Christine "Christy" Usher

From: Weezie Harwood <weezie3737@sbcglobal.net>
Sent: Thursday, June 05, 2014 9:35 AM
To: Christine "Christy" Usher; Ronald "Ron" Munekawa; dforsell@cityofsanmateo.com
Subject: Planning Application #13-074, the Schmier Residence

My name is Weezie Harwood and I live at 1047 W. Hillsdale Blvd. I am unable to attend meeting tonight so would like to lend my support to **opposing the second story addition for the Schmier residence.**

My reason for this is because I also have a view which would be impacted by neighbors building second stories. If one house is allowed it will difficult in the future to oppose other people. I bought my home for the view and the value of my home would definitely be impacted. This a precedent I do not agree would help the neighborhood.

Thank you.
Weezie Harwood

Christine "Christy" Usher

From: LeAnn Katayama <leannk@gmail.com>
Sent: Thursday, June 05, 2014 1:55 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Subject: Support of Michael and Terri Schmiers Home Addition - Verdun Ave. San Mateo

Follow Up Flag: Follow up
Flag Status: Flagged

After reviewing the plans of the proposed renovation at 3328 Verdun Ave., we think the proposal has been very carefully thought out and effectively balances the Schmier's need to expand their home while still preserving their uphill neighbor's primary view. We hope you will approve these plans in support of Terri and Michael's family needs.

We are also "neighbors" and live just down the hill from the Schmier family. They have both been very involved with volunteering in our public school, participating in the PTA and school committees, which is a vital part of our community and we don't want to lose them!

Many of the homes in our area are "small" and need to be expanded to accommodate aging parents, we also added a second story to our home and worked through it with our neighbors and the City.

We want to keep families in our area that will stay and be a part of the community. We had the unfortunate situation where a neighbor had to move their family because they were in this same situation. We not only lost a wonderful family on our street but the person who bought the house bought it only as an investment and didn't live there for two (2) years, so the house was "vacant". I have seen this happen a few times and it is disturbing to have unoccupied homes in the area. We would much rather have families live and be a part of our neightborhood as the Schmiers have.

Please help them make these changes.

Thank you,

LeAnn and Steve Katayama
2919 Sunset Terrace
San Mateo, CA 94403
leannk@gmail.com

Sia Glafkides
3115 Verdun Avenue
San Mateo, CA 94403
650.302.3333
siaglafkides@msn.com

June 2, 2014

RECEIVED
PLANNING DIVISION
JUN 04 2014
Community Development Dept.

J. Christopher Massey, Chair
Planning Commission
City of San Mateo
330 W. 20th Ave.
San Mateo, CA 94403

Re: Planning Application #13-074, Schmier Residence

Planning Commission Hearing Date: June 10, 2014

Dear Honorable Chair Massey, and Commissioners Hugg, Bonilla, Drechsler and Whitaker:

I am a licensed Real Estate Broker and have been involved with real estate for over 37 years. I have owned several properties in San Mateo as a homeowner and investor. I bought my first home on Ventura Avenue in 1977 and through my home ownership and real estate business have been actively involved in the San Mateo community. I moved from Ventura Avenue and chose to buy my current residence at 3115 Verdun Avenue for the spectacular bay views, expansion possibilities and neighborhood "look and feel" for my growing family. I could have moved to Burlingame, Millbrae, Belmont, San Carlos however I wanted to stay in San Mateo**. I love this community!** I have commanding views from San Francisco to Redwood City. My view is **unobstructed right now.** With this proposed addition at 3328 Verdun, my fabulous Bay View is at risk of being obstructed by **my downhill** neighbor. They purchased their home in June 2012 and are now in discussions of expanding their residence by adding on a master suite.

Should 3328 Verdun homeowners, the Schmiers, receive approval to add this second story addition it will most certainly set a precedent for all homeowners to add second story additions to gain the Bay Views their properties do not have in San Mateo.

Those of us who have bay views and paid premiums for this asset will lose our bay views to future additions. Our neighborhood which has been referred to as "Alan Hill" neighborhood, encompasses 31st Avenue, W. Hillsdale Blvd to Sunset Terrace.

San Mateo has several hundred homes with commanding views of the Bay, the Hills, the neighborhoods and all are at risk of losing their views. This proposed addition by the Schmiers not only impacts Karen Trudell who owns 3334 Verdun, they are impacting hundreds of view properties and homeowners in the City of San Mateo. I am very concerned about any proposal to construct an addition to a single family residence which would impede in any way the pre-existing viewscape of any home owners' views. It will undeniably set a precedent and give the green light for future second

story additions. It will have an adverse impact on the City, improving, enhancing, increasing the value of some homeowners while "taking away" assets and devaluing their neighbor's properties.

I strongly oppose the request of Michael and Terri Schmier to construct a second story on their residence at 3328 Verdun Avenue. This proposed second story addition will substantially obstruct the pre-existing view of their uphill neighbor, Karen Trudell.

I respectfully request the Planning Commission **deny** this application as it does not conform to the requirements of the City's ordinances.

The Schmier's request is not in the best interests of the City, is contrary to the City's Single-Family as stated in Scott Finley's letter dated May 28, 2014, Paula Finley's letter dated May 30, 2014 and the reasons stated below, Dwelling Design Guidelines.

1. **The Planning Commission has inadequate information to make an informed decision in this matter. Further studies must be required and conducted before an approval can be made.**

The Schmiers' have not done everything available to demonstrate that their proposed addition is in compliance with the City's Building Ordinances and Dwelling Guidelines.

a. **Story Poles** must be required to determine the physical impact of this second story addition –
b. **An elevation study** must be done to show where the elevations are from the street level, defining benchmark measurements from finished floor of second story addition, to the top of the roofline.
c. **CEQA** – The Schmiers' proposal is NOT "Categorically exempt" from review under CEQA. This proposed addition will block Ms. Trudell's view from her bedroom – "a livable room" and any daylight into the bedrooms. This proposal is not just adding on a bedroom of 200 sf, it is adding on over 850 sf – 50% more of existing living space to this property – creating a significant impact on Ms. Trudell's property.
d. before approving this proposal, the City needs to do analysis of how many other properties in the Verdun/Hillsdale area could be affected by second story additions, and then do a cumulative analysis of the potential overall impact to the view sheds of the City, which is one of its most desirable features.

