

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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September 18, 2001

Fax: 1 Page

To: **Adam Gilbert**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

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re: PLN2001-00365: Lot Merger, Coastal Development Permit, Coastside Design Review and Home Improvement Exemption for a new 470 sq. ft. addition that encroaches 37 sq. ft. into the required setback (for distance from an accessory structure) of 5 ft. from the garage on a 10,934 sq. ft. parcel at 120 Alton Way in Moss Beach. APN 037-222-040

Adam:

Sorry for the delay on this one. At our meeting of 8/15/01, the Planning & Zoning Committee of the MCC re-reviewed the above referenced application. We had the following comments:

The committee felt that the project was very 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 setback from the garage 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.

We are also of the understanding from the applicant that the upstairs of the existing house WILL NOT be altered as shown in the submitted plans – any alteration would necessitate our revisiting this decision.

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

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