

5/30/14

Dear Christy,

Per your recommendation when we met with you a while back, we would like to provide you with a history of the conversations we have had with various neighbors during the course of our proposal to build a second story addition to our home at 3328 Verdun Ave. Our early conversations with Karen Trudell (our uphill neighbor) were shared in an e-mail we sent to Cky Ready on 11/1/13 (Appendix A). A subsequent e-mail exchange with Karen in early December 2013 was shared with Cky on 1/29/14 (Appendix B). The following is a summary of various additional measures we have taken to try to keep the dialogue open with all of our neighbors who have voiced concerns about our project:

- 1) Open house held October 29<sup>th</sup>, 2013; 54 neighbors invited – only four people attended: Karen, Larry and Trish Mottin (928 W. Hillsdale), and Brian French (10 Cragmont Court – signed in support of our project).
- 2) Since open house wasn't well attended, went door to door on 10/30/13 to ask if people had received the notification about our project and whether they had any concerns. Successfully connected with 10 neighbors, all of whom told us they have no issues with our project.
- 3) Met with Karen at her house on 2/1/14 to share the updated plans we submitted on 1/28/14
- 4) Responded to an e-mail from Jennifer Deutscher on 2/14/14 sent to all Verdun Ave. residents and offered to share more details about our project with anyone interested and/or host a 2<sup>nd</sup> open house (Appendix C). None of the 32 recipients on that e-mail thread responded to our offer.
- 5) Provided electronic versions of the plans we are resubmitting to Karen on 3/14/14. Met with Karen at her house again on 3/16/14 to discuss the revised plans with her and answer her questions prior to actually submitting these plans. See Appendix D for our e-mail exchange with her around that discussion.
- 6) Provided electronic versions of the plans we are resubmitting with Scott Finley on 3/12/14. Met with Scott on 3/23/14 at our house to share additional context with him, discuss our project, and better understand his perspective and concerns. See Appendix E for our e-mail exchange with Scott around that discussion.
- 7) In response to new wave of opposition e-mails after zoning administrator notified everyone of intent to approve our project, sent another e-mail to street on 5/3/14 (Appendix F) offering again to host open house to have a dialogue with all concerned people. Again received no response.

In summary, with the exception of Karen, Scott, and Larry & Trish Mottin, no neighbors who have voiced objections to our project have been willing to have a constructive dialogue with us to understand our plans, how we arrived at them, and what we have done to minimize the impact to Karen and her views.

We are sincerely trying to maintain positive neighbor relations through this process and address all concerns openly. Our architects have worked diligently to minimize the impact of our proposed addition to Karen's view and we believe the current proposal reaches a good balance between our additional space needs and maintaining Karen's primary living room view as well as a good portion of her secondary bedroom view. Please let us know if we can answer any additional questions or concerns you may have.

Best Regards,

Terri and Michael Schmier

## **APPENDIX A**

11/1/13

Dear Cky,

Thank you for forwarding the attached e-mail from our neighbor, Karen Trudell. We wanted to let you know that we spoke with her at length again on Monday night, 10/28, in addition to speaking with her at our open house on Tuesday, 10/29. We would like to provide you some additional context and a summary of some of the conversations we've had with her to date:

- We have not made the decision to go down this path lightly. We originally considered and decided against adding a 2nd story in 2005. At that time, we removed two large trees from our side yard at the request of both Karen and her uphill neighbor, thereby enabling unobstructed views from both of their living rooms. Since 2005, we have gone through two extensive home searches in the area in an effort to get additional space in lieu of adding to our current home. In addition to the fact that we love our current home and neighborhood, moving has proven to be cost-prohibitive relative to adding a 2nd story to our current home.
- Since Karen now has views from the full depth of her house, including both her bedroom and living room, we know any type of a 2nd story addition to our home will impact at least some portion of her view. As such, we have tried to be as thoughtful and considerate as possible in planning our addition to minimize this impact. Our efforts include:
  1. Discussed our intentions with her at the onset of our planning to get her feedback on preferred location of the addition. Her response at that time was that she didn't mind us obstructing her bedroom view as long as we didn't block the views from her living room and backyard.
  2. Consulted with local real estate experts on what type of addition would minimize neighbor impact. These experts told us that building over the front portion of our house was preferable for two reasons: 1) leaves our uphill neighbor's more valuable living room view unobstructed, 2) protects the privacy of our downhill and rear neighbors by not overlooking their backyards.
  3. Based on the above two inputs, developed plans to build our addition over just our garage and kitchen/dining room vs. building over the entire depth of our house or building over the back portion of our house. While this proposal obstructs Karen's bedroom view, it leaves her living room and backyard views intact per her original request.
  4. Ensured the proposed roofline is well below the allowable maximum height to minimize daylight impact and also eliminate any impact to the view for Karen's uphill neighbor.
  5. Placed proposed new windows facing Karen's house high for light purposes only, thereby protecting Karen's privacy.
- We have offered to pay to move Karen's bedroom window from its current east-facing wall to the north-facing wall which would provide her a view to her backyard as well as a north-facing view of the Bay.
- We know she is very concerned about the potential impact our addition will have to the value of her house. To reduce this concern, we offered to pay for an independent appraiser to assess her home's value including several considerations: 1) value as is, no change to view, 2) elimination of master bedroom view, 3) change of master bedroom view to be north-facing instead of east-facing, 4) inclusion of unobstructed living room view that was enabled by our prior tree removal, 5) positive "halo effect" of the overall neighborhood value by us making a substantial investment in our home.
- Per her request at our open house last night, our architects are planning to go over to her home to take pictures from her current vantage point and draw sketches based on these pictures to help her better visualize the exact location of our proposed addition.

