

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 9, 2001

Fax: 2 Pages

To: **Ms. Sara Bortolussi**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1839 - FAX: 650.363.4849

re: **PLN2001-00508:** Coastal Development Permit and Coastside Design Review for construction of a new 4000 sq. ft. 2-story single-family residence including garage on a 9200 sq. ft. parcel (subject to approval of associated Lot Line Adjustment PLN2001-00193) on Magellan Ave. in Miramar. APN 048-024-070, 080.

Sara:

At our meetings of 9/19/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

The committee found no substantive issue with the project, and that it was well suited and sited for the parcel. Our only notes were with some minor issues, which we worked out with the applicant:

1. We were discouraging of the use of the colors suggested in the application, and instead suggested a deeper, richer colored palette to match the setting up toward the top of Miramar with the distinctive backdrop of the forested area. We had some specific colors worked out, and we could forward these to you if you wish.
2. We are of the understanding there will be a full height chimney not shown on the elevations we were supplied, and it will be connected to the fireplace in the Family Room shown in the floor plans.
3. The applicant agreed to a minimum planting of 3 15g trees to replace the pine that is to be removed for the project – this is in addition to any requirements within the general scope of landscaping plans.

With the above comments and recommendations, the committee finds no issue with the project as presented and that it 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.

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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