



Planning Comments and Responses: 3328 Verdun Ave
Re-submittal Round #2

Christy,

Attached is our response letter to the three categories of comments:

- 1) The comments from the city requesting corrections to sheets/additional information.
- 2) The comments from Cannon Design and our responses to the suggestions he had made to address those comments.
- 3) The comments from the city in regards to the single family design guidelines.

We have also included the design compromises we discussed with you and Darcy at the meeting between us, and diagrams to better understand the results of those changes, with the hope that the project will not be hindered by a misunderstanding of its effect on the neighborhood. After compromises with neighbors, the city, and the advocates of the neighborhood, we feel this is the best design that we can present for an addition that is both a long awaited blessing for the Schmiers, and a positive contribution and growth to the neighborhood as a whole.

-Studio3 Design

Comments Requesting Additional Information:

2. Locate the approximate location of windows on the adjacent residence to the west of A1.3. The closest windows have been located on sheet A1.5; the Site Plan. Numbering of the sheets has been corrected for clarity purposes, and A1.5 was labeled as A1.3 at initial submission. The site plan's scale has been reduced in order to see these windows, as they were too far away to fit on the sheet at 1/8" = 1' scale.

5. The following items must be provided on the plans.

Building Sections Showing (1/4" scale preferred):

3. Total height (measured from the existing grade to the highest point of roof).

The collective total height dimension has been added to the sections.

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Comments from Cannon Design:

1. The front facade has a substantial amount of two story wall surfaces relative to those in the immediate neighborhood.

BEFORE



Suggestion: "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 in the illustration [...] in addition, substantially recessing the garage door would add to the visual depth of the facade."

Response: We have added the belt trim and the projection of the bedrooms over the first floor facade. The bay window of the bedroom is now a boxed element with a limited extrusion due to setback requirements. The garage door being moved is not a part of our scope of work. However, since we will be stucco-ing the front facade of the house, the door will have a visual depth as requested.

- flat roof
8 ft plate
- 2nd floor extrusion
over garage
- "belt" trim
between floors
- new stucco
around garage



minimal slope
at family room
pop-up
2'10" x 12'
SUPERSEDED

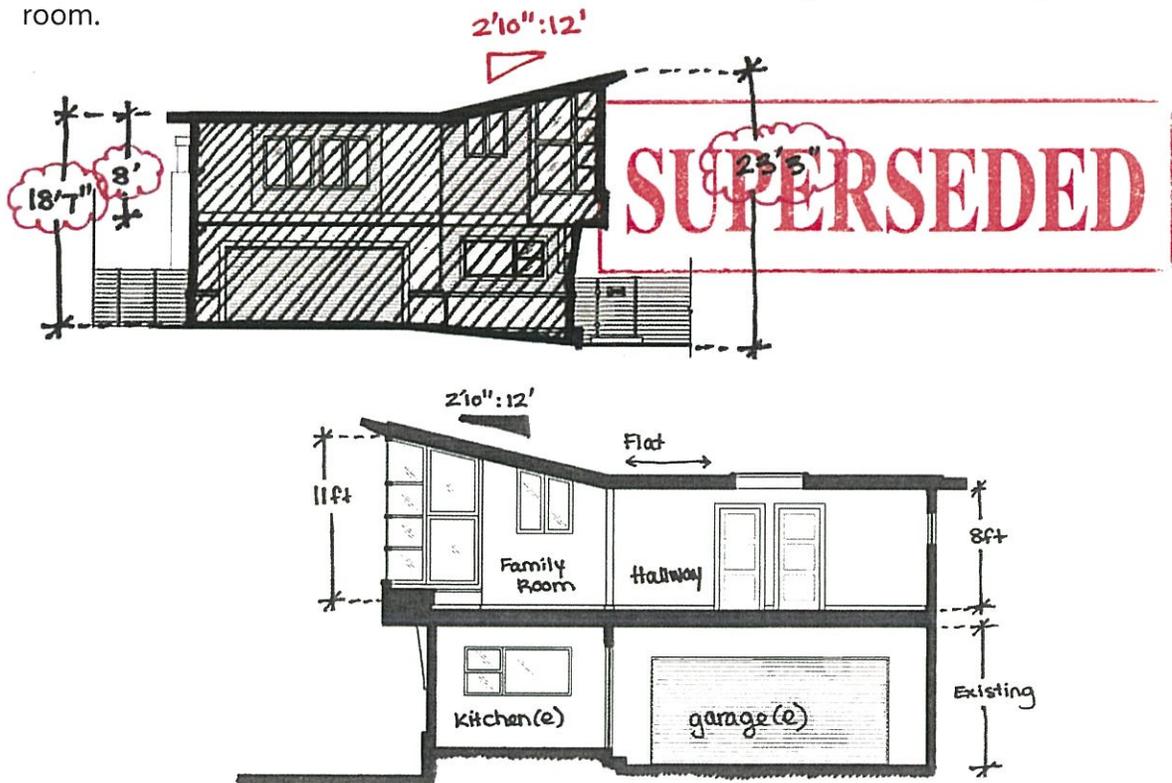
AFTER



2. The second floor addition will block some views from the second floor main living spaces of the house immediately adjacent uphill of the site.

Suggestion: "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 the front elevation illustrations [...]."

Response: We have changed the roof to utilize this technique, but have opted to leave the whole family room with the pop-up roof element. We believe it is critical for the interior architecture of the space to have a continuous ceiling plane. The flat roof offers relief to the uphill neighbor's views and allow her to continue to look over the property. This has required, as stated by Cannon also, that the plate is returned to 8 ft. The gain is that the addition is more cohesive with the neighborhood, and that it does not increase in height until the family room.



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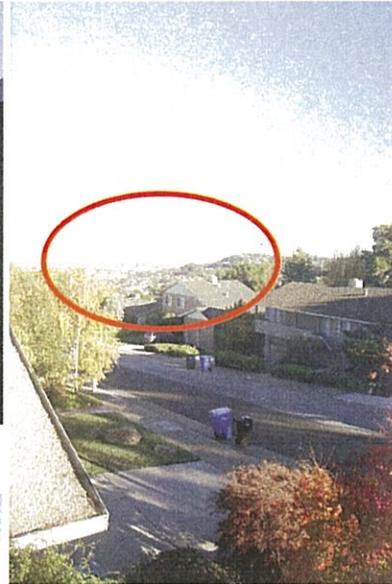
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We have taken measures to protect the uphill neighbor's views. The photos below, taken from the neighbor's windows, show the views she currently has. See the diagrams on the next page for the effect of the addition on those views.



primary living room view



secondary guest bedroom view



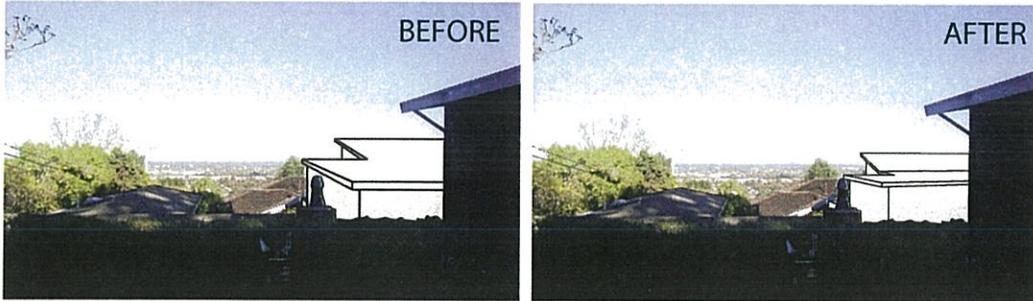
secondary bedroom view

As shown above, the view is already partially blocked by existing trees, pushing the view to the back of the property and to the front corner in the case of the guest bedroom window. This is why we would argue that the family room as a whole should be popped up. It is beneficial to the space of the room, and it doesn't hurt the view of the neighbor.