We are sincerely trying to work closely with Karen through this process to address her concerns and be as considerate as possible. We truly value the positive neighbor relationship we've had with her since buying our home almost 14 years ago and do not want to destroy that relationship through this process.

In addition to talking with Karen through this process, we have also talked with several other neighbors on both our street and the surrounding cul-de-sacs. Without exception, the other neighbors we have spoken with are very supportive of us making this substantial investment to improve both our home and the overall value of the neighborhood. We are happy to provide a list of all of the other neighbors we've spoken with when we submit our plans for approval if you would like to reach out to any of them for their input.

Please feel free to reach out to us if we can answer any additional questions you may have.

Regards,  
Terri and Michael Schmier  
3328 Verdun Ave.  
San Mateo, CA  
650-759-4869

## **APPENDIX B**

1/29/14

Dear Cky,

After our architects' meeting with Christy yesterday, we learned that our neighbor, Karen Trudell, sent you her e-mail dated December 7th below. To ensure your records are complete regarding the extent of our exchange with Karen, I wanted to make sure you had the response we sent her to this e-mail on December 9th. I am forwarding that response to you below and want to assure you we are making every effort possible to keep the dialogue open with Karen. I am hoping to share our updated plans with Karen that we resubmitted yesterday to show how the additional revisions have further reduced the impact of the project from her perspective. I left her a voice mail last night along these lines but haven't heard back from her yet so will follow up with her later this week if I don't hear from her soon.

Please let me know if you have any questions or concerns.

Regards,  
Terri Schmier

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** Karen Trudell <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
**Cc:** Michael Schmier <[michaelschmier@yahoo.com](mailto:michaelschmier@yahoo.com)>  
**Sent:** Monday, December 9, 2013 4:52 PM  
**Subject:** Re: drawings

Hi Karen,

I am genuinely sorry this has been so distressing for you. I assure you this whole process has induced a significant amount of anxiety for us as well since we really do appreciate and value our relationship with you and know there is no way we can pursue this project without impacting you.

Thank you for sharing a bit about you and your background – it is really amazing how little we often know about the people who live closest to us. In a similar vein, I will share a little about us and how we painstakingly arrived at this decision to build a 2<sup>nd</sup> story. Michael and I are both transplants to this area from Georgia and Colorado respectively. His parents still live in Georgia and his brother's family lives in Nashville while my family is now split between Colorado and Florida. Fortunately, they are all still in reasonably good health and are able to travel to visit us multiple times a year. With Michael's dad recently retired, his parents will now be staying with us for multiple weeks at a time several times a year. In addition, during the holidays and family vacations, our house is the meeting point for both of our families so we end up juggling multiple sets of visitors at the same time. Beyond the regular visits, we are also planning for the very high likelihood that one or both of Michael's parents will be living with us full time when their health begins to decline.

As I mentioned when you and I talked a few weeks ago, this decision has neither been quick nor easy for us. We first considered adding a 2<sup>nd</sup> story in 2005 and as you may recall, had full architectural plans developed and held the neighborhood open house before deciding to hold off, in part due to our concern for the impact it would have on you. Since then, we have been through two extensive searches (several months each) for larger homes in the area. Much to our realtor's dismay, we were not able to find anything that held a candle to our current home and neighborhood at a price we could afford. As a result, we came back to our original consideration to add a 2<sup>nd</sup> story.