Once this proposal is approved, there will be no opportunity to modify the structure. It would be irresponsible of the Commission to approve this proposal without requiring these additional studies. Therefore, **this application must be denied.**

2. **The Schmiers' proposal does not conform to the City's Single-Family Dwelling Design Guidelines**

Refer to Section IV(8)(A) –
The City's Single-Family Dwelling Design Guidelines state that a proposed addition must respect established views. The Schmiers' proposal does not respect the established views of Ms. Trudell. Ms. Trudell will lose all of the view from her bedroom and a considerable portion of the view from her living room.

The City's "guidelines" assign "$0" value to bedrooms. To not consider these as "livable" areas is wrong– this should be amended and should be considered for view blockage– **Bedrooms are**

considered "livable" rooms – it is included in the square footage of a property, taxes are paid on those rooms, and occupants do "legally" inhabit and live in those rooms. Buyers pay premium dollars for VIEWS FROM ALL LIVING ROOMS IN A HOME – including bedrooms.

While a view from a bedroom is deemed by the Guidelines to be "secondary", its value should not be disregarded entirely. In total, Ms. Trudell will lose well over 50% of the pre-existing and long-established views from her residence.

Section 8 – page 27 – covers VIEWS – and Respecting Established Views of City Dwelling Guidelines

VIEW IMPAIRMENT - This second story addition will substantially impact the pre-existing views of their uphill neighbor(s)

- A. Respecting Established Views – Recognize established views from the primary living areas of neighboring houses & design house additions to MINIMIZE blockage of those views.
- B. View Equity -balance the private rights to views from all parcels so that no single parcel should enjoy a greater view right than other similar parcels

There is no dispute that the Schmier proposal will substantially impact the pre-existing view of their uphill neighbor, Karen Trudell. She will lose all of the view from her bedroom window and a considerable one from her living room.

View Equity – taking away another homeowners view and adding a view to a home that does not have a view– does not confirm to these guidelines. The Schmiers' addition will take away Ms. Trudell's bedroom view while adding on a spectacular Master Bedroom Suite with commanding bay views. Ms. Trudell loses a significant portion of her view, and the Schmiers gain a full, new, unobstructed view. There is no "view equity" in the Schmiers' proposed design. Exacerbating the problem is that the eastern elevation of the proposed addition—with a height of almost twelve (12) feet—is simply excessive and unnecessarily blocks Ms. Trudell's view. Even if the height is modified to "10" ft. it will **STILL BLOCK HER VIEW.**
This proposed addition must be denied.

There is no question this addition should it be approved, will set a precedent as to how views may be obstructed for subsequent additions on Verdun Avenue. Ms. Trudell's house--like most of the houses on Verdun and many elsewhere in San Mateo--was explicitly built to take advantage of the views. Approval of the Schmier proposal will send a message that it is acceptable to substantially eliminate pre-existing views.

(2) The City's Single Family Dwelling Design Guidelines state that pre-existing views should be maintained similar to that enjoyed by the proposed addition. See Section IV(8)(B). It is far more than the minimum necessary to provide the Schmiers with additional living area, and is designed to allow the Schmiers to take full advantage of the new view.

#2 – COMPATIBILITY WITH THE ARCHITECTURAL STYLE – The Schmiers' proposal does not conform to the City's Single Family Dwelling Design Guidelines. If there is an established common architectural style to the neighborhood, continue that architectural style through building style, materials, architectural detailing, & size & placement of windows."
This design proposal categorically **does NOT** conform and blend with existing homes on Verdun.

It sticks out like a sore thumb. Essentially Wall to Wall, Floor to Ceiling Glass capturing an unobstructed North Bay View and South Eastern City & Bay view this property does not currently have.

The home on Sunset Terrace noted as comparable by Studio 3 is NOT close to Verdun and is not considered a related building style to the other homes on Verdun. This home is in a cul de sac at the bottom of the hill, and all the homes in this court are flat style mid century modern homes.

> (d)(2) A finding must be made that the proposal will not be detrimental to the harmonious and orderly development of the City. The Schmiers' proposal constitutes new development within an already well-established neighborhood. As such, it must be consistent and harmonious with the existing neighborhood. The proposed addition—most notably, the ascending twelve (12) foot high eastern elevation—is not visually compatible with the neighborhood. Reference page A1.3 of the Plan Set dated 03-24-14, which shows the dissonance in the street slope view of the proposed addition in the context of its neighbors. There is nothing even remotely architecturally similar to the Schmier proposal anywhere on Verdun Avenue. (quoted from Scott Finley's letter)

As noted and explained in Mr. Finley's letter dated May 28, 2014,

> "because the Schmiers' proposal is flawed, the findings of subsections (d)(1), (d)(2), and (d)(3) of Section 27.08.032 cannot be made, so the Schmiers' proposal must be denied.
>
> "In order for your Commission to approve the Schmiers' proposal, your Commission must make the affirmative findings set forth in subsection (d) of Section 27.08.032 of the City Code. As explained below, (d)(1) A finding must be made that the proposal conforms to the City's Single-Family Dwelling Design Guidelines. As explained in depth in Section (B), above, the Schmiers' proposal does not so conform.
>
> Allowing for new development of this nature to adversely affect an established neighborhood destroys the integrity of the neighborhood and results in ill will. Moreover, impacting the long-established and pre-existing view of one property owner can result in a cascade of proposals, each affecting another party, as each affected owner engages in a height development "arms race" to grab the best view. A pre-existing viewscape should always be given priority since it recognizes the harmony of the status quo."

FINANCIAL IMPACT - A finding must be made that the proposal will not impair the desirability of investment or occupation in the vicinity & otherwise is in the best interests of the public health, safety or welfare.

Consider the additional revenues generated through tax assessments on transfer of sale of property:

1. Property tax of $1.25/$1000 upon sale of a residence.
2. SAN MATEO CITY transfer tax $5.00/$1000.00
3. COUNTY Transfer Tax - $1.10/$1,000

The Schmiers' proposal is detrimental to the harmonious and orderly development of the Verdun neighborhood, and therefore of the City. By obstructing pre-existing views, the Schmiers' proposal destroys the desirability of investment in the neighborhood, creates uncertainty in the real estate market, and interferes with reasonable investment-backed expectations of those who have paid the premium to purchase a home with an unobstructed view.

There is absolutely no disputing that having a view of the San Francisco Bay from one's home in San Mateo adds considerable value to the property, and that interfering with a pre-existing view devalues that home's value.

As a Real Estate Broker, we market **"VIEWS OF THE BAY FROM EVERY ROOM THAT HAS ONE" as a premium asset to a property.** Buyers will pay this premium, and in some cases over $200,000 for a view from every room of the house – INCLUDING BEDROOMS.

By approving a second story on a residence that was originally built without one, and by impacting the pre-existing view, the City is in effect devaluing one property to enrich another--not creating new value, but transferring it between property owners.