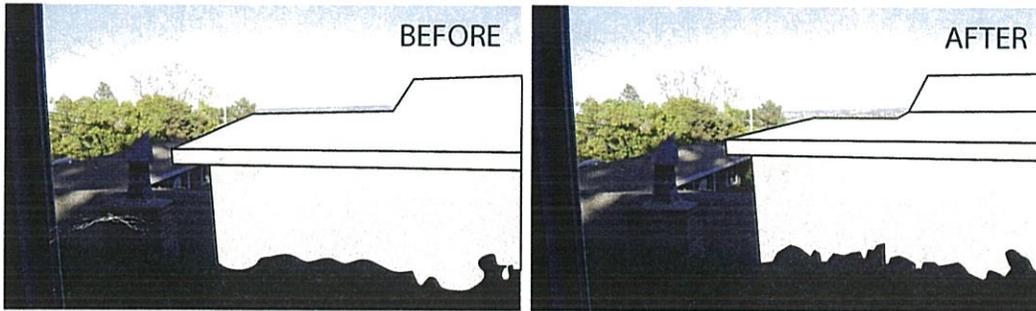
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The following diagrams show the views of the uphill neighbor with the addition. We have included the views as seen with our initial planning submission (before), and as they have altered for this re-submittal to planning with the compromises and revisions we made (after).



PRIMARY LIVING ROOM VIEW



SECONDARY BEDROOM VIEW

The addition is built to the front of the property as much as possible at the request of the uphill neighbor, who didn't want her primary view to be affected. While this means her bedroom view is partially blocked, we have striven to maintain as much of it as possible, and the light and air she receives in that room is not affected.

The third view (secondary guest bedroom view) is not shown because its view looks out the front corner of the property and is not affected by the addition.



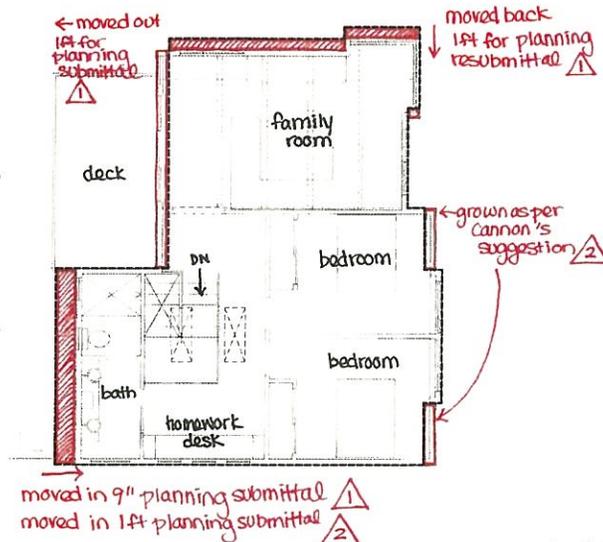
Comments relating to the Single Family Design Guidelines:

16. Can the second story addition/roofline be lowered (over the family room area) and the second story building line pulled back further (toward the street)?

As per Cannon's comments, the roofline is lowered to an 8 ft plate, flat roof, except for the family room area. The diagram below shows the view from the neighbor's bedroom view, the only view that is negatively affected by the addition. This shows that the major view is to the left of the family room. The downhill existing trees prevent the family room from causing further view mitigation even with the popup roof, so lowering the roof in this area is not necessary to maintain views.



The building line is pulled forward 1 ft at the bathroom, to offer further relief to the bedroom window. Likewise, the whole of the addition is pulled forward 1 ft per Cannon's response, in a style which is consistent with the fabric of the neighborhood. This diagram shows the old and new placement of this building line.



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Planning Comments and responses:

1. Call out the setback from the second story addition to the left side property line on Sheet A1.3. This is called out on sheet A1.5; the Site Plan. Numbering of the sheets has been corrected for clarity purposes, and A1.5 was labeled as A1.3 at initial submission.

2. Locate the approximate location of windows on the adjacent residence to the west of A1.3. The closest windows have been located on sheet A1.5; the Site Plan. Numbering of the sheets has been corrected for clarity purposes, and A1.5 was labeled as A1.3 at initial submission. More information can be found in the view diagrams relating to comments 11 and 12.

3. Records on file with the City indicate the lot size is 7,310 sf with a corresponding maximum allowable floor area of 3,262. Please revise the plans or provide a survey as to the origin of the 7,316 sf lot size indicated on the project plans. Additionally, a note on sheet A1.3 indicated the lot size is 7,307 sf. Please clarify/revise accordingly. Lot size, floor area, and the note on the site plan (A1.5) have been corrected to show a lot size of 7,310 sf.

4. Sheet A1.1 indicates the balcony is 166 sf, but sheet A1.3 indicates the balcony is 116 sf. Please clarify. The balcony has been adjusted in size due to the changes in the floor plan that have been made to reduce cantilever mass and eave height. All references to the balcony now are consistently labelled as 132 sf.

5. The following items must be provided on the plans.

Building Sections Showing (1/4" scale preferred):

1. the existing and proposed additions
2. Existing and proposed grades
3. Total height (measured from the existing grade to the highest point of roof).
4. Finished floors and interior heights for all levels.

Building Sections have been added to the planning set, pg A4.1.

6. Complete the Single Family Design Review Guidelines Checklist on pages 28-33 on the planning application guide for single-family dwellings (attached). Completed and attached.

7. Provide a materials board showing proposed color, roofing material, other exterior materials (clear photos or manufacturer's brochures may suffice). Completed and attached.

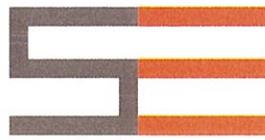
The following pages address comments 8-14, which relate to compliance with the City's Single Family Design Guidelines. Each question is stated, and then addressed with diagrams to help understand the project.



