

Planning & Zoning Committee of the MidCoast Community Council
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December 3, 2001

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To: Adam Gilbert
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2001-00388: Coastside Design Review for a new 2,336 sq. ft. (including attached garage) 2-story single family residence on a 4875 sq. ft. parcel at 231 Ave, Balboa. (between Palma St. and The Alameda) in El Granada.
APN 047-127-490.

Adam:

At our meeting of 11/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The applicant was in attendance. We had the following comments.

We found the project as presented to be well designed and sited for its location. Our only comment was to include an access from the lower floor to the rear yard, which would help step the house down the slope and integrate it a bit better to the topography.

With the above comments which we would like incorporated into the Design Review considerations, the Committee found no other issue and recommends that the project be approved as presented. 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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