Approving the Schmier proposal as it is currently designed, the City **will be** enriching the Schmiers' property by devaluing Ms. Trudell's property AND future homes in San Mateo.

As real estate professionals we will most certainly have to adopt and include "another disclosure" in our sales material – essentially having to say " you have this fabulous view now however your downhill neighbor could build up and you will lose your view".

Does this NOT ADVERSELY IMPACT the Value of properties sold in San Mateo?

Allowing the destruction of a long-standing view creates uncertainty in the marketplace and more importantly create **'ILL WILL"** in the City's community. Already, there is tremendous discord and animosity in our immediate neighborhood – over the Schmier's proposal.

- does the City want to contribute to this discord by approving this addition?

It will create a domino affect – I like the way Scott addressed this issue in his letter and I quote:

"Furthermore, approving proposals which block an uphill property owner's pre-existing view only serves to disrupt a neighborhood. You need look no further than down the street on Verdun to see how such scenarios can play out. While I do not recall the exact year that this incident occurred, the owner of the house at 3205 Verdun constructed a second story addition to their home which almost entirely blocked the easterly view from the uphill residence at 3209 Verdun. (This occurred before there was any type of ordinance or guidelines. The current ordinance and guidelines were adopted in response to this earlier incident.) The uphill owners purchased a house with outstanding views and made considerable improvements to the house. They were extremely upset that there was nothing they could do to stop the construction of the addition by their downhill neighbor. Eventually, they sold their house in which they had invested a lot of effort and love and moved out of the City. If you are not already familiar with that sad affair, I recommend you acquaint yourself with it. "

The Schmiers' proposal will impair the desirability of investment or occupation in the Hillsdale vicinity, and is not in the best interests of the public health, safety, or welfare of the citizens of the City.

There are hundreds of properties just in the radius of 31st Avenue-Hillsdale Blvd and Sunset Terrace whose views could be affected by proposals for second additions, and I would guesstimate thousands of homes in San Mateo. I recently canvassed this neighborhood (75 homes) and I was truly surprised at how many homes in this neighborhood alone had spectacular views (I counted 60homes)

One of the features that makes San Mateo such a desirable place to live is its aesthetics. It is not in best interests of the City that it gains a reputation that it will allow such views to be lost--not to mention the diminution in property value and loss of tax revenue which would occur.

Finally,

I would like to state my opposition to the Schmiers' proposed addition and I do believe this will set a precedent not only in my neighborhood but to the entire City. I do respect property owners' rights to enhance, improve and expand their residence. However I do not support this right when it "takes away", "de-values" and adversely affects other homeowners property rights. We are entitled to the quiet enjoyment of our home, and when we all purchased our homes it was with the "status "quo" – in most of our cases, the commanding views, the light filled rooms, the privacy, the security, the friendly neighborhood.

Although I am not "physically" affected by the Schmiers' addition, *"they are not taking away my views"* they are "taking away" Karen's view in order for them to have the benefit of unobstructed Bay Views.

For them to gain financial benefit, physical benefit (they bought their home without a view), emotional benefit at the financial, physical and emotional **expense** of their neighbor is just not right. Furthermore, it most likely will affect me – my downhill neighbor will add on for that spectacular bay view I now have – they will now have the enjoyment and added value at my expense.

In 2012 I sold the property at 3120 Verdun – the views from this property are spectacular and the current owners paid a hefty premium for those views (I have included my property brochure for your reference). They paid the highest possible price at that time - $1,250,000 for a 4 bedroom, 1800 SF home.

I recently had a buyer approach me who wanted to buy their home – for the commanding views – this buyer was willing to pay $1,800,000-ALL CASH-immediate close of escrow for this property or any other "view" property in this neighborhood. The downhill neighbor will sell their single story modest 3 bed/2 bath 1600 sf home with commanding views to a new buyer – who will "add on" a second story creating an unobstructed 180 degree Bay View and a property now worth $2,500,000+.

And so on and so on, up the hill.

Alain Pinel recently sold the highest priced property in San Mateo, south of Highway 92 on 27th Avenue. This was a completely renovated 4,000 sf home, on 20,000 sf lots, **NO VIEW.**

List price - $2,299,000
Sale price - $2,650,000 ALL CASH-$350,000 Over list price with 6 multiple offers.

From a real estate perspective, there is no land to build 3,000+ sq ft homes on the Peninsula. The homes at the top of Laurelwood Mountain and Highway 92- the Taylor Morrison project – are selling now for $2Million. Our property values have increased in value by 30% since January 2014 – and the trend continues to increase.

Money is flowing in by the Billions into the Bay Area. Alain Pinel has created a marketing partnership in China to attract Chinese investors to invest their millions of dollars in the Bay area real estate community. **These investors LOVE VIEW PROPERTY.** In most cases it is their #1 criteria for purchasing – **it must have a view!**

So the question now becomes, does the City protect the long-established, pre-existing scenic views of homeowners that is a feature that makes San Mateo such a desirable place to live?

"Or to disrupt the harmony of established neighborhoods by approving a second story addition that exceeds what is needed to allow the property owner to utilize their property and which appropriates the views of their neighbors?" (Scott Finley's letter)

The City of San Mateo's leaders, the Planning Commission and the City Council must consider the greater public interest of its citizens in protecting the view sheds and the impact this particular proposal by the Schmiers will have on the City and its community.

There is a preponderance of evidence that shows the failure of the Schmiers' proposal to comply with City own ordinances and guidelines, therefore the Commission must deny Planning Application #13-074.

Thank you for your consideration in this matter.

Respectfully submitted,

Sia Glafkides

I have provided links for virtual tours for your review

3120 VERDUN – www.tourfactory.com/1174730

3334 VERDUN (Karen Trudell's Property) http://www.tourfactory.com/1172148

Please excuse any misspellings, repetitions, etc. I paraphrased some of Scott's Points too.

