

Planning & Zoning Committee of the MidCoast Community Council

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May 27, 2001

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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: **PLN2001-00259:** Lot merger and Coastside Design Review for a new one-story 324 sf. family room addition to an existing porch and the covering of the porch area (48 sf.) for an existing 1167.5 sf. single-family residence on a 10000 sf. parcel at 451 7th St. in Montara. APN 036-091-090, 100.

Lily:

At our meeting of 5/16/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The proposed addition is a small one on side and front of house. It would be finished to match rest of single-story house. It would not increase height, and the setbacks, FAR and lot coverage are far below limitations. No trees are to be removed, and no variances or exceptions involved. All forms were filled out properly and completely.

With the above comments, the committee finds no issue with the project as proposed and that it meets all the zoning regulation 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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