

**Planning & Zoning Committee of the MidCoast Community Council**  
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September 18, 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  
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**re: PLN2001-00377:** CDX and Coastside Design Review for a new 2-story, 3147 sq. ft. house including garage on a 6229 sq. ft. parcel on San Carlos Avenue approx. 260 ft. south-east of Alcatraz Ave. in El Granada. APN 047-056-140.

Lily:

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 sited for its location, and fit in well with the sloped topography of the lot. We particularly appreciated the way the garage was graded into the parcel to bring the structure down near street level and avoided a problem we often see when houses are situated entirely above the berm above the street.

Our only note was that the plans did not show the windows that would be included in the kitchen and breakfast nook. We would like to be sure these are included as they would also help break up the left elevation wall.

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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