2013-2014 SALES COMPARABLES - SAN MATEO VIEW PROPERTIES

Address	List Price	Sale Price	LP/SP%	Over LP	Bld SF	PX/SF	Lot sz	Bd	Ba	Close date	NOTE
2013 SALES											
278 GREENFIELD A	$ 1,599,000	$ 2,015,000	126%	$ 416,000	3,254	**$ 619.24**	10,980	4	3	4/22/2013	V
7 DEER LAKE CT	$ 1,528,888	$ 1,830,000	120%	$ 301,112	2,745	**$ 666.67**	10,167	4	2	6/5/2013	V
72 LAKEWOOD CI	$ 1,725,000	$ 1,848,000	107%	$ 123,000	3,110	**$ 594.21**	10,157	4	3	6/12/2013	NV
776 27th AV	$ 1,599,000	$ 1,775,000	111%	$ 176,000	3,620	**$ 490.33**	16,032	5	4	6/13/2013	NV/AC 7 OFFERS
2066 KINGS LN	$ 1,338,000	$ 1,520,000	114%	$ 182,000	2,180	**$ 697.25**	11,000	4	3	6/22/2013	NV
421 W 25TH AV	$ 1,599,000	$ 1,800,000	113%	$ 201,000	2,740	**$ 656.93**	7,500	4	3	7/22/2013	NV 4 OFFERS
10 CRAGMONT CT	$ 1,675,000	$ 1,850,000	110%	$ 175,000	3,980	**$ 464.82**	19,000	5	3	8/12/2013	V 7 OFFERS
1705 LOS ALTOS D	$ 1,498,000	$ 1,750,000	117%	$ 252,000	2,360	**$ 741.53**	9,796	5	3	9/3/2013	NV/AC
1817 LOS ALTOS D	$ 1,349,000	$ 1,637,000	121%	$ 288,000	2,010	**$ 814.43**	8,000	4	2	11/26/2013	NV
408 W 37TH AV	$ 1,388,888	$ 1,517,000	109%	$ 128,112	3,070	**$ 494.14**	8,466	4	3	11/27/2013	NV
AVERAGE	**$ 1,529,978**	**$ 1,754,200**		**$ 224,222**	**2,907**	**$ 624**	**11,110**				
2014 SALES											
231 LOUISE LN	$ 1,398,888	$ 1,588,083	114%	$ 189,195	2,150	**$ 738.64**	6,175	3	2	2/14/2014	NV
2048 KINGS LN	$ 1,348,000	$ 1,510,000	112%	$ 162,000	1,370	**$ 1,102.19**	14,000	3	2	2/24/2014	V
93 LAKEWOOD CI	$ 1,899,000	$ 2,120,000	112%	$ 221,000	3,230	**$ 656.35**	10,460	5	3	3/19/2014	NV/AC
22 MADRONE CT	$ 1,848,000	$ 1,845,000	100%	$ (3,000)	3,059	**$ 603.14**	7,209	4	3	3/27/2014	V
770 27TH AV	$ 2,299,500	$ 2,650,000	115%	$ 350,500	4,193	**$ 632.01**	26,572	6	4	4/11/2014	NV/AC
22 RIDGECREST TE	$ 1,998,000	$ 2,300,000	115%	$ 302,000	2,960	**$ 777.03**	7,514	5	4	4/21/2014	NV/AC
274 GREENFIELD A	$ 1,389,000	$ 1,600,000	115%	$ 211,000	1,800	**$ 888.89**	11,400	4	3	5/19/2014	V
AVERAGE	**$ 1,740,055**	**$ 1,944,726**		**$ 204,671**	**2,680**	**$ 771**	**11,904**				

	ALL CASH	**AC**
	NO VIEW	**NV**
LEGEND	**VIEW**	**V**

PREPARED BY SIA GLAFKIDES, Broker Associate Alain Pinel Realtors

RECEIVED
PLANNING DIVISION
JUN 0 2014
Community Development Dept.

Residential Client Thumbnail

MLS #: **81408521** DOM:**9**
Status: **Sold**

770 27TH AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**03/18/2014**
Beds:	**6**	List Price:	**$2,299,500**
Baths:	**5 (4/1)**	Sale Price:	**$2,650,000**
SqFt:	**4,193 (Assessor)**	HOA Fee:	
Lot Size:	**26,572 Sqft (Paid Vendor (Unverified)**	X-street:	**Mason Lane**
Elem Dist:	**San Mateo-Foster City Elementary**		
High Dist:	**San Mateo Union High**		
List Agent:	**Peggy C. Le doux**		
List Office:	**Alain Pinel Realtors**		

$ 350,000 OVER
NO VIEW all cash

Remarks: **Just moments away from picturesque Beresford Park, award winning schools and the shops and restaurants of 25th Avenue, this stunningly beautiful contemporary home offers an ideal floor plan. Impressive half acre plus grounds boast an array of fruit trees, mature oaks and redwoods, year round meandering creek lined with lush green ivy. Private idyllic crossing bridge and sun drenched activity area**

MLS #: **81407070** DOM:**14**
Status: **Sold**

22 RIDGECREST TERRACE, San Mateo 94402

Class:	**Single Family Residential**	List Date:	**03/06/2014**
Beds:	**5**	List Price:	**$1,998,000**
Baths:	**4 (4/0)**	Sale Price:	**$2,300,000**
SqFt:	**2,960 (Assessor)**	HOA Fee:	
Lot Size:	**7,514 Sqft (Assessor)**	X-street:	**Parrott Drive/Charin**
Elem Dist:	**San Mateo-Foster City Elementary**		
High Dist:	**San Mateo Union High**		
List Agent:	**Sandra Yie**		
List Office:	**Alain Pinel Realtors**		

$ 300,000 OVER
NO VIEW all cash

Direction: **92 to De Anza Blvd. Proceed north on De Anza and turn right onto Parrott Drive. Continue on Parrott to Charing Cross Road. Turn right onto Charing Cross and bear left to continue onto Ridgecrest Terrace.**

Remarks: **Large, gorgeous home in Baywood Park. 5 bd/4 full baths with 3-car garage on fully landscaped lot. Amenities include outdoor gourmet kitchen, fire pit, water feature, outdoor speakers, pergola, and dining patio. Great floorplan with 4 BD/3BA up and 1 BR/1BA down. Steam shower, jacuzzi and heated floors in master bath. Separate laundry room and central vacuum. Cul-de-sac location great for kids!**

MLS #: **81405506** DOM:**14**
Status: **Sold**

93 LAKEWOOD CIRCLE, San Mateo 94402

Class:	**Single Family Residential**	List Date:	**02/21/2014**
Beds:	**5**	List Price:	**$1,899,000**
Baths:	**3 (3/0)**	Sale Price:	**$2,120,000**
SqFt:	**3,230 (Assessor)**	HOA Fee:	
Lot Size:	**10,460 Sqft (Assessor)**	X-street:	**Ralston Ave.**
Elem Dist:	**San Mateo-Foster City Elementary**		
High Dist:	**San Mateo Union High**		
List Agent:	**Phil Chen**		
List Office:	**KW Peninsula Estates**		

