

January 2, 2013

Ms. Darcy Forsell
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

RE: Bosworth House

Dear Darcy:

I reviewed the drawings, viewed the visual animation and study model, visited the site twice, and met with staff and the applicant to discuss the project approach and design. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is composed of two adjacent parcels located on a short cul-de-sac which is shared by two other single family homes. The site is relatively steep, and currently occupied by two existing single family homes. Photos of the site and surrounding neighborhood are shown on the following page.





Site - west edge at Greenfield Avenue



Site - south edge at Greenfield Court



Garage for existing house at the end of Greenfield Court



House across Greenfield Court



View from existing westerly house to adjacent home



View from existing easterly house to adjacent home



Adjacent neighborhood on Greenfield Avenue

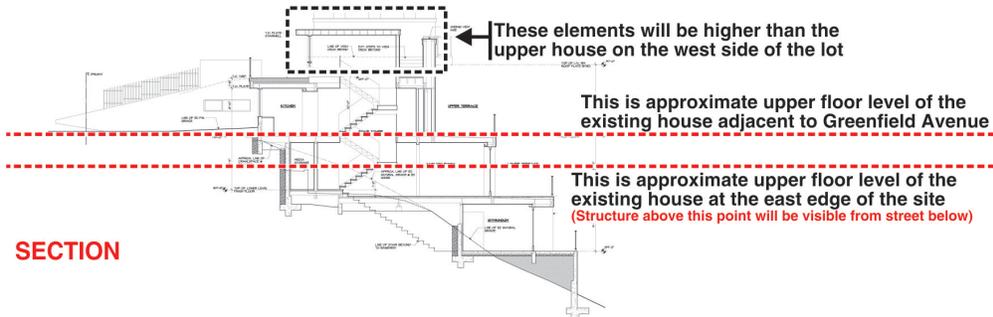


View from site to nearby homes on Greenfield Avenue

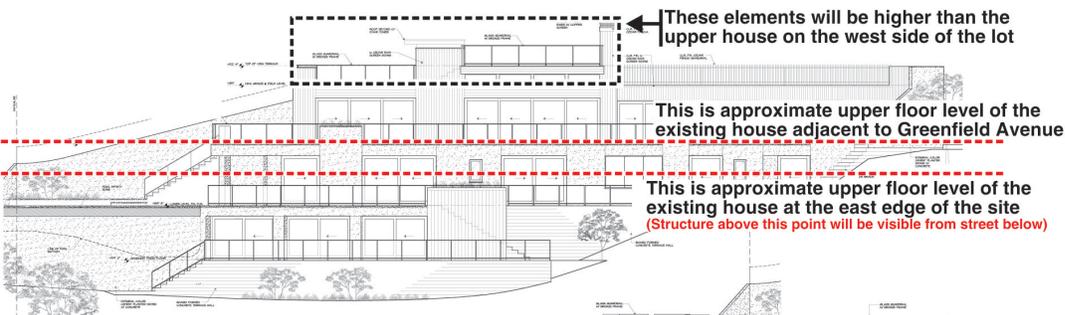
I initially had only a limited number of concerns which I set forth in my review letter of November 9. The most important were those noted below.

1. While the amount of house structure at the top of the site is limited, it will be higher than the current structure on the western portion of the parcel. This visible structure is a combination of a stair enclosure serving the rooftop Viewing Terrace and the chimney flues enclosure.
2. The proposed location of the hot tub will bring it rather close to the deck and living space of the adjacent house to the east. While its distance will not be much different than currently exists between the hot tub and the neighbor, its elevation will be higher and closer to the adjacent home's main interior and exterior living levels.

For the purpose of articulating these potential issues, the two diagrams below were prepared.



SECTION



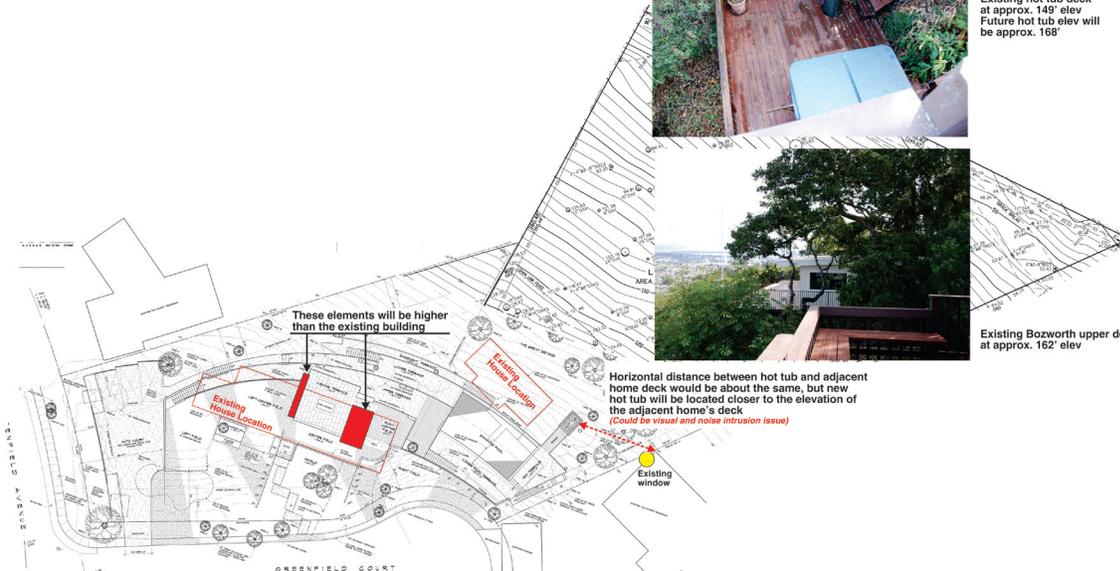
NORTH ELEVATION



Existing hot tub deck at approx. 149' elev
 Future hot tub elev will be approx. 168'



Existing Bosworth upper deck at approx. 162' elev



Following staff and the applicant's review, story poles were erected to assist in evaluating the height impact, and the applicant provided a rationale and suggested additional mitigation measure regarding the hot tub.

