

April 30, 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 visited the site, and reviewed this project initially in February. At that time, I provided comments and recommendations to staff. The current drawings reflect the applicant's changes based on the review comments and recommendations as well as further consultation with staff. My comments and recommendations on the proposed changes are summarized below.

Neighborhood Context

For completeness, the neighborhood context text and photos are repeated in this letter.

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, Concerns and Recommendations

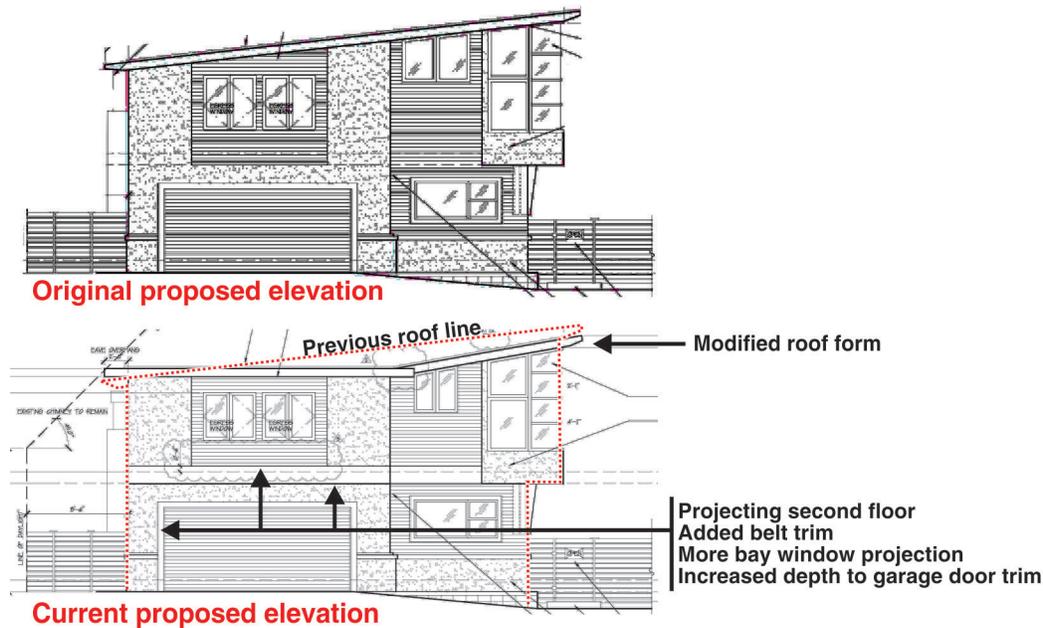
The proposal is to add a partial second floor to the existing house. Placement of the addition would be over the front of the house closest to Verdun Avenue. The home style would change from a gable-fronted Ranch Style home to one that is more modern in appearance with a partial sloped roof at the second 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.

My conclusion in the February review letter was that the proposed design seemed well done, and appropriate to the scale of other nearby homes. The house design, while a bit more modern in appearance than some in the immediate neighborhood, would be attractive and of a scale and style that should be complementary to the street.

However, recommendations for changes in that letter included:

- A modification to the extent of the sloped roof form on the second floor to reduce visual mass seen from the adjacent neighbor, and to better relate to the other nearby homes.
- Breaking up the two-story wall facing Verdun Avenue 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;
- Recessing of the garage door to provide greater facade depth.

The applicant has made changes to the design in response to those recommendations. The original and currently proposed front elevations are shown in the diagram below.



The flat roof form on the west side of the second floor would be similar to the adjacent house to the west, and the added belt trim and overhanging second floor bedrooms would relate well to other nearby homes (see photos below)



Home immediately adjacent to the west



While the modified second floor roof form is not exactly the same as recommended, I feel that it is a reasonable solution that I could support. I do not have any other recommendations for changes to the 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