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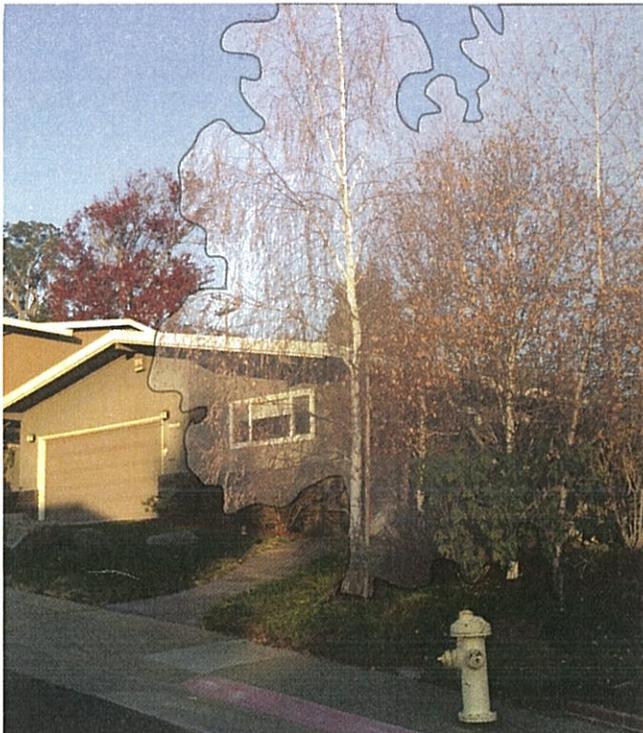
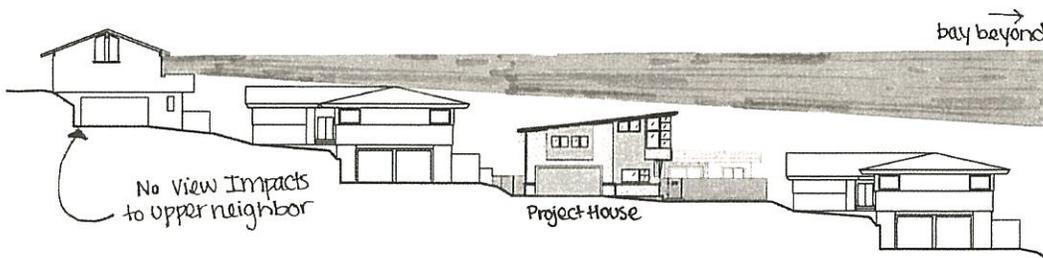
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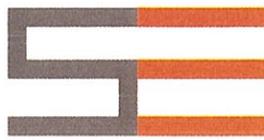
8. Lowering the Eave Lines. To the greatest extent possible lower the eave lines to minimize view impacts and reduce the apparent mass of the two-story building walls (see attached page 19 of the Design Guidelines).

By lowering the eave height by 1 ft, we've mitigated concerns from the upper uphill neighbor. Their view is not affected by the addition at all. And extreme measures have been taken to not affect the view as much as possible of the immediate uphill neighbor. This diagram shows the views of the upper uphill neighbor.



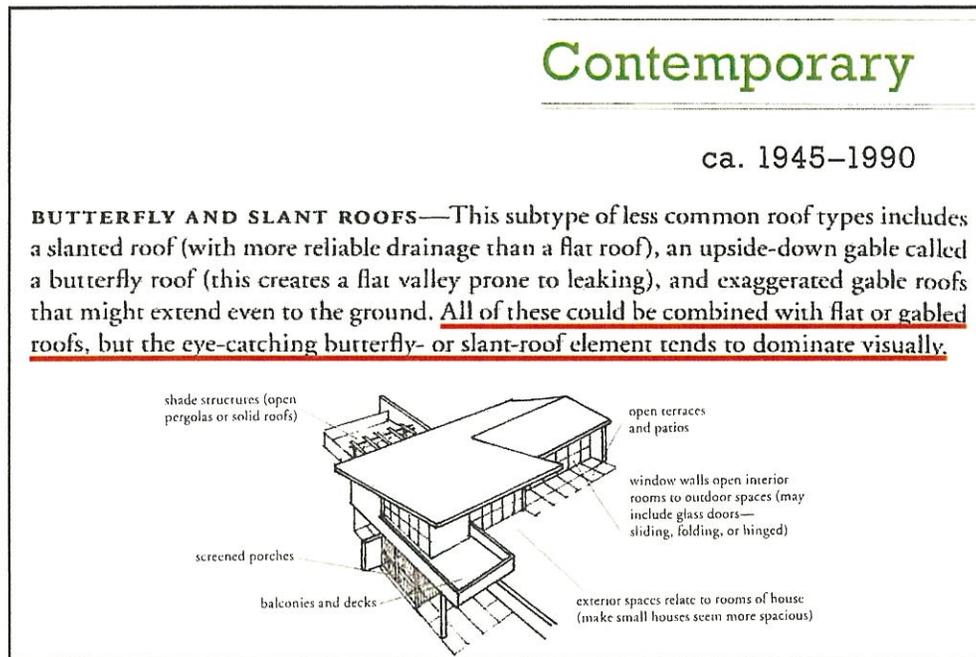
One of the helpful factors to reduce apparent mass is the current tree cover that exists on the project site, downhill of the home. This tree coverage, which we are willing to add to in order to make denser, prevents a direct view at the addition when coming up the hill, which reduces the apparent mass significantly from that direction. This photo, taken in winter when the foliage is least effective, shows that the trees directly block views of the corner where the highest eaves will be.

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9. Roof Design Compatibility: The proposed roof form for the second story addition is not compatible with the roof form of the existing structure. The proposed project illustrates the attached “what-not-to-do” sketch by using two different roof forms on page 21 of the City’s Design Guidelines.

The proposed roof form is not identical to the existing roof, but is an acceptable solution and is compatible with the contemporary ranch style, according to the Second Edition of the Field Guide to American Houses, quoted below with their relating diagram:



excerpt from pg. 629-630

This roofline is also more in keeping with the neighborhood in that it mediates the different roof types found locally. Please note the following examples:



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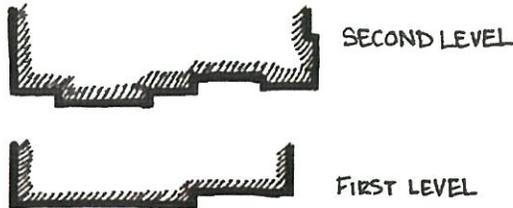
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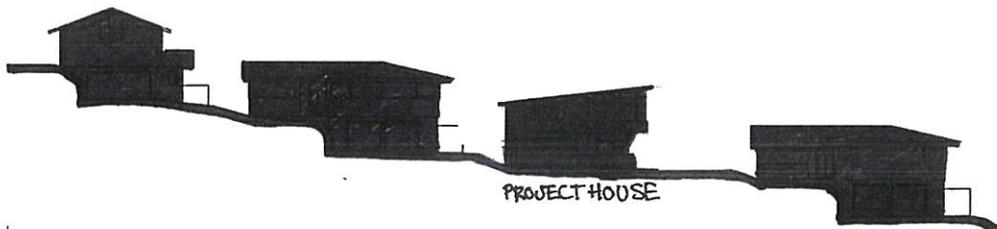
10. Wall Articulation: The addition appears massive from the street with overhanging, cantilevered portions, and two story walls with little to no wall articulation on the facade. See page 23 of the City's Design Guidelines for suggestions to avoid long tall walls.