$221,000 OVER
No View all cash

Remarks: **A perfect floor plan for families and entertaining awaits. High ceilings with abundant windows bring in natural light to create an enormous sense of space. 4BR's together upstairs and 1BR/office on the main level makes it ideal for extended families. Completed with a remodeled chef's kitchen and "great" room that opens to a lush yard w/pool, spa, BBQ and arbor for endless indoor/outdoor enjoyment.**

MLS #: **81311164** DOM:**10**
Status: **Sold**

278 GREENFIELD AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**04/08/2013**
Beds:	**4**	List Price:	**$1,599,000**
Baths:	**4 (3/1)**	Sale Price:	**$2,015,000**
SqFt:	**3,254 (Seller (Unverified))**	HOA Fee:	
Lot Size:	**10,980 Sqft (Assessor)**	X-street:	**42ND AVENUE**
Elem Dist:	**San Mateo-Foster City Elementary**		
High Dist:	**San Mateo Union High**		
List Agent:	**Stanley Lo**		
List Office:	**Green Banker Realty**		

View
$211,000 OVER

Remarks: **4BR/3.5BA WITH UNBELIEVABLE BAY VIEWS! OPEN FLOOR PLAN, BEAUTIFUL GARDEN AREA, MASTER BEDROOM LIKE A KING'S DOMAIN!**

MLS #: **81323947** DOM:**7**
Status: **Sold**

10 CRAGMONT COURT, San Mateo 94403

Class:	Single Family Residential	List Date:	07/05/2013
Beds:	5	List Price:	$1,675,000
Baths:	4 (3/1)	Sale Price:	$1,850,000
SqFt:	3,980 (Assessor)	HOA Fee:	
Lot Size:	19,000 Sqft (Assessor)	X-street:	Hillsdale Blvd.
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Danielle Petty		
List Office:	Coldwell Banker		

View

$175,000 over
7- offers

Direction: From Hwy 101 take Hwy 92 west towards Half Moon Bay. Exit Hillsdale Blvd make first left onto Hillsdale Blvd. Go to top of hill. Make first left after stop sign onto Cragmont Ct.

Remarks: Stunning VIEWS of SF Bay,rare end of cul-de-sac location. Built by developer of neigh.for own family.UP=3BR/2.25BA with sep DR,eat-in kit + LR & FR each w/views & fireplaces.DOWN=2BR/1BA-generous rooms,sep FR w/3rd fireplace, wet bar w/kitchenette& own entrance. It's like 2 homes in one! House has great bones & awaits your keen eye. Unique one-of-a-kind opportunity! Truly Spectacular Vistas!

MLS #: **81313161** DOM:**11**
Status: **Sold**

72 LAKEWOOD CIRCLE, San Mateo 94402

Class:	Single Family Residential	List Date:	04/21/2013
Beds:	4	List Price:	$1,725,000
Baths:	3 (3/0)	Sale Price:	$1,848,000
SqFt:	3,110 (Assessor)	HOA Fee:	
Lot Size:	10,157 Sqft (Assessor)	X-street:	Polhemus
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Tony Cheung		
List Office:	Main Street e-Broker Realty		

$123,000 over

No View

Remarks: Simply gorgeous home in one of the best locations in San Mateo. Dramatic high ceiling, sweeping staircase, architectural columns, designer details & abundant natural lighting throughout. This spacious home has a WOW effect few can offer. Perfect for entertaining while providing a quiet retreat from a busy day. A MUST SEE to appreciate. Easy access to HWY 92/280. Check virtual tour for more info.

MLS #: **81403139** DOM:**12**
Status: **Sold**

22 MADRONE COURT, San Mateo 94403

Class:	Single Family Residential	List Date:	02/03/2014
Beds:	4	List Price:	$1,848,000
Baths:	4 (3/1)	Sale Price:	$1,845,000
SqFt:	3,059 (Seller (Unverified))	HOA Fee:	$350.00
Lot Size:	7,209 Sqft (Assessor)	X-street:	Campus Drive
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	The Laugesen Team		
List Office:	Coldwell Banker Residential		

View

Remarks: Million dollar, panoramic SF Bay and golf course views.Newly constructed 4 bedroom home located on one of the largest corner lots in the development with 150k in upgrades, including Wolf range,48" subzero refrigerator,2 ovens, wet bar with wine fridge, large flat yard...list goes on...This is a must see!!!

MLS #: **81315072** DOM:**13**
Status: **Sold**

7 DEER LAKE COURT, San Mateo 94402

Class:	Single Family Residential	List Date:	05/03/2013
Beds:	4	List Price:	$1,528,888
Baths:	3 (2/1)	Sale Price:	$1,830,000
SqFt:	2,745 (Paid Vendor (Unverified))	HOA Fee:	
Lot Size:	10,167 Sqft (Assessor)	X-street:	Polhemus
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Lorelei Keim		
List Office:	KW Peninsula Estates		

$301,000 over

View

Remarks: Elegant & sophisticated residence in the San Mateo hills w/ stunning views of the Santa Cruz coastal foothills offering an open & flowing floor plan w/ sunshine streaming in the myriad of windows. Updated granite kitchen; gleaming hardwood floors; & high ceilings provide an expansive & warm sense of home. Close to Tom Sawyer trail, Crystal Springs shopping center, Water Dog Park, commute routes!

421 WEST 25TH AVENUE, San Mateo 94403

Class:	Single Family Residential	List Date:	07/14/2013
Beds:	4	List Price:	$1,599,000
Baths:	4 (3/1)	Sale Price:	$1,800,000
SqFt:	2,740 (Assessor)	HOA Fee:	
Lot Size:	7,500 Sqft (Assessor)	X-street:	Isabelle
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Norma Sayage		
List Office:	Alain Pinel Realtors		

$201,000 OVER

No view 4 offers.

MLS #: 81325339 DOM:4
Status: Sold

Remarks: Situated in the heart of one of San Mateos most desirable neighborhoods, thi premier Craftsman rancher was lovingly expanded & remodeled in 2007 by the past owner/contractor using quality materials & rich finishes. Stunning craftsman details include box beam ceilings, soaring planked cathedral ceilings, extensive use of wainscoting, skylights and generous sized rooms. Open flexible floor-plan.

776 27th AVENUE, San Mateo 94403

Class:	Single Family Residential	List Date:	05/03/2013
Beds:	5	List Price:	$1,599,000
Baths:	5 (4/1)	Sale Price:	$1,775,000
SqFt:	3,620 (Paid Vendor (Unverified))	HOA Fee:	
Lot Size:	16,032 Sqft (Assessor)	X-street:	Mason
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Peggy Ledoux		
List Office:	Alain Pinel Realtors		

$176,000 OVER

No view 7 offers

MLS #: 81314964 DOM:12
Status: Sold

Remarks: Moments away from picturesque Beresford Park, award winning schools and 25th Avenue shops and restaurants, this beautifully remodeled home sits on an exquisite piece of secluded property. Impressive landscaped grounds boast a sun drenched pool and spa, expansive rear lawn and a backdrop of majestic trees. Five spacious bedrooms, 4 1/2 remodeled baths, family room, TV room and 2nd kitchen.

