

Planning & Zoning Committee of the MidCoast Community Council

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To: Mr. Farhad Mortazavi
San Mateo County Planning and Building Division
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re: PLN2001-00145: Coastal Development Permit and Design Review for a 272.25 sf. office addition above the garage of a 2483 sf. existing single-family residence on a non-conforming 5000 sf. parcel at 55 Precita Ave. in Moss Beach. APN 037-276-140.

Farhad:

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 Committee found the revised proposal to well designed and we would like to express our appreciation to the applicants for the work and consideration they put in to the revision. The new shape and configuration of the addition and the roof line work much better in terms of maintaining articulation and interest to the front and the sides of the building.

We would also like to continue our recommendation that the new paint be set up with a lighter tone for the upper levels, with heavy trim in a contrast color and the accenting of the buildings belly-band.

With the above comments, the committee finds that the project as presented 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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