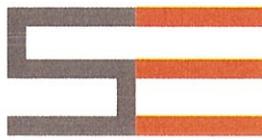
The diagram to the left show the articulation of the facade from the first to the second level. The rendering show how material and cantilever is used to create articulation.



The diagram below shows the comparable mass between the project house and the neighbor houses as viewed from the street. This mass is further visually decreased from the downhill side because of the trees that are on the project property, as you can see in response to #8 about views.



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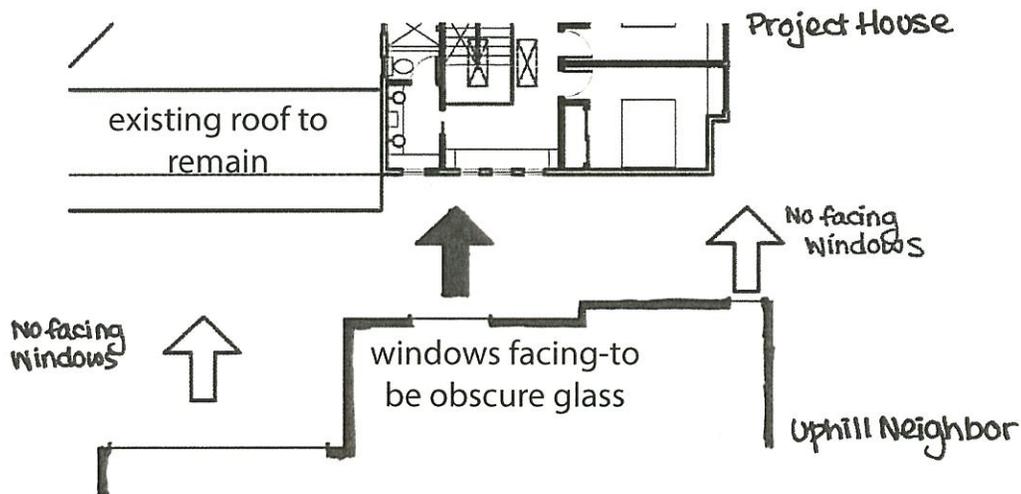
11. Privacy: Are planned windows aligned with the neighboring windows or offset? Please provide an exhibit similar to the example in the Design Guidelines on page 24.

View Diagrams have shown that the neighbor's bedroom window can see down into the proposed bathroom and hallway windows, so these windows have been changed to be obscure clerestory windows, which will be better for the privacy of the children's spaces.

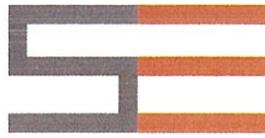
The existing roof is maintained in front of her main view, the large windows in her living room.

The views from her guest bedroom is directed to the front corner of the property, missing the addition and maintaining her view across the street and down towards the bay.

The addition's public windows are at the downhill, front corner of the home. This means the main views are of the street, the trees at the corner, and the bay below. This maintains privacy with the immediate neighbors.



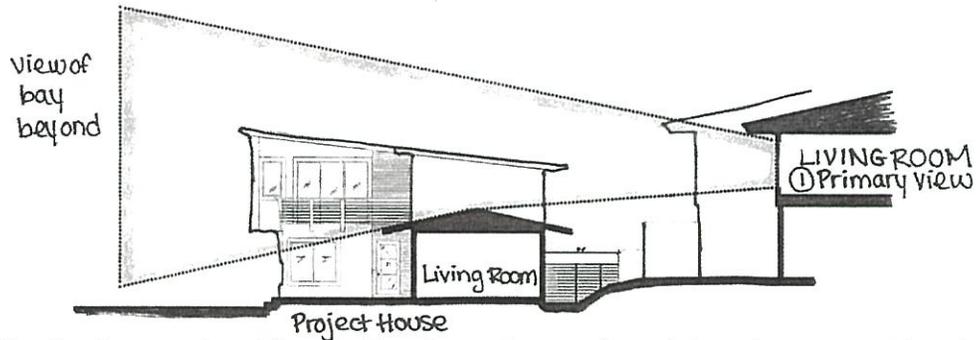
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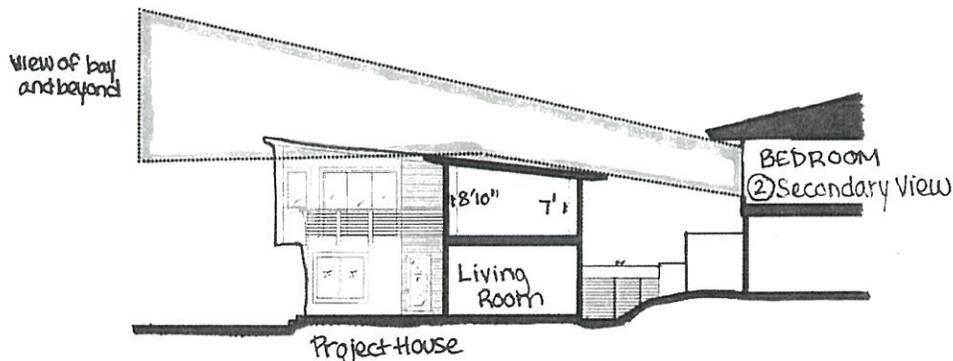
12. View Impacts: Label and minimize interior ceiling heights on the building section. Pursuant to the City's Design Guidelines a method of minimizing view impacts is to lower roof plate heights. See page 27 of the attached Design Guidelines.

As shown in the second diagram, the interior ceiling height is 7' at the uphill corner, in order to minimize the effect of the addition on the view of the uphill neighbor. The uphill neighbor, has three views she wishes to maintain:

1) Her main view, is from her large living room windows. The addition has been moved forward on the house to avoid impacting this view at all, and her line of sight goes over the existing living room roof.



2) Her bedroom view. The roof has been lowered, and the plate set to 7' at the close side, so as to maintain as much of this view as possible. The roof has also been cut back, uncovering the porch. The porch is still private to the neighbor, but her view is improved because of that roof element being reduced.



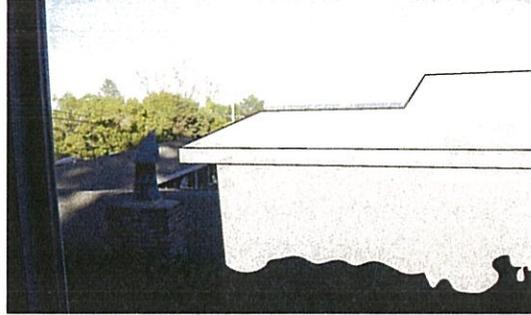
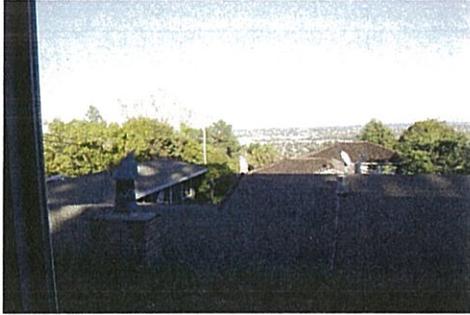
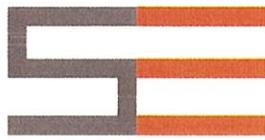
3) Her other bedroom view. This window is right at the front edge of the house, and is not affected by the addition.