Regarding the appraisal of your home, I am wondering if you could ask your appraiser to consider two additional factors: 1) the value of your living room view you are not losing, and 2) the "halo effect" you will receive through us making a substantial investment in our home. While I know you are tired of hearing about the trees we removed, I don't think it's reasonable to ignore that factor since those trees were completely blocking your living room view

until we removed them 8 years ago at our expense. According to realtors we have spoken with as well as the City Planning Guidelines, primary living room/family room views are more valuable than bedroom views so I would expect that view to be worth at least \$75K if the view you are losing from your bedroom is worth that amount. In addition, unlike the previous owners of our home, Michael and I have made significant investments of both time and money to improve both the interior and exterior of our home which contributes to raising the overall value of the neighborhood, especially for our immediate neighbors. We have spoken with at least a dozen other neighbors on Verdun and the surrounding cul-de-sacs about our proposed project and they are all very supportive of the addition since it will help improve both the value and the aesthetic of the neighborhood. A couple of the neighbors actually voiced surprise when they realized we were one of only a few houses on the street that is not already two stories.

Also, while I know you paid more at the time for your home because of the view, I'm not sure if you realize we paid 50% more for our home than you did for yours, even though we bought it just a few years after you. And thanks to Prop 13, we continue to pay almost \$2,500 per year more than you do in property taxes. Fortunately for both of us, the real estate market in our area has continued to go crazy even since we bought our house so I hope you were pleasantly surprised by how much the appraiser told you your house is now worth.

Financial factors aside since I know that is not the heart of the issue, I hope you understand that the reason we want to add on to our home is not to buy ourselves a view we can enjoy at your expense, but rather to get additional space so that we can support and spend time with our family in our home, no differently than you have done in your home for the last 20 years. If our objective was to get a panoramic view, it would actually benefit us more to build over the back and middle portion of our house where we would not be looking directly at our downhill neighbor's roof. Unfortunately, since you have a view from the entire length of your house, it's impossible for us to build anywhere without impacting some portion of your view. We have earnestly tried to minimize that impact by proposing to build over only the front portion of our house, thereby protecting your more valuable living room and backyard view.

I sincerely hope this does not destroy what I view has been a very positive relationship we have developed with you as a neighbor over the last 14 years. I also hope that you will find a way to continue to enjoy the beautiful view you will still have from your living room, your backyard, and also your front bedroom.

Best Regards,  
Terri and Michael

**From:** "[kkaren1210@aol.com](mailto:kkaren1210@aol.com)" <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
**To:** [miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)  
**Sent:** Saturday, December 7, 2013 10:03 AM  
**Subject:** Re: drawings

Terri and Michael,

I received the appraisal for my home. The appraiser gave me a value as my home is right now and then extracted the value of the view portion I will be losing. I contacted this appraiser through Home Advisor on the Internet so I have no ties to him in any way.

He valued the view at \$75,000.00 When I spoke with Larry and Trish they said that was about right when they were looking for homes with and without a view. The decrease in my home value is significant but what has me really upset is the loss of the pleasure of my view that I have enjoyed for almost 20 years.. The reason I bought this home was because of the view and at the time I did pay more for my home. Just as your home was valued less because you did not have a view.

I am just heartsick at the thought of not having the panoramic view I enjoy now. I don't think you really understand the significant effect this is having on me. Every day I come home I get a knot in my stomach. I am so stressed that I am not able to sleep and even as I write this I am feeling sick.

I know over the years we really have not had a relationship but I want you to know a little about me as a person. I have been a single parent for 24 years. I have worked two jobs over the years so my children could enjoy living in this wonderful neighborhood. I am a preschool teacher/director for a small private preschool. I do not have any kind of medical benefits or retirement plan. No 401K or savings for when I want to retire. My plan was to retire in about 6 years and my home and the equity I have is what I will use for my retirement and medical bills if needed.

What people say when they come into my home is what a beautiful view I have. Even the photographer from your architect walked into my room and said, "This is beautiful." At night the lights are amazing and I can see almost all the southern lights too. I don't know if you do not know the scope of my view or just do not care that you will be building a second story that will give you the view I now have. Your addition will also effect my living room quite significantly. I will only have a straight on view and will no longer have a panoramic view, which includes the southern portion of the Peninsula. I know your architect makes it seem like the second addition will not block much of the living room or back yard view, but that is completely untrue. I have found that when people want something they will justify it any way they can and spin it to their advantage.

I have had people comment that I should then build up, but even if I could afford a second addition, I would not do that to Larry and Trish even though I do not know them very well. I would not be able to get pleasure out of a second story addition if it stole their view. As with me, they bought their home in large part because of the view.

