

March 4, 2000 Fax: 1 page

To: Ms. Lily Toy
San Mateo County Planning and Building Division
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Redwood City, CA 94063
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re: PLN2000-00103 - Coastside Design Review for a 1.986 sq. ft., 2-level, single- family residence with an attached 2-car garage on the south side of Francisco St., approx. 380 ft. east of Portola Avenue. APN 047-241-100

Lily:

On 3/1/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1. The proposed house is within specification of the regulations, but we had the following comments on design. We realize that the house is designed to full FAR (50%) and reaches to the full possible setbacks, and that this will make any reconfiguration of the design difficult.

a) The left side, as shown in the East Elevation drawing, should add some further treatment to the windows and doors. or articulation to the wall to break up the continuous face presented on this side.

b) It would better situate the mass of the house on the parcel if the first floor did not extend all the way to the rear of the house.

c) The chimney structure, as shown in the West and South Elevations, should extend all the way to the ground to help break up the west wall and not present the hanging structure shown in the rear view.

2. With the above comments, the committee found the project to be within the scope of existing zoning regulations and land use of its location. We would like to see the above suggestions considered.

Thank you for your help, and please keep us informed of further developments with this project.

Chuck Kozak
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