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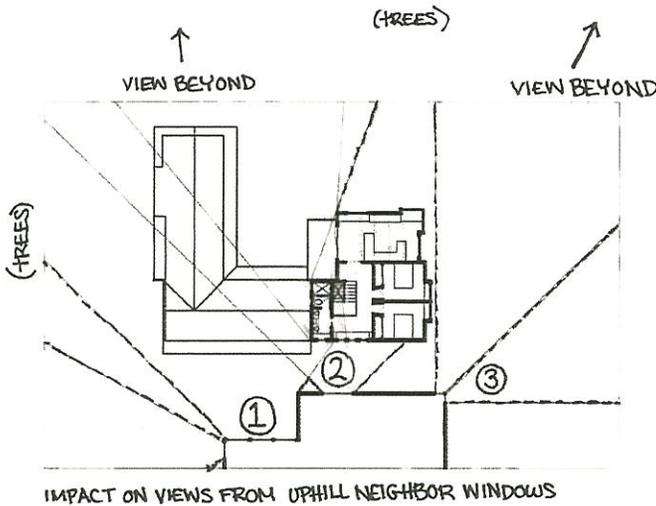
secondary, bedroom view of uphill neighbor



primary, living room view of uphill neighbor

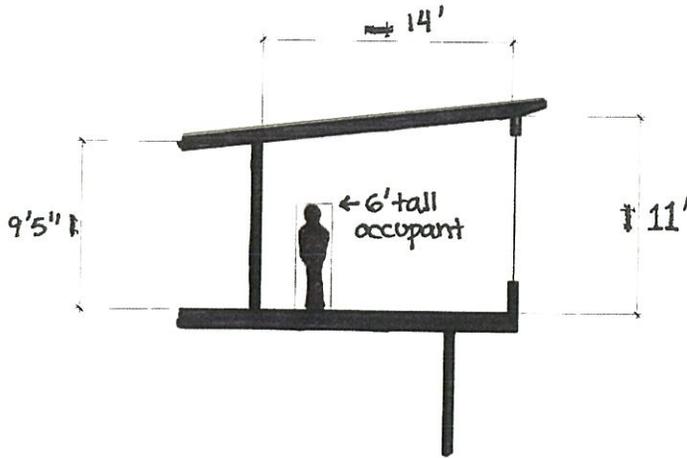
12. continued... The photos above show the placement of the addition as seen from the uphill neighbor. The uphill neighbor's house looks over the whole project house, so in deciding on a placement for the addition, it was discussed with her and she preferred her panoramic living room view to be maintained, meaning the addition would have to be in front of her bedroom.

By lowering the plate height and reducing the roof coverage, we have tried to maintain as much of her view from that room as possible, and not block her daylight at all. The below diagram displays her views in plan.





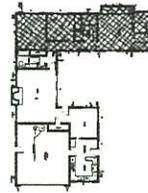
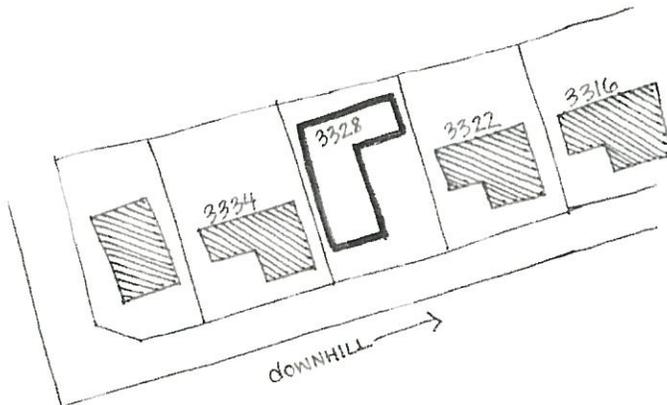
13. Roof Design Massing: The proposed roof design creates large volumes of living areas beneath the "up-slope" of the roofline which contributes negatively to the mass and view impacts.



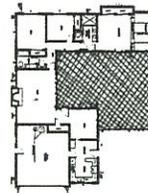
This diagram is of the family room space under the highest point of the "up-slope." At this point the ceiling height is 11' tall. This is not a large volume as a public space, and has been lowered 1 ft to help the eave height be as low as possible.

14. Home additions on sloping lots should step with the slope of the lot to avoid tall walls.

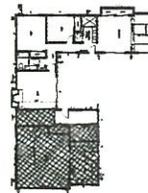
The diagram below shows that the existing project house does not step with the slope as the other homes on the street do. With this in mind, the series of diagrams to the right illustrate the reasons the addition was chosen to be where it is, and why putting it either on the rear of the house or in the yard isn't a good choice.



Addition over rear of house: blocks neighbor's main view, overlooks downhill neighbor's windows and yard.



Addition over yard: Doesn't conform to site coverage limits, crowds downhill neighbor, creates unfavorable view from uphill (large expanses of roof).



Addition over front of house: preserves neighbor's main views, matches neighborhood pattern of second story over garage, doesn't increase site coverage.

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Single Family Dwelling Design Review Guideline Checklist

This worksheet is designed to help homeowners and their designers, document the conformance of their proposed project with the city's single-family dwelling design guidelines. It is intended to help staff and officials, as well as neighbors, better understand what particular methods and design approaches were used to conform to the design guidelines. Please provide detailed answers and elaborate on any "no" or "not applicable" responses. Please add extra pages as needed.

PROJECT INFORMATION:

Applicant's Name:	Studio3 Design (Bess Wiersema)/Schmier			
Street Address:	3328 Verdun Ave.			
Is this a corner lot?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

RELATIONSHIP TO THE NEIGHBORHOOD:

<i>Guideline III-1 Setback Patterns</i>	
1.	How is the project consistent with the predominant setback pattern and building footprints in the neighborhood?
	The footprint of the existing house remains the same with the 2nd story addition predominately over the garage portion of the home which is a consistent trait in the neighborhood-see sheet A1.3
<i>Guideline III-2 Garage Patterns</i>	
1.	Does the project alter the existing garage? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	a. If YES, how is the project consistent with the established pattern of garage locations, as well as the size, position, and appearance of the garage openings?
	N/A
<i>Guideline III-3 Driveways</i>	
1.	Is the driveway and curb-cut width minimized and consistent with the neighborhood pattern (single or double-width)?
	The double width drive is existing to remain, no work.