I know I do not own the view and I understand there are not any building ordinances I can use to stop you building. However, what is difficult for me to understand is how you will be able to enjoy the view you will gain, knowing I loss that same view because of the building of your second addition.

I have tried to express my feelings as best I can in this email and ask you to please reconsider putting up a second story.

Karen

-----Original Message-----

From: Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
To: Karen Trudell <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
Cc: Michael Schmier <[michaelschmier@yahoo.com](mailto:michaelschmier@yahoo.com)>  
Sent: Sat, Nov 30, 2013 7:15 pm  
Subject: drawings

Hi Karen,

Apologies for the delay in getting this to you - just got it from our architects last week and then got caught up in Thanksgiving madness. I'm attaching two files: 1) the pictures Amanda took from your house with sketch overlays from each window showing the proposed addition, 2) updated copy of our plan set (only very minor revisions to what you received in the mail and saw at our open house).

I hope this helps you visualize better the shape and location of the addition from your perspective. Feel free to stop by or call if you want to talk more or have any additional questions for us or our architects after you take a look at these pictures.

Hope you had a great Thanksgiving with your family!

Terri



## **APPENDIX C**

From: Michael Schmier

Date: Feb 14, 2014

To: Jennifer; cd75015@comcast.net; doliver@rodanbuilders.com; 29 More...

Wayne and Jennifer, I appreciate you copying us on this email.

Friends and neighbors, most of you know that we are the ones causing the latest turmoil with regard to a proposed second story. This is a passionate issue for all concerned. At issue:

- The value of homes on both sides of the coin
- The expectations people have/had when they bought their homes
- The loss of prized views and the ability of people to find other alternatives to expansion
- Previous conversations between involved parties

If anybody is interested in our perspective, Terri and I would be glad to chat. We're out of town right now but would be glad to schedule another open house. We could also speak individually. One request is that we discuss our positions and opinions with respect for all parties involved.

Best, Michael and Terri  
650-357-7262

On Feb 14, 2014, at 5:34 PM, Jennifer <jennifer@deutschergroup.com> wrote:

As we begin to come together to protect our neighborhood, and look out for each other and our properties, there seems to be a current issue on our block that I believe we all need to wade in on, one way or the other.

Should homeowners on Verdun have the right to expand their "Verdun View" knowing that the "Verdun View" of the house above, and/or other homes on the street, will be reduced or blocked? Since the 1940's, this street was built on a stairstep concept to preserve the view for all. This "unwritten rule of view preservation" embraced by the original homeowners of Verdun is now being challenged with the neighborhood turn-over we have been experiencing. Good or bad, we are all at risk.

As a neighborhood, are we interested in approaching the San Mateo City Council about putting into law a view protection ordinance? So far, these issues have been dealt with on a case by case basis, but with no view ordinance in place, there have really been no winners; views have been lost and relationships have been damaged.

Your thoughts?

Wayne and Jennifer Deutscher  
3206 Verdun Avenue  
650-573-8428

## **APPENDIX D**

Hi Terri,

I have reviewed the changes with a few people. I am hoping to get down to the Planning Dept. in the next few days and want to ask them a few questions regarding the addition.

If I need any further clarification or have any further questions, I will let you know.

Have a good week,  
Karen

-----Original Message-----

From: Terri Schmier <miles\_terri@yahoo.com>  
To: kkaren1210 <kkaren1210@aol.com>  
Sent: Sun, Mar 23, 2014 8:04 pm  
Subject: Re: Couple of things

Hi Karen,

Just wanted to check back in with you to see if you have any additional questions on the plans after we went through the latest changes last weekend. Hopefully you had a chance to review them with some of the people you were planning to discuss them with so thought I'd check to see if there was anything else we could follow up on based on that. We haven't re-submitted the changes I showed you to the city yet but are planning to do that early this week. I'm sure it will then be a few weeks before we get another response from the city on next steps.

Hope you had a good weekend and enjoyed the beautiful weather.

Terri

**From:** Terri Schmier <miles\_terri@yahoo.com>  
**To:** "kkaren1210@aol.com" <kkaren1210@aol.com>  
**Sent:** Monday, March 17, 2014 10:06 AM  
**Subject:** Couple of things

Hi Karen,

Thanks for meeting with me yesterday afternoon to review the latest round of plan changes. I hope you are able to visualize the further improvement of these changes from your view point by comparing the previous version of the mocked up photos with the new version that has a partial flat roof and is pulled forward on our house the maximum distance possible. I confirmed with our architect that it would cost us about \$3,000 to \$4,000 to put up story poles which includes about \$1,000 for a civil engineer to "certify" the poles (i.e., measure and verify the exact heights, lengths, etc.). Let us know if you think there's anything else our architects could do to help you visualize the changes via the photos they took from your house.

