

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

December 3, 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
650.363.1841 - FAX: 650.363.4849

re: **PLN2001-00461:** Coastside Design Review for a 111 sq. ft. demolition and a 3,414 sq. ft. addition to an existing 1198.25 single family residence on a 12,000 sq. ft. parcel at 350 13th St. in Montara. APN 037-014-420, 430.

Lily:

At our meeting of 1017/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The applicant was in attendance. We had the following comments.

The committee found, and the applicant agreed, that the project as proposed was much too large and uncharacteristic in style and siting to the surrounding community. We recommend, again with the applicant's agreement, that they return to work with their architect on a design that is more in scale and character with the community and more sensitive to the topography of the parcel.

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
POB 370702, Montara CA 94037

Home: 650.728.8239 Day: 650.996.8998 - cgk@montara.com