1705 LOS ALTOS DRIVE, San Mateo 94402

Class:	Single Family Residential	List Date:	08/12/2013
Beds:	5	List Price:	$1,498,000
Baths:	4 (3/1)	Sale Price:	$1,750,000
SqFt:	2,360 (Assessor)	HOA Fee:	
Lot Size:	9,796 Sqft (Assessor)	X-street:	Ascension
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Ines Malardino		
List Office:	Coldwell Banker Residential		

$252,000 OVER

No view all cash

Direction: 92 West, exit De Anza, take a right at Parrott Drive, a left at Timberlane, right onto Los Altos Drive.

MLS #: 81329491 DOM:11
Status: Sold

Remarks: Smashing...private court yard entry,remodeled great room family kitchen.Extra custom deep cabinets,wine cooler,Viking 6 burner gas stove with convection oven.FM DR w/bay window.5th BR off MB for nursery or office set up.Central vaccum system. Private solar heated black bottom pool. Lathe covered patio/deck.3 car grg w/skylight,bonus rm,ladder accessed loft for storage,workshop area.Yearly $300 HOA

1817 LOS ALTOS DRIVE, San Mateo 94402

Class:	Single Family Residential	List Date:	10/18/2013
Beds:	4	List Price:	$1,349,000
Baths:	3 (2/1)	Sale Price:	$1,637,000
SqFt:	2,010 (Assessor)	HOA Fee:	$25.00
Lot Size:	8,000 Sqft (Assessor)	X-street:	Ascension Drive
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Lin Storer		
List Office:	Better Homes and Gardens Real Estate J.F. Finnega		

$288,000 OVER

no view

MLS #: 81338250 DOM:7
Status: Sold

Remarks: This contemporary Whitecliff home offers timeless style, sense of family fun, and interactive indoor and outdoor living. Located in the sought-after San Mateo Oaks, it is a perfect family home to enjoy and cherish for years to come. Plus, it completes your checklist of excellent schools, gourmet shopping, open country living, and quick freeway access. Truly, a rare opportunity not to be miss

274 GREENFIELD AVENUE, San Mateo 94403

Class:	Single Family Residential	List Date:	04/21/2014
Beds:	4	List Price:	$1,389,000
Baths:	3 (3/0)	Sale Price:	$1,600,000
SqFt:	1,800 (Assessor)	HOA Fee:	
Lot Size:	11,400 Sqft (Assessor)	X-street:	42ND AVE.
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Stanley Lo		
List Office:	Green Banker Realty		

$211,000

View

Remarks: STUNNING BAY VIEWS HIGHLIGHT THIS 4BR/3BA HOME. THERE ARE TWO MASTER SUITES, HARDWOOD FLOORING THROUGHOUT, DOUBLE PANED WINDOWS, DECK WITH BBQ AREA, NEWER FURNACE & WATER HEATER INSTALLED AND NEW PAINT INSIDE, LOCATED ON A QUIET STREET.

MLS #: 81413043 DOM:9
Status: Sold

231 LOUISE LANE, San Mateo 94403

Class:	Single Family Residential	List Date:	01/17/2014
Beds:	3	List Price:	$1,398,888
Baths:	2 (2/0)	Sale Price:	$1,588,083
SqFt:	2,150 (Assessor)	HOA Fee:	
Lot Size:	6,175 Sqft (Assessor)	X-street:	Hacienda
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Carmen Miranda		
List Office:	Alain Pinel Realtors		

$190,000 OVER

No View 4 offers

Remarks: This is a 10! Sought after "The Lanes" on Cul-De-Sac street across from West Park! Gorgeously, Elegantly Remodeled & Expanded 3bd/2ba with BONUS Room (perfect for office/nursery). Great room off Remodeled Gourmet Kitchen w/ prof. grade appliances and peninsula (from a ship!). Private,inviting master suite w/ his/her walk-in closet & romantic master bath. Remodeled hall bath w/ Japanese soaking tub

MLS #: 81401508 DOM:12
Status: Sold

2066 KINGS LANE, San Mateo 94402

Class:	Single Family Residential	List Date:	04/26/2013
Beds:	4	List Price:	$1,338,000
Baths:	3 (3/0)	Sale Price:	$1,520,000
SqFt:	2,180 (Assessor)	HOA Fee:	
Lot Size:	11,000 Sqft (Assessor)	X-street:	Timberlane
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Ben Gage		
List Office:	Gage Real Estate		

$182,000 OVER

No View

Direction: Hwy 92, exit Ralston, north on Polhemus, 2nd right onto Timberlane, 1st right onto Kings Lane.

Remarks: A MUST SEE! Excellent Move-In Condition. Remodeled 4BD/3 Bath. 2 Master Suites. Great Family Room Next To Updated Kitchen. New Bathrooms. Expansive Outdoor Living. Manicured Grounds, Soothing Waterfall, Built-In Barbeque Area. An Entertainer's Delight.Many Amenities Including Air Conditioning and Tankless Water Heater. This Home Has It All! You'll Want To Make This House Your Dream Home.

MLS #: 81313864 DOM:11
Status: Sold

408 WEST 37TH AVENUE, San Mateo 94403

Class:	Single Family Residential	List Date:	10/04/2013
Beds:	4	List Price:	$1,388,888
Baths:	4 (3/1)	Sale Price:	$1,517,000
SqFt:	3,070 (Assessor)	HOA Fee:	
Lot Size:	8,466 Sqft (Assessor)	X-street:	Alameda de las pulg:
Elem Dist:	San Mateo-Foster City Elementary		
High Dist:	San Mateo Union High		
List Agent:	Mina Ramezanbeigi		
List Office:	Better Homes and Gardens Real Estate J.F. Finnega		

$128,112 OVER

No View

Remarks: Rare opportunity in desirable Westwood Knolls! Bright & inviting,this remodeled sprawling rancher will be sure to delight! Enjoy formal entrance with high ceilings, lrg family rm , gourmet kitchen,granite counter top, custom cabinetry & commercial appliances. Remodeled baths, generous sized bedrooms. In law with private entrance. Sunny yard w/mature trees. Walk to top schools, parks & shopping