We are planning to go ahead and submit the latest round of changes to the city this week since it always takes them at least a couple of weeks to review and process them. In the mean time, feel free to give us a holler with any questions you have once you review the electronic files I sent you in more detail.

On a separate note, I found out the pink Perkins house sold for \$1.3M. All I can say is, wow! The market is truly insane again...

Terri

P.S. Thanks, too, for letting Nina have some play time with Stella while we talked yesterday. Both of our girls are completely dog crazy so we love to let them get their dog fix with other people's dogs whenever possible!

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** "[kkaren1210@aol.com](mailto:kkaren1210@aol.com)" <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
**Sent:** Saturday, March 15, 2014 2:40 PM  
**Subject:** Re: Update

Sounds good. See you at 4 tomorrow.

Terri

**From:** "[kkaren1210@aol.com](mailto:kkaren1210@aol.com)" <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
**To:** [miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)  
**Sent:** Saturday, March 15, 2014 11:10 AM  
**Subject:** Re: Update

Hi Terri,  
4:00 on Sunday works and thank you for the files.

Karen

-----Original Message-----

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** [kkaren1210@aol.com](mailto:kkaren1210@aol.com)  
**Cc:** Bess Wiersema <[bess@studio-three.com](mailto:bess@studio-three.com)>; Michael Schmier <[michaelschmier@yahoo.com](mailto:michaelschmier@yahoo.com)>  
**Sent:** Fri, Mar 14, 2014 10:06 am  
**Subject:** Re: Update

Hi Karen,

Per my note below, attached are two files:

- 1) the full plan set with the gory CAD details
- 2) the photos from your windows with the opaque overlays showing the differences based on the latest round of revisions to the plans

Let me know what time works on Sunday to stop by and I will bring over a print-out of the 2nd document. Happy to print out the first one too if you'd like but I only have an 8 1/2 x 11 printer so it's actually easier to just look at that document online so that you can increase the size to see any specific details you're interested in.

Terri

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** "[kkaren1210@aol.com](mailto:kkaren1210@aol.com)" <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>  
**Sent:** Thursday, March 13, 2014 11:05 PM  
**Subject:** Re: Update

Hi Karen,  
Sunday works for us. We will be gone from about 12-3 so just let us know what time works best for you outside of that. I will forward you the electronic documents tomorrow.

Thanks,

Terri

On Mar 13, 2014, at 9:17 PM, [kkaren1210@aol.com](mailto:kkaren1210@aol.com) wrote:

Thank you for the update. My school has its big fundraising event this weekend so I am unavailable until Sunday. If you can come over sometime on Sunday to go over the changes, that would work for me. If Sunday does not work for you then we could meet one night next week or the following weekend.

I would appreciate also having the electronic copies to review.

Thank you,  
Karen

-----Original Message-----

From: Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>

To: Karen Trudell <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>

Cc: Michael Schmier <[michaelschmier@yahoo.com](mailto:michaelschmier@yahoo.com)>; Bess Wiersema <[bess@studio-three.com](mailto:bess@studio-three.com)>

Sent: Wed, Mar 12, 2014 8:57 am

Subject: Update

Hi Karen,

We'd like to give you an update on where we are with our project. We received a 2nd round of comments back from the city as well as comments from their 3rd party design consultant. We met with our assigned planner (Christy Usher) and the zoning administrator (Darcy) last Wednesday to make sure we are clear on their expectations of how we will respond to each of the comments. Based on this, our architect made a few additional revisions to the plans that further minimize your view impact including making part of the roof flat as you had suggested when we last talked. At this point, we believe we have a complete plan set that the city will find "approvable". Would you like to meet with us to review this plan set prior to our official submittal to the city or would you prefer we just e-mail you electronic copies of the plans and point out the changes? We'd be happy to meet with you to review and answer any questions so if you'd like to meet, let us know your availability one evening this week or any time this weekend. If you prefer not to meet, we will go ahead and e-mail you the plans so you can review when you have a chance. Our hope is that we can mediate any final concerns you may have prior to submitting to the city for approval.

Thanks much,  
Terri



## APPENDIX E

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**From:** Terri Schmier <miles\_terri@yahoo.com>  
**To:** SCOTT FINLEY <sbginley@sbcglobal.net>  
**Cc:** Michael Schmier <mschmier@thuuz.com>; Paula Finley <pflyer1251@gmail.com>; Bess Wiersema <bess@studio-three.com>  
**Sent:** Tuesday, March 18, 2014 9:50 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

5:30 or any time after that works for us so just let us know what time works best for you and Paula. Look forward to meeting you both!