EVALUATION AND RECOMMENDATIONS

Height Issue

The installation of the story poles was immensely helpful. While the stair and flue masses will be higher than the current house, and may be seen from several vantage points, as shown on the photo diagrams below. The visual impacts would be minimal in my judgment, and I would have no recommendations for changes.



Story Poles



Story Poles



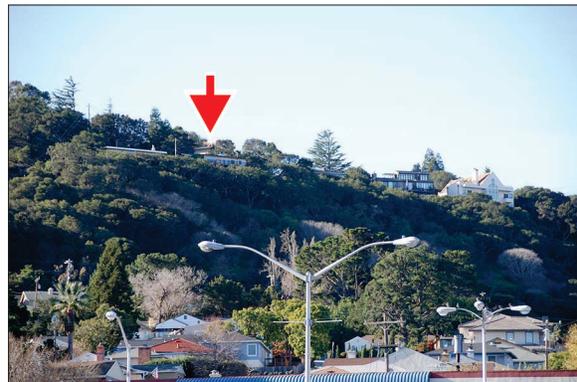
Story Poles viewed from La Casa Avenue



Story Poles viewed from Greenfield Court



Story Poles viewed from 42nd Avenue below

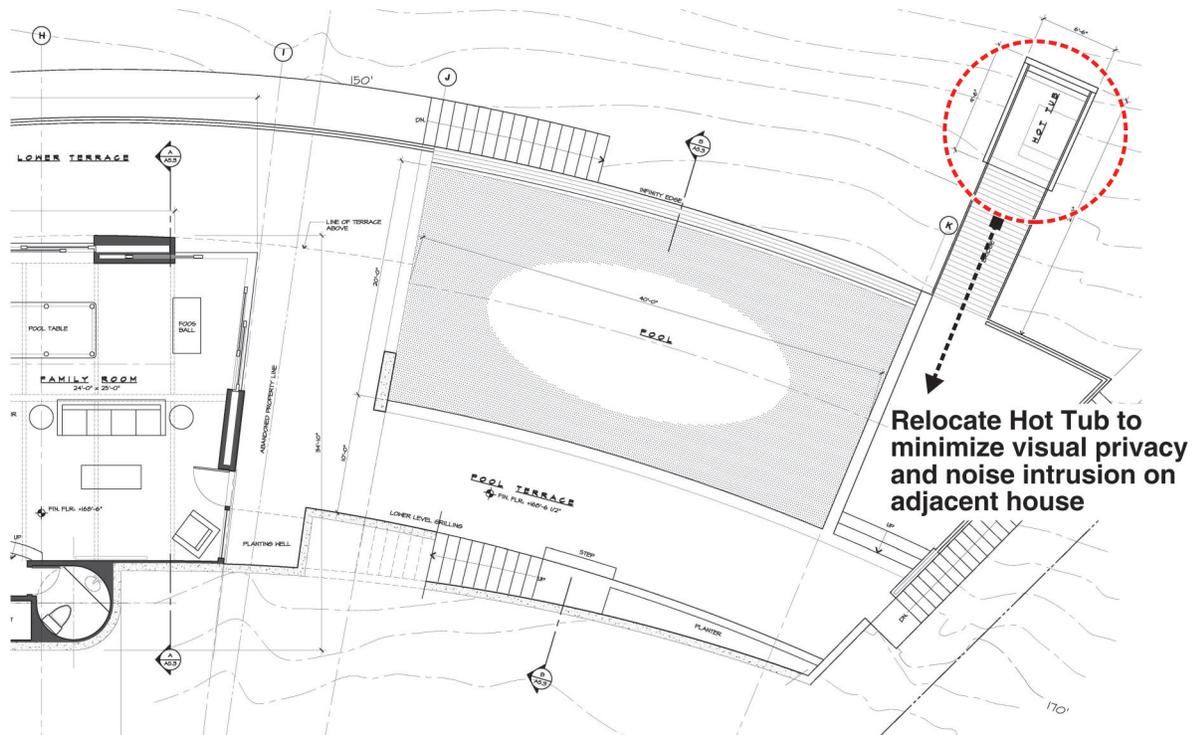


Story Poles viewed from 42nd Avenue and El Camino below

Hot Tub Issue

The applicant argues that the hot tub will have a minimal potential impact on the adjacent home, and has suggested incorporating some kind of planting screen between the hot tub and the neighboring home. However, I would still be concerned. The hot tub is relatively close to the neighboring house, and its elevation is approximately 8 feet above their deck and living area. Even with some additional visual screening, it seems to me that there is substantial potential for noise intrusion.

While not as dramatic a statement as the projecting hot tub, my feeling is that relocating the hot tub and integrating it more closely with the main pool would not diminish the livability of the outdoor area for the applicant.



Darcy, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,
CANNON DESIGN GROUP


Larry L. Cannon