

**Planning & Zoning Committee of the MidCoast Community Council**  
PO Box 64, Moss Beach CA 94038  
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July 9, 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  
650.363.1841 - FAX: 650.363.4849

**re: PLN2001-00221:** Coastside Design review for a 577.5 sq. ft. addition at the rear of an existing 2-story, 1969 sq. ft. single-family residence, the demolition of two (180 sq. ft. each) accessory buildings and the construction of a new 825 sq. ft. single-story detached garage on a 7500 sq. ft. non-conforming (37.5' x 200) parcel at 338 Nevada Ave. (between Ellendale and Beach streets) in Moss Beach. APN 037-117-030 & 080.

Lily:

At our meeting of 6/6/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The committee appreciated the plan for retaining the styling and general scale of the building in the addition, and the aspect of the garage access from California St. avoids any problem with a detached garage on a parcel with a non-conforming width. As presented, no trees are to be removed, and the resultant lot coverage and FAR would remain far below current or future limitations. The proposed addition would meet all setback requirements. The application was correctly and fully completed.

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  
POB 370702, Montara CA 94037  
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com