Terri

On Mar 18, 2014, at 9:25 PM, SCOTT FINLEY <sbginley@sbcglobal.net> wrote:

Hate to push on Sunday evening if you've been gone all weekend, but that might be best. Did you have a time in mind?

--Scott

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**From:** Terri Schmier <miles\_terri@yahoo.com>  
**To:** SCOTT FINLEY <sbginley@sbcglobal.net>  
**Cc:** Michael Schmier <mschmier@thuuz.com>; Paula Finley <pflyer1251@gmail.com>; Bess Wiersema <bess@studio-three.com>  
**Sent:** Tuesday, March 18, 2014 9:08 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

Hi Scott,  
Unfortunately we are out of town this weekend and won't be back until late Sunday afternoon. Any chance Sunday evening works for you? Or Friday morning? We could also do Monday morning if you are still here then.

Terri

On Mar 18, 2014, at 8:47 PM, SCOTT FINLEY <sbginley@sbcglobal.net> wrote:

Terri--

It looks like both Paula and I will be in San Mateo this coming weekend. Is there a few times that work for you when perhaps we could walk up the hill to meet, both to introduce ourselves and talk about the project?

--Scott

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**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)>; Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**Cc:** Michael Schmier <[mschmier@thuuz.com](mailto:mschmier@thuuz.com)>; Paula Finley <[pflyer1251@gmail.com](mailto:pflyer1251@gmail.com)>; Bess Wiersema <[bess@studio-three.com](mailto:bess@studio-three.com)>  
**Sent:** Sunday, March 16, 2014 8:38 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

Hi Scott,

Wanted to check back in with you to see if you've had a chance to review the documents I sent you and if so, whether we can answer any additional questions you may have before we submit our plans to the city for approval. I am happy to give you a call tomorrow to discuss as well so just let me know when a good time would be for you to talk.

Thanks much,  
Terri

On Mar 12, 2014, at 10:04 PM, Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)> wrote:

Hi Scott,

Per my e-mail below, I'm attaching two documents for your review:

- 1) SCHMIER PLANNING SET\*\*\*.PDF -- our current design plan set including the gory CAD details
- 2) VIEW FROM KAREN WINDOW\*\*\*.PDF -- photos taken from Karen's home from her primary living room view and her secondary bedroom view overlaid with opaque outlines showing where our proposed addition would be. The 1st page of this document was based on our 1/27 plan set while the 2nd page is based on the current plan set that includes the changes we made after receiving the Cannon Group and 2nd round of city comments.

As you can see from the first photo on the 2nd page of the "View from Karen window" document, the placement of our addition as far forward on our house as possible combined with a partial flat roof significantly maintains her primary living room view. While it is difficult to ascertain with the opaque overlay, her current view underneath the opaque overlay is of our current roof, our downhill neighbor's roof, and two tree tops. Likewise, in the 2nd picture on the same page, you can see that by making the roof flat on part of the addition and having it cut-out on the east side, her bay view and a partial city view is also maintained from her secondary bedroom viewpoint. Again, a good chunk of what is underneath the opaque overlay in that photo is our current roof and our downhill neighbor's roof.

Please review these documents when you have a chance and let us know if you have any questions. We look forward to hearing back from you and appreciate your willingness to have an open dialogue with us.

Regards,  
Terri

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)>  
**Cc:** Michael Schmier <[mschmier@thuuz.com](mailto:mschmier@thuuz.com)>; Paula Finley <[pflyer1251@gmail.com](mailto:pflyer1251@gmail.com)>; Bess Wiersema <[bess@studio-three.com](mailto:bess@studio-three.com)>  
**Sent:** Tuesday, March 11, 2014 9:28 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

Hi Scott,

Thanks for getting back to us so quickly. It would be great to catch up with you live when you are in town so just let us know your schedule when you find out. In the mean time, we will go ahead and send you electronic copies of the plan documents for your review. We have worked very hard with our architect and Karen to minimize the impact of the proposed addition to her view to the fullest extent possible. We believe the current plans reach a good balance between our additional space needs and maintaining her primary views. Once you have reviewed the plans, we would very much appreciate knowing whether you intend to appeal if/when the city approves so that we can understand the basis for your appeal and whether there are further measures we could take (short of not going forward with the project at all) to mediate prior to the city's approval.

Thanks much,  
Terri

On Mar 11, 2014, at 8:51 PM, SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)> wrote:

Terri--

Thank you for your communication. I would like to discuss your project with you, but I do not anticipate being in San Mateo until the latter part of the month, and I don't want to hold you up. I will let you know when I have a firm date and perhaps then we can arrange a mutually convenient time to meet.

