

January 25, 2000 Fax: 1 page

To: Ms. Miroo Brewer
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: PLN1999-00624 & PLN1999-00625: New single family residences on Valencia in El Granada; APN's 047-125-240 & 047-125-250/260.

Ms Brewer:

On 1/19/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit applications. We had the following comments:

1) The two proposals are identical designs that would be situated side by side, on prominent upsloping lots of almost identical topography, in the center of their residential block on Valencia. Even with different colors of paint and trim, the committee felt that the two houses would be too much alike to be compatible with the other houses on the street, which are a variety of styles, sizes and designs.

The two houses should be differentiated by distinct exterior "character"; for example, one with a stucco look, the other with wood, with differing window & door treatments, roofing materials, different sized decks with different finishes, and different landscaping features. The suggestion was also made that one of the houses be mirrored left-to-right, so that the driveways and garages are at the farthest ends of the two lots.

We understand the economy of the construction of two similar houses at the same time, and are not asking the applicants to change the structural or interior designs of the houses. We would like the applicants to submit exterior design details that would significantly differentiate the two structures.

2) Aside from the above situation, the committee found the projects to be within the scope of existing zoning regulations and land use of their location.

Beacuse of the above mentioned issue of identical designs, our committee was unable to complete review of this project. We will continue it to our next meeting of February 2, 2000 or later until more information is forthcoming.

Thank you for your help with this project.

Chuck Kozak
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