibility of integrating the corner of the garage into the house. This would be a bit more expensive than what is proposed and also compromise the corner of the existing house.
2. Allow a one-car garage sifted over to the right (toward Sonora) to the 5' setback line, and require an additional off street graveled parking space to the left (on the north side) of the garage. This would pull the corner out of the setback and also detach the garage from the house, so a covered or trellised breezeway should be added to re-attach the garage to the house.
3. After the meeting, it was suggested that maybe the garage could be rotated to match the front setback line – a quick test of this showed this to be problematic, as it would now encroach into the side setback and compromise the front corner of the house (see diagram below). We did not think this was a good idea.



Of the above, the Committee found option 2 the most promising, and agreed to support the exceptions involved. With the above comments, although we find that the project as presented does not meet the zoning requirements of its area, options are available to bring the project closer to conformance and visual compatibility with the area that the committee would agree to. 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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