Regards,

Scott Finley  
916-933-1219

**From:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**To:** Michael Schmier <[mschmier@thuuz.com](mailto:mschmier@thuuz.com)>; SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)>  
**Cc:** Paula Finley <[pflyer1251@gmail.com](mailto:pflyer1251@gmail.com)>; Bess Wiersema <[bess@studio-three.com](mailto:bess@studio-three.com)>  
**Sent:** Tuesday, March 11, 2014 3:00 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

Hi Scott,  
We'd like to give you an update on where we are with our project. We received a 2nd round of comments back from the city as well as comments from their 3rd party design consultant. We met with our assigned planner (Christy Usher) and the zoning administrator (Darcy) last Wednesday to make sure we are clear on their expectations of how we will respond to each of the comments. Based on this, our architect made a few additional revisions and at this point, we believe we have a complete plan set that the city will find "approvable". Would you like to meet with us to review this plan set prior to our official submittal to the city? If so, please let us know your availability to meet in the San Mateo area in the next week. Our hope is that we can mediate any final concerns you may have prior to submitting to the city for approval. In addition to sharing the plans, we are also happy to share the background with you on what has led us to go down the route of proposing a 2nd story as well as the history of exchanges we've had with our uphill neighbor, Karen.  
Best Regards,  
Terri Schmier  
650-759-4869

**From:** Michael Schmier <[mschmier@thuuz.com](mailto:mschmier@thuuz.com)>  
**To:** SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)>  
**Cc:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>; Paula Finley <[pflyer1251@gmail.com](mailto:pflyer1251@gmail.com)>  
**Sent:** Wednesday, January 29, 2014 9:53 PM  
**Subject:** Re: 2nd story addition to 3328 Verdun

Scott,

I can very much understand your perspective. We delivered our response to Christy Usher yesterday. However, I expect there to be several more iterations until we have fully addressed all planning comments. As part of the process, the city is using a 3rd party design consultant to also review the plans in the context of the city planning guidelines.

Best, Michael and Terri.

On Jan 29, 2014, at 9:35 PM, SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)> wrote:

Michael and Terri--

Thank you for your email. I can fully understand your desire as homeowners to expand and improve your property and take advantage of the fabulous view offered by residing on Verdun. I do not believe, however, that one property owner should be able to enhance the value of his/her property by creating a new view at the expense of adversely impacting the view of the neighbor (unless, of course, the neighbor consents--which I do not understand to be the case here). Make no mistake about it, interfering with the pre-existing viewshed of your neighbor will both diminish the aesthetic appeal of living in that home as well as devalue it on the market, while at the same time increasing the value and desirability of your property. My position is simple--a property owner is free to utilize his or her property as they wish, but only if it does no harm to the neighbor.

I am so passionate about this issue because our family has owned our home on Verdun, and enjoyed an uninterrupted view of the San Francisco Bay area, for well over fifty years. Should our downhill neighbor choose to do what you are proposing to do, it would utterly devastate our view. I am simply opposed to the creation of any additional precedent in this regard, especially after what happened just across the street. Moreover, everybody who purchased his or her home knew what they were buying at the time they purchased that home (for better or for worse), and their property was valued accordingly. I do not believe that it is in the best interests in the neighborhood generally to allow uncertainty about the likelihood that the pre-existing view will be preserved.

I appreciate the offer to meet with you. I have no intention or desire to make this process uncivil or to personalize it in any way, and I do not see that as necessary. I have reviewed the City's planning file, looked at your proposal and the viewshed analysis, and have a copy of the letter from Ms. Usher that requests additional clarifications about your project. If you would, please let me know when you have responded and I would be happy to meet with you after I have had the opportunity to review your response so we can discuss the final design that you will be asking the City to approve.

Regards,

Scott Finley  
3215 Kensington Drive  
El Dorado Hills, CA 95762  
916-933-1219

**From:** Michael Schmier <[mschmier@thuuz.com](mailto:mschmier@thuuz.com)>  
**To:** [sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)  
**Cc:** Terri Schmier <[miles\\_terri@yahoo.com](mailto:miles_terri@yahoo.com)>  
**Sent:** Wednesday, January 29, 2014 1:16 PM  
**Subject:** 2nd story addition to 3328 Verdun

Scott,

We were advised of your feedback to the city regarding our plans for a 2nd story addition. Terri (my wife) and I would be interested in discussing our project with you over the phone or in person. While I understand we won't change your mind regarding our project, we thought it might be beneficial to at least learn about each other's perspectives and keep the process as civil as possible. We've tried to have a meaningful dialogue with Karen, our uphill neighbor, to minimize the impact of our project to her to the fullest extent possible. We're well aware of the history from the addition on Verdun back in the 90s and hope not repeat such a contentious process.

