

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 15, 2001

Fax: 1 Page

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: PLN2001-00545: Coastside Design Review and Lot Merger for a 9.5' high, 400 sq. ft. deck expansion that will also act as a carport in front of existing 2474 sq. ft. house on a 5425 sq. ft. parcel at 863 Buena Vista in Moss Beach.
APN 037-072-080.

Lily:

At our meetings of 10/3/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

As presented, the proposed deck expansion does not extend into front setback, does not exceed lot coverage, will be built out over existing driveway, and would serve to articulate existing front wall of house. No grading or tree removal would be involved. The expansion would not block views or daylight of structures from either side which are both built out to the 20' front setback line – to the south is a detached garage, and the house to the north has no windows along the front part facing the subject property.

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.



Chuck Kozak, MCC Planning and Zoning Committee Chair

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