

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

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September 18, 2001

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**To: Gabrielle Hudson**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1829 - FAX: 650.363.4849

**re: PLN2001-00339:** Coastside Design Review and Home Improvement Exemption for a new 96 sq. ft. kitchen addition that encroaches 44 sq. ft. into the required 9 ft. right side yard and the removal of 35 sq. ft. of deck on a 10,183.1 sq. ft. parcel at 321 El Granada Blvd. in El Granada. APN 047-181-600

Gabrielle:

Sorry for the delay on this one. At our meeting of 8/29/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee felt that the project was well designed, and incorporated very well into the unique style of the existing house. As the house remains well under the FAR and lot coverage limits, does not increase in height, has a very minimal encroachment into the side setback in a manner that will not be visually intrusive or present any access problems, and with no excessive grading or removal vegetation involved, we had no issue with the requested HIE.

With the above comments, the committee finds that the project as presented meets the zoning regulations 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](mailto:cgk@montara.com)