MLS #: 81336597 DOM:81
Status: Sold

2048 KINGS LANE, San Mateo 94402

Class:	**Single Family Residential**	List Date:	**01/17/2014**
Beds:	**3**	List Price:	**$1,348,000**
Baths:	**2 (2/0)**	Sale Price:	**$1,510,000**
SqFt:	**1,370 (Assessor)**	HOA Fee:	
Lot Size:	**14,000 Sqft (Assessor)**	X-street:	**Timberlane Way**
Elem Dist:	**San Mateo-Foster City Elementary**		
High Dist:	**San Mateo Union High**		
List Agent:	**Silvia Martinelli**		
List Office:	**Realty World-Martinelli Properties**		

$162,000 over

VIEW

Remarks: **Sweeping Valley Vista Views will take your breath away! Professionally designed and landscaped, it is perfect for spending warm days and nights outdoors in style. This 3 bedroom 2 bath home boasts beautifully updated bathrooms, laminate/hardwood floors, wood burning fireplace and an abundance of natural light. All nestled in sought after Baywood Park.**

MLS #: **81401533** DOM:**11**
Status: **Sold**

The above information is deemed to be accurate but not guaranteed.

ALL VERDUN SALES SINCE 1998

Address	LIST PRICE	SALE PRICE	LP/SP%	Over LP	Bld SF	Lot Size	Bed	Bath	Close Date	NOTES
3209 VERDUN AV	$ 1,588,000	$ 1,598,000	101%	$ 10,000	2,324	14,200	3	2	3/6/2007	
3230 VERDUN AV	$ 1,410,000	$ 1,410,000	100%	$ -	2,670	8,890	4	3	9/27/2007	
3209 VERDUN AV	$ 1,385,000	$ 1,408,000	102%	$ 23,000	2,324	14,000	3	2	6/1/2005	
3235 VERDUN AV	$ 1,295,000	$ 1,459,000	113%	$ 164,000	1,960	10,640	3	2.5	1/13/2014	
3217 VERDUN AV	$ 1,288,000	$ 1,165,000	90%	$ (123,000)	2,600	13,000	3	2	7/21/2005	
3120 VERDUN AV	$ 1,199,000	$ 1,250,000	104%	$ 51,000	1,870	9,176	4	2	8/21/2012	
3214 VERDUN AV	$ 1,150,000	$ 1,120,000	97%	$ (30,000)	2,040	9,150	3	2.5	6/13/2013	
3217 VERDUN AV	$ 1,198,888	$ 1,090,000	91%	$ (108,888)	3,140	13,494	4	3	7/14/2011	
3221 VERDUN AV	$ 1,095,000	$ 1,280,000	117%	$ 185,000	1,650	11,808	3	2.5	8/21/2013	
3235 VERDUN AV	$ 1,039,000	$ 1,000,000	96%	$ (39,000)	1,960	10,640	3	2.5	9/21/2009	
3115 VERDUN AV	$ 990,000	$ 975,000	98%	$ (15,000)	1,730	7,600	3	2	11/28/2005	
3316 VERDUN AV	$ 975,000	$ 1,300,000	133%	$ 325,000	1,690	7,560	3	2	3/3/2014	
3107 VERDUN AV	$ 925,000	$ 1,080,000	117%	$ 155,000	2,210	14,000	3	2	6/28/2012	
3319 VERDUN AV	$ 899,500	$ 926,000	103%	$ 26,500	1,770	9,240	3	2.5	8/19/2004	
3302 VERDUN AV	$ 825,000	$ 810,000	98%	$ (15,000)	1,620		3	2	12/19/2003	
3217 VERDUN AV	$ 718,000	$ 831,000	116%	$ 113,000	2,600	13,494	3	2	5/3/2000	
3323 VERDUN AV	$ 685,000	$ 645,000	94%	$ (40,000)	1,900	8,610	3	3	11/30/2001	
3331 VERDUN AV	$ 674,950	$ 600,000	89%	$ (74,950)	2,610		3	3	1/29/1999	
3206 VERDUN AV	$ 598,500	$ 600,000	100%	$ 1,500	1,910		3	2	7/28/1999	
3205 VERDUN AV	$ 585,000	$ 585,000	100%	$ -	2,060		4	3	5/13/1998	
3205 VERDUN AV	$ 549,500	$ 653,000	119%	$ 103,500	1,640		3	2	1/27/2000	
AVERAGE				**$ 33,889**	**2,108**	**10,969**				

Prepared by Sia Glafkides, Broker Associate Alain Pinel Realtors

RECEIVED
PLANNING DIVISION
JUN 0 2014
Community Development Dept.

Residential Agent Thumbnail

MLS #: **80703856** DOM:**14**
Status: **Sold**

3209 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**01/22/2007**
Beds:	**3**	List Price:	**$1,588,000**
Baths:	**2**	Sale Price:	**$1,598,000**
SqFt:	**2,324 (Seller (Unverified))**	Lot Size:	**14,200 Sqft**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**02/05/2007**
High Dist:	**San Mateo Union High**	COE Date:	**03/06/2007**

Remarks: **SF/JOHN WU/318829* EXQUISITELY REMODELED HOME. BAY VIEWS. PROFESSIONALLY LAND- SCAPED TERRACE GARDEN ON 1/3RD ACRE. GOURMET KITCHENS, TOP OF THE LINE APPLS & GRANITE COUNTER TOPS. HUGE FAM RM/MEDIA CENTER. EXTRA BONUS RM/HOBBY/WORKSHOP.**

Private: **NOT SHOW B4 JA30. CO-LIST:LYNNE TILSEN/INVESTCO. PLS USE FIRST AMERICAN TLE.**

MLS #: **81342446** DOM:**8**
Status: **Sold**

3235 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**12/05/2013**
Beds:	**3**	List Price:	**$1,295,000**
Baths:	**3 (2/1)**	Sale Price:	**$1,459,000**
SqFt:	**1,960 (Assessor)**	Lot Size:	**10,640 Sqft (Assessor**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**12/13/2013**
High Dist:	**San Mateo Union High**	COE Date:	**01/13/2014**

Remarks: **Charming,Laurelwood Country Ranch on a 10K+ lot. Pride of ownership. Expansion possibilities! Excellent schools, near Laurelwood and Hillsdale Shopping Centers, Hwys,280, 92, 101, SFO.**

Private: **Six offers.**

MLS #: **80748188** DOM:**9**
Status: **Sold**

3230 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**08/26/2007**
Beds:	**4**	List Price:	**$1,410,000**
Baths:	**3**	Sale Price:	**$1,410,000**
SqFt:	**2,670 (Assessor)**	Lot Size:	**8,890 Sqft (Assessor)**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**09/04/2007**
High Dist:	**San Mateo Union High**	COE Date:	**09/27/2007**

