

Planning & Zoning Committee of the MidCoast Community Council
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October 22, 2001

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To: **Ms. Miroo Brewer**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1853 - FAX: 650.363.4849

re: **PLN2001-00571:** Coastal Development Permit, Coastside Design Review and Lot Merger for a 346 sq. ft. addition of an enclosed porch of existing 2239 sq. ft. house on a 10290 sq. ft, parcel at 106 Los Banos in Moss Beach. APN 037-255-200, 010, 260.

Miroo:

At our meeting of 1017/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application on its consent agenda.

The proposed addition would add walls to an existing covered porch that sits above attached garage, and as such is well incorporated into design and style of existing house, Lot Coverage and FAR well below maximum allowed. Existing sloped roof and articulation of corner of house is retained. No variances, exemptions or non-conformities involved, no grading, no new foundation work, no tree removal.

The Committee recommends that the project be approved as presented upon certification and acceptance of the required geological report. 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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