

**Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

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July 9, 2001

Fax: 1 Page

To: **Ms. Miroo Brewer**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1853 - FAX: 650.363.4849

re: **PLN2001-00265:** Coastal Development Permit and Coastside Design Review for a new 2-story, 3789 sq. ft. single-family residence including garage on a 16,000 sq. ft. parcel at 415 Miramar Drive (north-east corner of Highway 1 and Miramar Dr.) adjacent to Arroyo de en Medio in Miramar. APN 048-061-010.

Miroo:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The committee found the house very well designed and very much in keeping with the character of the surrounding area. We had no comments other than the agreed upon lowering of the roof height to 28 ft. as required by changing the roof pitch, and the suggestion that the pitch of the other parallel roofs be changed to match.

We have since received your letter describing the setback requirements from the creek and the need to alter the design because of those. We would like to ascertain that the creek is indeed perennial (there was no surface flow at the time of my site visit on June 18, but this has been a dry year for creeks in the area) and would be happy to review any new designs for this project if you feel it is necessary.

With the above comments, the committee finds the project as presented meets the zoning regulations and land use designations of its area once the setback requirements are met. 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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