Best, Michael and Terri Schmier  
650 357 7262 (home), 415 860 2064 (cell)

## **APPENDIX F**

**From:** Michael Schmier <[michaelschmier@yahoo.com](mailto:michaelschmier@yahoo.com)>

**Subject:** Regarding Schmier addition and meeting at May 7th at City Hall

**Date:** May 3, 2014 at 3:52:36 PM PDT

**To:** [cd75015@comcast.net](mailto:cd75015@comcast.net), [doliver@rodanbuilders.com](mailto:doliver@rodanbuilders.com), Lauren Oliver <[jelk22@yahoo.com](mailto:jelk22@yahoo.com)>, [siaglafkides@msn.com](mailto:siaglafkides@msn.com), [ozrogardner@gmail.com](mailto:ozrogardner@gmail.com), [elainenyee@yahoo.com](mailto:elainenyee@yahoo.com), [kennethckfung@hotmail.com](mailto:kennethckfung@hotmail.com), [wunan@me.com](mailto:wunan@me.com), [yanming.quo9@gmail.com](mailto:yanming.quo9@gmail.com), [gmram@astound.net](mailto:gmram@astound.net), [milo4birdie@gmail.com](mailto:milo4birdie@gmail.com), Josephine Lochbaum <[jolochbaum@gmail.com](mailto:jolochbaum@gmail.com)>, [wcbyginnny@aol.com](mailto:wcbyginnny@aol.com), [gammeter@sbcglobal.net](mailto:gammeter@sbcglobal.net), [mcmullen.ms@gmail.com](mailto:mcmullen.ms@gmail.com), ERICA KWEI <[erica\\_kwei@yahoo.com](mailto:erica_kwei@yahoo.com)>, [lem41@yahoo.com](mailto:lem41@yahoo.com), [mama\\_j@me.com](mailto:mama_j@me.com), [seglasgow@yahoo.com](mailto:seglasgow@yahoo.com), [wastrang@prodigy.net](mailto:wastrang@prodigy.net), Tami Strang <[ivy\\_girl72@yahoo.com](mailto:ivy_girl72@yahoo.com)>, [Lyndom13@yahoo.com](mailto:Lyndom13@yahoo.com), [brandiand3@yahoo.com](mailto:brandiand3@yahoo.com), JENIFER Ransom <[ransom650@sbcglobal.net](mailto:ransom650@sbcglobal.net)>, [jkkflower@astound.net](mailto:jkkflower@astound.net), [patricia.brown@comcast.net](mailto:patricia.brown@comcast.net), Paula <[pflyer1251@gmail.com](mailto:pflyer1251@gmail.com)>, Karen Trundell <[kkaren1210@aol.com](mailto:kkaren1210@aol.com)>, [Jeanne@hairbyjeanne.com](mailto:Jeanne@hairbyjeanne.com), [mpoon\\_oracle@yahoo.com](mailto:mpoon_oracle@yahoo.com), [siupwong@yahoo.com](mailto:siupwong@yahoo.com), SCOTT FINLEY <[sbgfinley@sbcglobal.net](mailto:sbgfinley@sbcglobal.net)>

**Cc:** Christine Christy Usher <[cusher@cityofsanmateo.org](mailto:cusher@cityofsanmateo.org)>, Darcy Forsell <[dforsell@cityofsanmateo.org](mailto:dforsell@cityofsanmateo.org)>, Ronald Ron Munekawa <[munekawa@cityofsanmateo.org](mailto:munekawa@cityofsanmateo.org)>, Bess <[bess@studio-three.com](mailto:bess@studio-three.com)>

Hi all,

I appreciate everybody's right to advocate and encourage you do so. However, I don't appreciate the spread of misinformation. I won't fight in email but suffice it to say I would use your good judgement on several of the points below in this email. It's always easier to follow fear than get the facts.

Unfortunately, Jen has refused several invitations to actually hear our perspective on the planned development. I guess that's easier when you only care about one side. Scott Finley, who also questions our project, at least came by our house for an active dialogue. Karen has also been willing to hear us out although understandably she is very much against us moving forward. Thanks, Scott and Karen.

Terri and I would also be glad to host another open house for any of you interested in our perspective. Again, sorry to create all the angst in the neighborhood.

Michael and Terri

650-357-7262