

Planning & Zoning Committee of the MidCoast Community Council

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December 31, 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

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re: PLN2001-00523: Coastside Design Review for a new 3,286 sq. ft. (including attached garage) 2-story single family residence on a merged 11,032 sq. ft. parcel at 759 Francisco St. (between Isabella Ave. and Santa Maria Ave.) in El Granada. APN 047-275-380.

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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