

**Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

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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: PLN2001-00611:** Coastside Design Review for an 466 sq. ft. addition of a detached garage with an elevator shaft and bridge connecting to a previously-approved 2640 sq. ft. two-story residence on a 5849 sq. ft. parcel at 115 Dolphine in El Granada. APN 047-163-590.

Lily:

At our meeting of 1017/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. Mr. Greg Ward attending the meeting representing the applicant.

The committee found that the elevator & walkway addition as proposed presented a bulky structure to the pre-approved residence that may not be the best solution to the issue of assisted access up the hillside. Neighbors that attended the meeting also voiced their disapproval of the proposed structures.

We recommend that the applicant investigate other options, such as a tramway or chairlift stair structure, that could be installed along the slope of the parcel or dug into the hillside without impacting the location and visibility of the garage and without adding any additional height and bulk to the area of the residence.

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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