

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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To: **Ms. Lily Toy**
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: **PLN2001-00572:** Coastside Design Review and Lot Merger to enclose 200 sq. ft. of an existing 260 sq. ft. deck, rebuild and replace footings & rear retaining wall for an existing 260 sq. ft. deck and add a new 260 sq. ft. deck. to existing 1960 sq. ft. 2-story house on a 5000 sq. ft. parcel at 711 Lancaster in Moss Beach. APN 037-156-100.

Lily:

At our meeting of 11/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application as a consent item. We had the following comments.

The proposed addition would enclose an existing top floor deck to extend a great room that sits above finished area of first level. Existing first floor deck would be rebuilt to same size, and a second deck off the new addition would be added above it.

The style of house is preserved and extended in addition. Lot Coverage is unchanged and FAR is well below maximum allowed. Existing single slope roof design and articulation of corner of house is retained and extended. No variances, exemptions or non-conformities are involved, as well as no grading, no new main foundation work, and no tree removal.

The Committee 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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