2.	Does the driveway location maximize on-street parking by providing a minimum of 20' between curb cuts?
	Yes, existing to remain, no work.
3.	Does the driveway width and placement minimize harm to existing street trees?
	No work to existing driveway. All trees on property to remain.
<i>Guideline III-4 Location of Entries</i>	
1.	Is the main entrance visible from the street and not blocked by walls, screens, or tall hedges?
	No. The main entrance is existing the remain. The privacy fence and landscape elements have been articulated to designate entry path with a special gate and trellis structure. See sheet A1.3 for existing gate/trellis image.
2.	Are front porches common in the neighborhood? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	a. If YES, does the project include a porch that is similar in size and proportion to those in the neighborhood?
	N/A
3.	Does the project de-emphasize the garage entrance so that it is not a dominant feature seen from the street?
	The garage entrance is existing to remain. However, the new work creates a better front elevation proportion where the garage becomes a secondary feature. The new garage door material as shown on sheet A3.1 also helps to minimize the effect of a poorly styled door and allows it to blend

with the other wood siding components as a natural textural element.

ELEMENTS OF DESIGN:

<i>Guideline IV-1 Building Envelope</i>	
1.	How is the project consistent with the established pattern of building footprints and forms?
	See sheet A1.3 for neighborhood images. The predominant pattern is of sheer 2nd story walls with low pitched shed, gable, and hipped roofs. Flat roofs are also common. Windows tend to be set at corners of facades. Masses merge both single and 2nd story components adjacent to one another.
<i>Guideline IV-2 Neighborhood Scale</i>	
1.	How is the scale of the project consistent with the common scale of houses in the neighborhood?
	See sheet A1.3 for street-scape sketch showing that the proposed home with addition is on the smaller end of the scale + massing spectrum in comparison other homes in the neighborhood.
<i>Guideline IV-3 Second Story Addition</i>	
1.	Is the placement of the proposed second story set back from the property lines to meet daylight plane requirements and maximize light into neighboring properties?
	See sheet A3.1, showing the proposal is significantly under the daylight plane requirements. Also, the plate at the uphill neighbor has been suppressed to 7', allowing max. light towards that home.
2.	Does the placement of the proposed second story addition appear in balance with the home and with the neighboring homes?
	Yes. See sheet A1.3 and A3.1, showing the street-scape and front elevation. The proposal minimizes the scale and mass of the second story with the low pitch shed roof. The placement also protects neighbors' views.
3.	Would the proposed second story create wall heights that are compatible with or different from the pattern of homes in the neighborhood?
	The proposal suppresses the plate height at the uphill side to a sub-standard 7' to minimize massing impacts and maximize views. Otherwise, size and massing is consistent with newer homes.
4.	Have some portions of the roof been brought down to the gutter or eave line of the first story roof to reduce the apparent mass of the building?
	N/A

5.	Are the building elements that define the architectural style of the house common to other houses in the neighborhood?
	See Sheet A1.3 for images of neighbors that share a common style. The proposed modern aesthetic also mediates the older flat-roofed/detail-less homes in the neighborhood w/ more sensitive modern styling. Also, window articulation is similar w/ corner windows. Wood siding is used to break up the more plain stucco mass. Stone veneer at the base is also consistent w/ updated features.

Guideline IV-4 Roof Design

1.	Is there an established roof pattern (forms, slopes, materials, massing) in the neighborhood?
	The neighborhood is a mix of low sloped roofs as well as flat roofs. Most low sloped roofs are either shed or hipped styles.
2.	Are the proposed roof form, slope, materials, and massing, compatible with roofs in the neighborhood and the existing home?
	Yes. The proposal maintains a low sloped shed roof profile which can be seen on several neighboring homes. See sheet A1.3 for examples.
3.	Does the addition change the appearance of any existing primary and secondary roof forms?
	The existing open gable roof at the garage is changed to a low sloping shed roof.
4.	Do the proposed roof forms contribute to the overall style of the neighborhood?
	Yes, the proposal is a sensitive upgrade to the neighborhood and consistent to more recently updated homes. Architectural detail and the eave shape adds character.

Guideline IV-5 Wall Articulation

1.	Does the addition include architectural features (stepping back the 2 nd story or changing the building footprint, roof form, and windows) that break up the apparent mass of the house and add visual interest to long or tall walls?
	Yes, the overall massing is broken up with boxed window bays at the front and corner, as well as a change of materials (stucco and wood siding). Corbel/bracket details also add an architectural feature to minimize bulk/mass of the cantilever and provide additional character. The 2nd story is set in on the interior side, allowing relief of the mass with a protected balcony.

<i>Guideline IV-6 Placement of Windows</i>	
1.	Are new windows directly aligned with neighboring windows, or offset?
	New windows predominately face the street/view and are not in alignment with the adjacent neighbors. Side yard windows that are opposite the neighbor have obscure glass and raised sills to protect privacy.
2.	What is proposed to protect the privacy of the adjacent neighbors?
	Windows face the front and corner predominately so as not to overlook neighbor properties, the proposed balcony is wrapped to protect the uphill neighbor, adjacent windows on the tighter side of the property have obscure glass and raised sills.
<i>Guideline IV-7 Homes on Hillside Lots</i>	
1.	Is the house on a hillside or sloped lot? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> The lot is not sloped. The street is sloped.
	If YES: <ul style="list-style-type: none"> a. Does the addition step the home with the slope so as to avoid expanses of tall walls? b. Does the addition use landscaping to mask tall, down-slope walls? c. Does the addition respect the neighbor's views?
<i>Guideline IV-8 Views</i>	
1.	To what degree would the addition block view from neighboring homes?
	See response letter with diagrams indicating how the proposed addition limits the impact of primary views for the neighbors. There is some impact to the immediate uphill neighbor's secondary bedroom view.
2.	Would the proposed addition create a greater view blockage than other homes on similar parcels in the neighborhood?
	No. Many steps have been taken to be sensitive to neighbors' views: reduced plates, low sloped roof pitches, massing pulled to the front/garage portion of the property. See Response letter for additional details.
3.	How has the addition been designed to minimize view blockage from neighboring homes?
	See response letter for additional details. See answer above.

Guideline IV-9 Exterior Materials

1. How are exterior materials consistent with those on the existing house and in the neighborhood?

While the proposal updates construction and materials methodologies, there is a consistent use of stucco, wood siding, and stone veneer.

Guideline IV-1- Openings

1. How are the proportions of the window openings consistent with those of the existing house or neighborhood?

Windows are set to maximize views while maintaining neighbors' privacy. They are also set to corners or centered in boxed bays. Sizes/mullion patterns reduce sheer glazing panels while providing architectural detail and proportional variations.

