

Planning & Zoning Committee of the MidCoast Community Council
PO Box 64, Moss Beach CA 94038
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October 8, 2001

Fax: 2 Pages

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: **PLN2001-00517:** Coastside Design Review for construction of a new 1992 sq. ft. 2-story single-family residence including garage on a 6250 sq. ft. parcel on the north side of Vallejo St, approximately 160 feet west of Sonora Avenue in El Granada. APN 047-091-220.

Lily:

This is an addendum to our earlier letter of 10/1/01 concerning this project.

On Tuesday, October 2, Karen Wilson and I met with the applicant to review a new design they would like to submit. This was a single story design, approx. 1800 sq. ft., and a much better choice for this location.

As it was presented to us, the house would be situated to meet all setbacks, lot coverage and FAR requirements, and the design of the house would minimize its impact on the small cottage next door.

We discussed the addition of a few architectural details that would give the house more of a cottage feel, as well as a color scheme that would integrate well with the neighborhood.

We feel that if this design is submitted as we saw it, it would satisfy the concerns and issues we had with the original proposal, and it would not need to return to the MCC P&Z Committee for review again.

Please let me know when the plans have been submitted and I will stop by and verify them. I would also suggest that the revised project be sent to the neighbors, to allay their concerns about the original project.

Thank you for your help, and, as usual, please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair

POB 370702, Montara CA 94037

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