

EXHIBIT A
FINDINGS FOR APPROVAL
PA #13-074, SCHMIER RESIDENCE
SINGLE FAMILY DWELLING DESIGN REVIEW (SFDDR)
3328 VERDUN AVENUE
PARCEL #039-231-130

I. CEQA CLEARANCE

The proposed project is categorically exempt from the California Environmental Quality Act guidelines in that the proposed project including an 889 square foot addition to an existing 2,367 square foot single family residence meets the exemption criteria for Section 15301 Existing Facilities or Class 1.

The Class 1 exception includes but is not limited to additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The proposed project includes an 889 square foot second story addition or 37% increase in floor area to an existing one-story 2,367 square foot single family residence thereby meeting the Class 1 CEQA exemption criteria.

Furthermore, the proposed project which includes a second-story addition to an existing single family residence in an established two-story single family neighborhood does not constitute any "unusual" circumstances differing from the general circumstances of projects covered by the single-family residence exemption in that: the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings as the aesthetics of the addition are consistent with the City's Design Guidelines; the project is located in an urban established single family neighborhood with a lot size of approximately 7,300 square feet and a mixture of one and two story homes; the addition does not increase the density of the site; the addition will not have a substantial adverse effect on a scenic vista as defined in the General Plan; the addition will not alter traffic patterns or cause traffic hazards; the project conforms to the zoning and general plan designation; the scope of work does not require grading nor is the site located in an area of unusual topography; no trees are proposed for removal; and the addition to the single family residence is located in an urbanized area currently served by municipal services, therefore, a project of this type and size will not significantly change or impact public services or require the construction of new or remodeled public service facilities.

II. SINGLE FAMILY DWELLING DESIGN REVIEW (Zoning Code Section §27.08.032)

1. The structures, site plan, and landscaping are consistent with the adopted Single Family Dwelling Design Guidelines in that:
 - a) The sloped roof form on the second floor reduces visual mass seen from the adjacent neighbor and relates to other nearby homes.
 - b) The flat roof form on the west side of the second floor is similar to the adjacent house to the west and the added belt trim and overhanging second floor bedrooms will relate well to other nearby homes.
 - c) The scale and massing of the addition is compatible with existing houses in the neighborhood, which is predominately two-story in character.
 - d) The second story addition includes obscured glass and clearstory windows along the left elevation to minimize privacy impacts on the adjacent upslope property.
 - e) The proposed addition minimizes view impacts from main living areas of the adjacent upslope property by its placement over the existing residence toward the street, with a portion of flat roof resulting in 8 foot ceiling heights, and a sloped roofline of 2'1":12 that results in a plate height of 21 feet 2.5 inches.
 - f) Established views of the primary living spaces (of the upslope neighboring residence) to the west are not substantially impacted by the second story addition to the east. Although the view is partially impacted by the addition, the majority of the view remains intact.
 - g) The proposed addition primarily impacts the view of the adjacent residence to the (west of the project site) and does not significantly impact the view of other adjacent houses.
 - h) The second story addition cannot be placed over the center of the house to minimize view impacts to the upslope property.
 - i) The second story addition cannot be placed over the rear of the house due to the City's setback requirements.
 - j) A one-story addition cannot be constructed without impacting the existing floor plan.
 - k) The proposed second-story addition to the existing one-story residence provides views of the San Francisco Bay as do existing two-story homes in the project vicinity with similar additions over the garage.

2. The development will not be detrimental to the harmonious and orderly growth of the City in that the proposed addition meets the zoning requirements for daylight plane, height, setbacks and maximum allowable floor area. The proposed two story dwelling is in a single-family neighborhood that permits second story residences, up to a maximum height of 32 feet to the roof peak.

The proposed residence will be approximately 21 ft 2.5 inches to the plate height.

3. The proposed single family residence will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare in that there are no other feasible locations for a two story addition that meets the City's setback requirements and minimizes view impacts; and a one-story addition would substantially alter the existing floor plan.
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site in that the proposed residence does not exceed the height limitations, parking, or daylight plane requirements for the site and will be constructed in conformance with the UBC.
5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that it will be constructed in accordance with the City's Security ordinance.

III. GENERAL PLAN CONFORMITY

The project conforms to the following Land Use policies of the General Plan:

LU 1.9: Single-Family and Duplex Preservation. Protect established predominantly single-family areas by limiting new development in such areas to single-family uses, and protect predominantly duplex areas by limiting new development to low-density residential uses as delineated on the Land Use Map. Consider re-designating multi-family areas to single-family and low-density residential uses where such uses predominate and where the creation of additional legal non-conforming uses would be minimized.

LU 1.9a: Single-Family Dwelling Projects. Enhance the livability of San Mateo neighborhoods by reviewing Single-Family Dwelling Design Review planning applications for compatibility with neighborhood character, relationship to the neighborhood, and elements of design and site layout as described in the City's Single-Family Design Guidelines.

The project conforms to this policy in that the construction of second story additions to an existing single-family residence will not impact the single family character of the

neighborhood, increase the intensity of use on the property, or exceed the allowable floor area ratio or single family building height. The addition is consistent with the General Plan designation and the project meets the City's Design Guidelines with respect to mass, bulk, view and privacy.