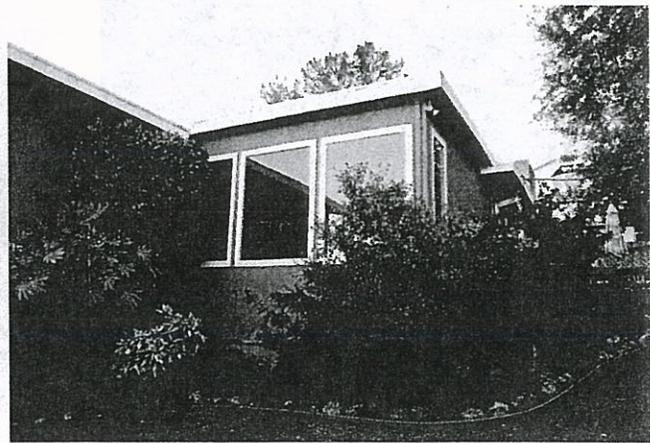
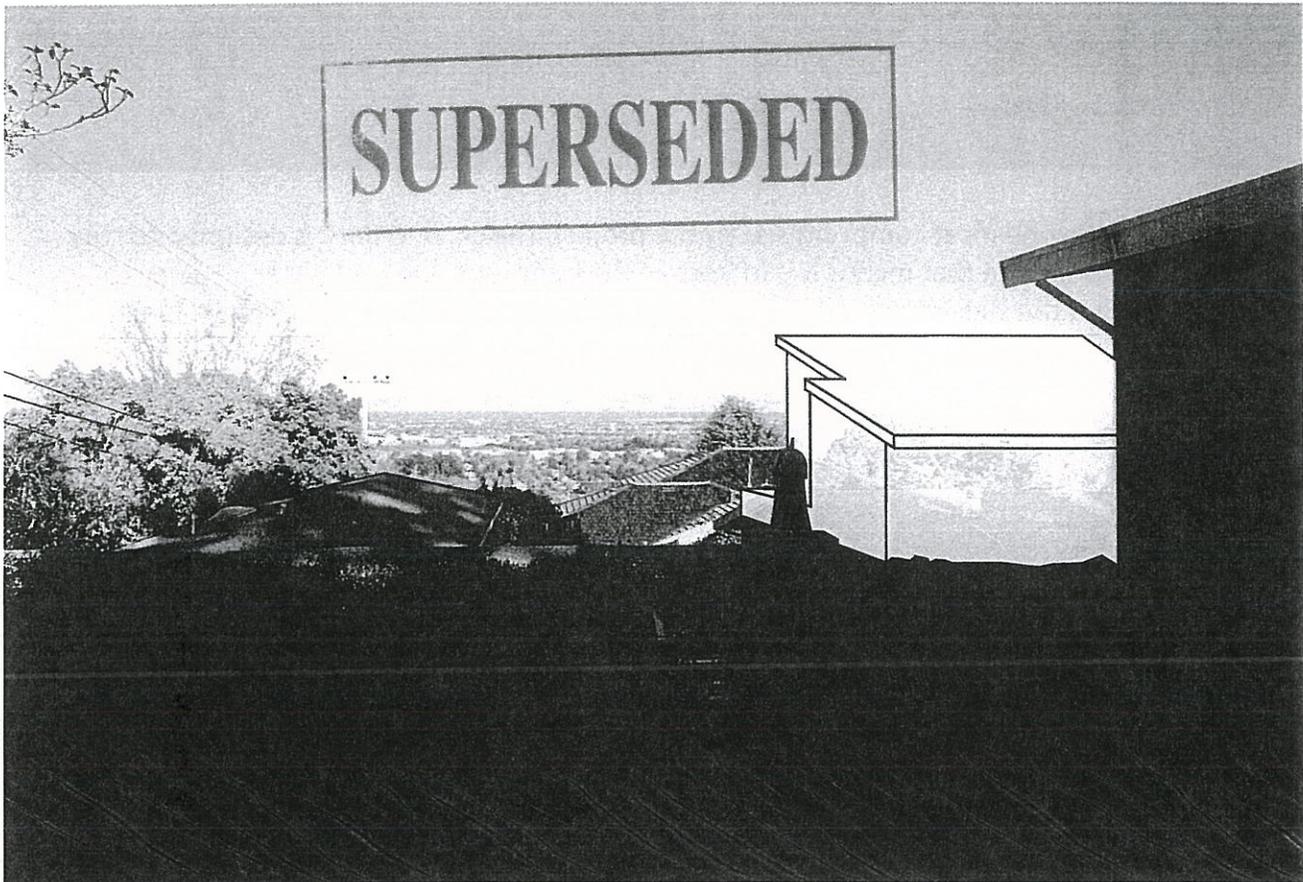
2. How are the window materials consistent?

The windows are clad exterior/wood interior energy efficient units. This is consistent with newer homes in the neighborhood. The clad windows are black/bronze in color providing a change in color on the facade while not appearing metallic.

Karen, the immediately adjacent uphill neighbor is very concerned over the protection of her view, and has voiced concern to the city that her health, and her property value, will be affected by this remodel. In response to her concerns, our clients and ourselves have discussed the remodel with her, and have designed it to maintain as much of her view as possible. This view is in a north-eastern direction from her home.

