

February 19, 2014

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

RE: 3328 Verdun Avenue

Dear Christy:

I reviewed the drawings that you forwarded, read the materials supplied by the applicant, and visited the site. My comments and recommendations are summarized below.

Neighborhood Context

The existing house is one story in height and located on a sloping street. Most of the nearby homes are one and two stories in height as they step down the street slope. Homes are traditional in design with flat or relatively low pitched roofs. Photos of the site and surrounding neighborhood are shown on the following page.





Existing house with house to immediate left



Existing house



Adjacent and nearby house to the left



Immediately adjacent house to the right



Homes across Verdun Avenue



House immediately across Verdun Avenue



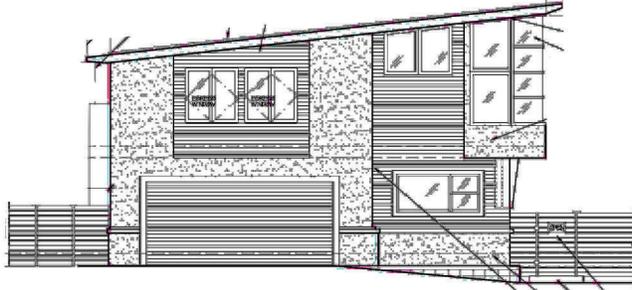
View down Verdun Avenue to the Bay



View down Verdun Avenue to the Bay

Issues and Concerns

The proposal is to add a partial second floor to the existing house. Placement of the addition is proposed to be over the front of the house closest to Verdun Avenue. The home style would change from a gable fronted Ranch Style home to one that is more modern in appearance with a single sloped roof at the second floor addition. Bay windows at the new second floor bedrooms and Family Room are proposed to break up the two story walls facing the street. The proposed front elevation is shown below.



The proposed design seems well done, and appropriate to the scale of other nearby homes. The home design, while a bit more modern in appearance than some in the immediate neighborhood, is attractive and of a style that should be complementary to the street.

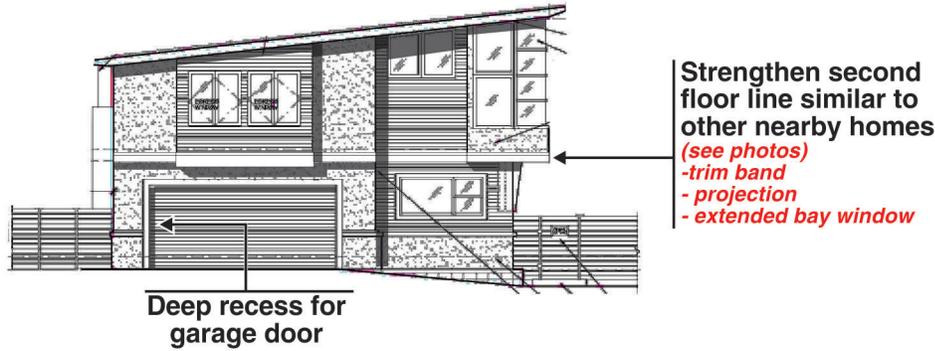
There are, however, two issues that have been raised.

- The front facade has a substantial amount of two story wall surfaces relative to those in the immediate neighborhood.
- The second floor addition will block some views from the second floor main living spaces of the house immediately adjacent uphill of the site.

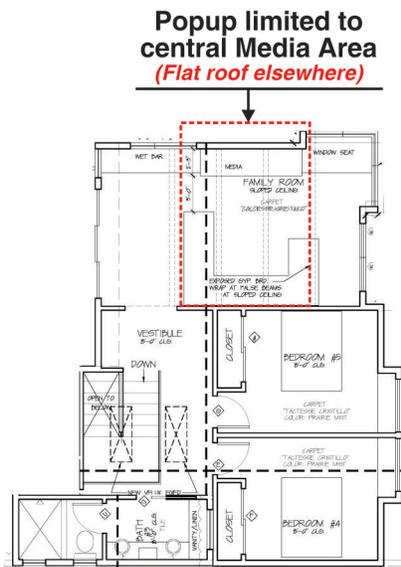
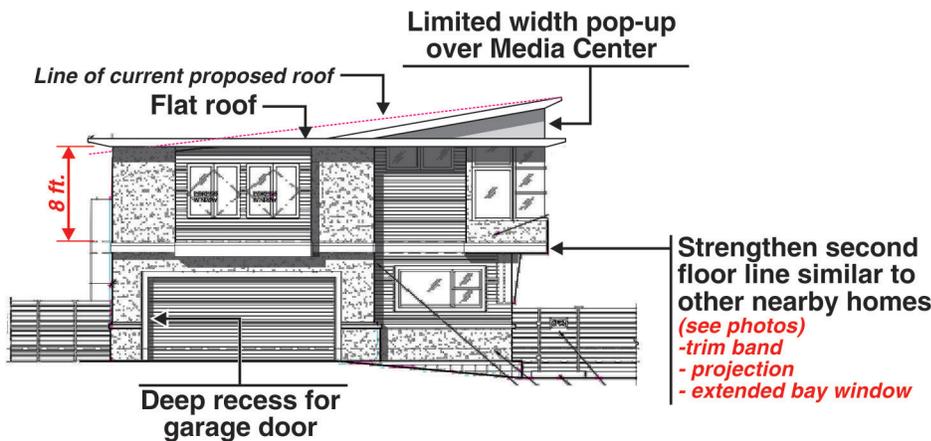
The two story wall issue can be addressed in a manner similar to that which is common on other nearby homes. On many of the homes, the second floor projects slightly over the first floor facade, as shown in the photos below.



The applicant has made a start at relating to that condition by the projecting bay windows on the front facade which pick up the second floor projection approach of the nearby homes. This could be strengthened by the addition of belt trim at the second floor line, a projection of the bedrooms over the first floor facade, and the enhancement of the bay window at the bedrooms as shown on the illustration below. In addition, substantially recessing the garage door would add to the visual depth of the facade.



An effort has been made by the applicant to reduce the view impacts of the addition on the immediately adjacent neighbor to the west. Further mitigation could be achieved by the utilization of a flat second floor roof with the integration of a popup roof element over the central media area of the Family Room as shown on the floor plan and front elevation illustrations below. This flat roof form would be similar to the adjacent house to the west, and the popup could add to the uniqueness of the Family Room.



Flat roof on the adjacent house to the west

I have no other suggestions for changes to the proposed design.

Christy, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink, appearing to read "Larry L. Cannon". The signature is fluid and cursive, with the first name "Larry" and last name "Cannon" clearly distinguishable.

Larry L. Cannon