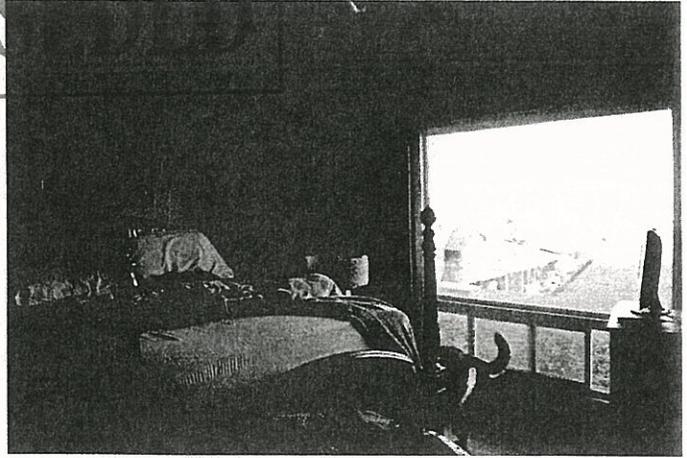
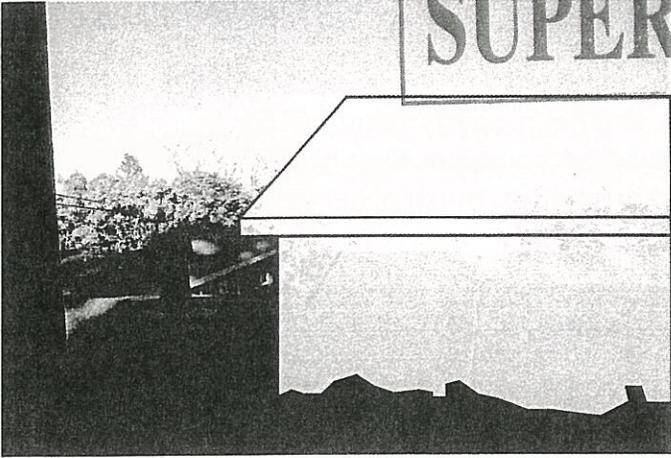
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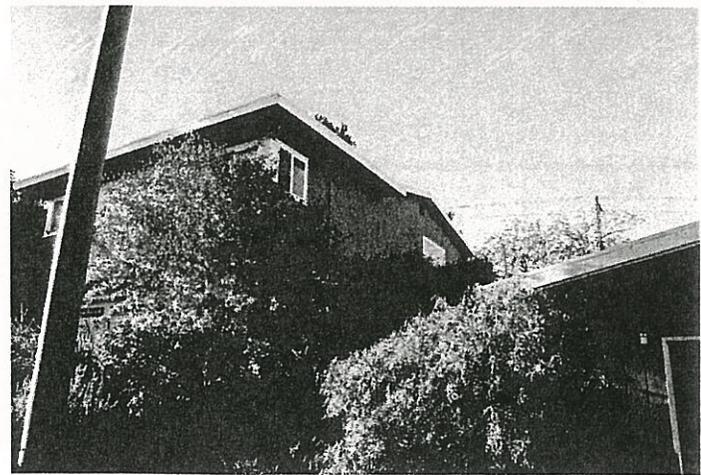
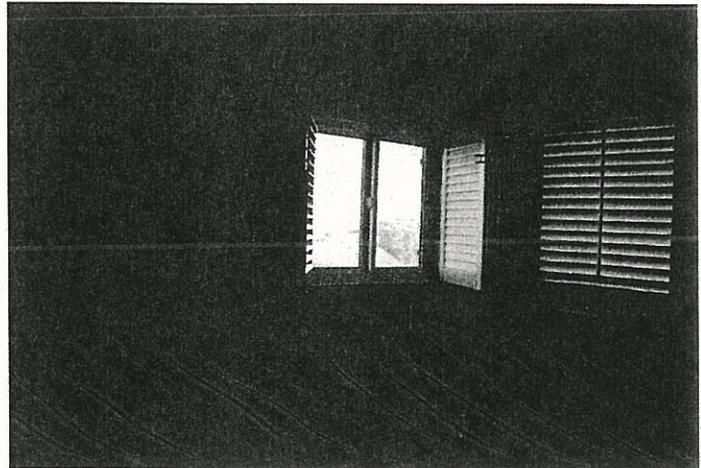
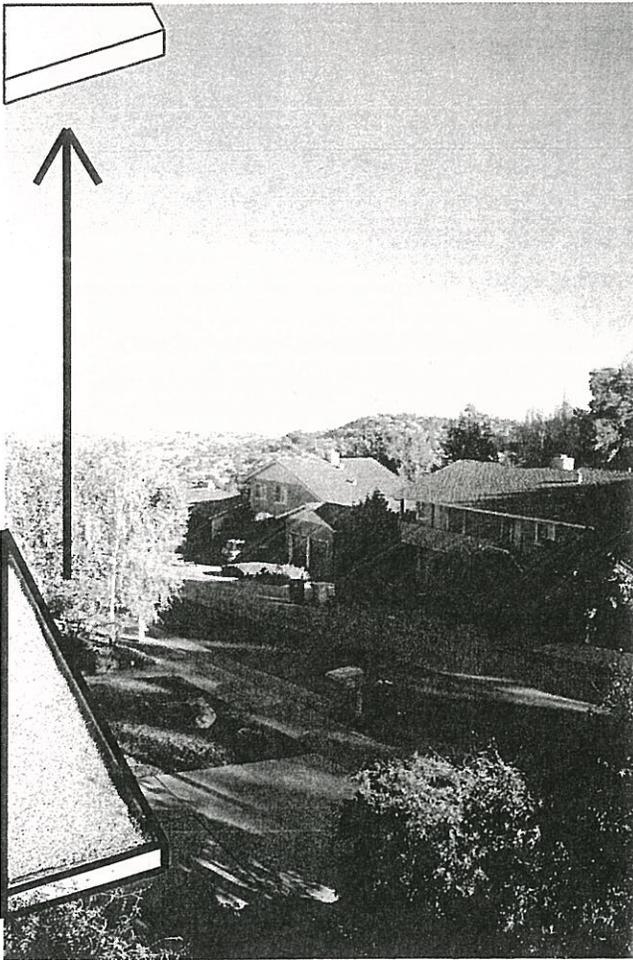


Her living room view, the major view from her house, is the most maintained. She has a huge wall of glass that we are attempting to preserve as much as possible. For this reason, the addition is built on the garage end of the house, and is condensed in such a way that it doesn't affect her view corridor for her living room. The slant of the roof also helps to minimize the perceived mass from this angle.

SUPERSEDED



Her bedroom view is the one most compromised by the project. The second floor is designed to stay away from her living room, but that means it is in front of the bedroom. The roof is sloped away to minimize the effect, and the wall is lowered as much as possible on this side, which preserves her sunlight.

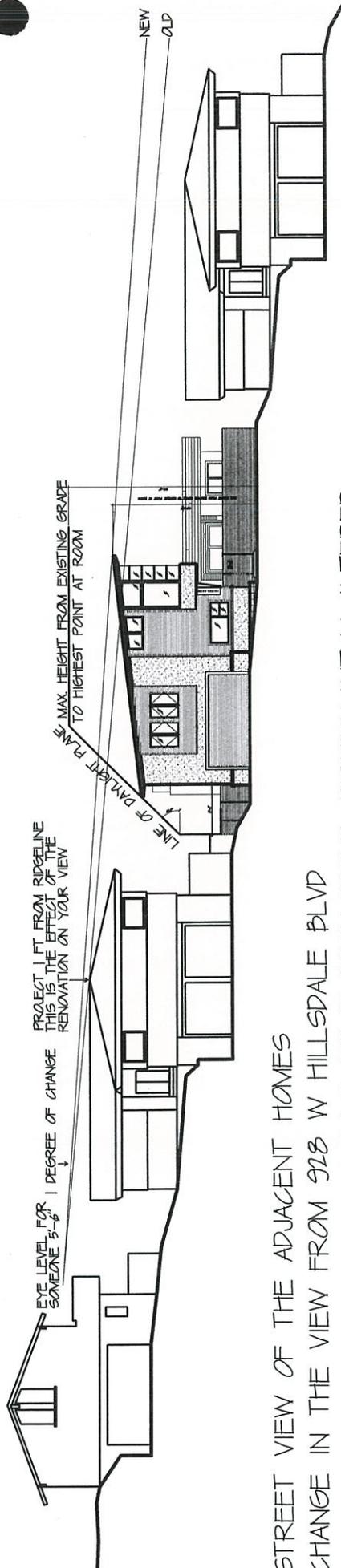


Her third view is from a small window in her guest bedroom. The new addition will not affect this view, since it already favors the corner of the lot and the view beyond, when her shades are open. The only affect will be to move the current roof eave that is in her view.

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STREET VIEW OF THE ADJACENT HOMES
CHANGE IN THE VIEW FROM 928 W HILLSDALE BLVD
TO ALLEVIATE THEIR CONCERN OVER THEIR VIEW BEING SIGNIFICANTLY ALTERED

SUPERSEDED