Remarks: **BEAUTIFUL LARGE PRIVATE LOT WITH VIEWS OF BAY, TREES AND HILLS. PARK-LIKE BACKYARD WITH GREAT POOL!! TWO FAMILY ROOMS.MASTER BDRM. HAS VIEWS AND PRIVATE DECK.NEW CARPETS, EXT. AND INT. PAINT. IMMACULAE CONDITION.**

Private: **CONTACT L/A FOR DISC. PKT. 400-3503. PRE-ESCROW W/N. AMERICAN TITLE.**

MLS #: **80517353** DOM:**11**
Status: **Sold**

3209 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**04/07/2005**
Beds:	**3**	List Price:	**$1,385,000**
Baths:	**2**	Sale Price:	**$1,408,000**
SqFt:	**2,324 (Seller (Unverified))**	Lot Size:	**14,000 Sqft**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**04/18/2005**
High Dist:	**San Mateo Union High**	COE Date:	**06/01/2005**

Remarks: **MASTERFUL REMODEL PERCHED IN THE HILLS WITH SPECTACULAR BAY VIEWS! REMODELED KITCHEN W/VIKING RANGE,SUB-ZERO & GRANITE. LRG BREAKFAST NOOK OPENS OUT TO TERRACE. 3BRS INCLUDING MSTR STE/2 BATHS ON MAIN LEVEL + AN ENORMOUS FAMILY**

Private: **MEDIA ROOM DWNSTRS. OPEN SUN 4/17 1:30-4. CALL AGENT VICKY HERON 650-245-1106.**

MLS #: **81402839** DOM:**15**
Status: **Sold**

3316 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**01/30/2014**
Beds:	**3**	List Price:	**$975,000**
Baths:	**2 (2/0)**	Sale Price:	**$1,300,000**
SqFt:	**1,690 (Assessor)**	Lot Size:	**7,560 Sqft (Assessor)**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**02/14/2014**
High Dist:	**San Mateo Union High**	COE Date:	**03/03/2014**

Remarks: **Grandma & Grandpa's home, on the market after 50+ years! Super neighborhood for freeway access, shopping etc. An opportunity to remodel to your taste and specs. Nice lot, low maintenance yards. Lower level can be an office/man-cave and there is plumbing/drain for adding bathroom in the large closet. This is a Trustee Sale- No court confirmation required.**

Private: **34 offers on this property. 20 were presented to the Trustees, 4 were dropped off and 10 were emailed. All were gone over with the Trustee. There were 3 offers at or over $1,300,000. None of these 3 were all cash offers. Thank you Bob and Kat Bedbury for a GREAT transaction.**

MLS #: **81324882** DOM:**10**
Status: **Sold**

3221 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**07/11/2013**
Beds:	**3**	List Price:	**$1,095,000**
Baths:	**3 (2/1)**	Sale Price:	**$1,280,000**
SqFt:	**1,650 (Assessor)**	Lot Size:	**11,808 Sqft (Assessor**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**07/21/2013**
High Dist:	**San Mateo Union High**	COE Date:	**08/21/2013**

Remarks: **Charming Classic 1950's rancher, desirable Westside w/Bay views, nestled on a quarter acre+, mature landscaping,lawns, fruit trees (peach, apple, plum, apricot, lemon).Spacious LR w/cozy wood-burning fireplace,large picture windows, private outside entrance to studio, possible 4th bedroom, au pair, office. Excellent schools. EZ access to Laurelwood/Hillsdale, Hwys 280, 92, 101**

Private: **7 offers! Thank you all for your hard work!**

MLS #: **81226989** DOM:**12**
Status: **Sold**

3120 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**07/18/2012**
Beds:	**4**	List Price:	**$1,275,000**
Baths:	**2 (2/0)**	Sale Price:	**$1,250,000**
SqFt:	**1,870 (Assessor)**	Lot Size:	**9,176 Sqft (Assessor)**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**07/30/2012**
High Dist:	**San Mateo Union High**	COE Date:	**08/21/2012**

Remarks: **Spectacular, expansive views from San Francisco Bay Bridge to Mt. Diablo to the South Bay. This immaculate, spacious & remodeled residence is move-in,ready-to-go-now. Every detail has been meticulously maintained & upgraded with thoughtful attention to quality of appointments. Blending designer elegance with comfort & style, this home is well suited for indoor/outdoor entertaining & living areas.**

Private: **Thank you Pooneh for a wonderful, smooth and seamless transaction. So glad we had a chance to work together. Best, Sia**

MLS #: **80527076** DOM:**74**
Status: **Sold**

3217 VERDUN , San Mateo 94403

Class:	**Single Family Residential**	List Date:	**05/18/2005**
Beds:	**3**	List Price:	**$1,288,000**
Baths:	**2**	Sale Price:	**$1,165,000**
SqFt:	**2,600 (Seller (Unverified))**	Lot Size:	**13,000 Sqft**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**06/24/2005**
High Dist:	**San Mateo Union High**	COE Date:	**07/21/2005**

Remarks: **ENJOY EXPANSIVE BAY VIEWS FROM THIS WONDERFULLY REMODELED HOME WITH LOTS OF LIVING SPACE. GRANITE KITCHEN, DUAL PANE WINDOWS. LARGE FAMILY ROOM AND BONUS ROOM/4TH BEDROOM DOWNSTAIRS**

Private: **CALL L/A FOR DISCLOSURES. PLEASE USE CHICAGO TITLE**

MLS #: **81317052** DOM:**9**
Status: **Sold**

3214 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**05/17/2013**
Beds:	**3**	List Price:	**$1,150,000**
Baths:	**3 (2/1)**	Sale Price:	**$1,120,000**
SqFt:	**2,040 (Assessor)**	Lot Size:	**9,150 Sqft (Assessor)**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**05/26/2013**
High Dist:	**San Mateo Union High**	COE Date:	**06/13/2013**

Remarks: **Inviting front yard leads to a formal entry and opens onto Panoramic Bay Views from living and dining rooms. Kitchen w/granite countertops and breakfast nook also feature lovely views. Large Family Room w/fireplace has easy access to a park like back yard!! Master suite has access to patio and deck. Do not miss these views and serene backyard!**

Private: **Selling agents Holly Noto and Debbie Wilhelm**

MLS #: **81112057** DOM:**76**
Status: **Sold**

3217 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**03/19/2011**
Beds:	**4**	List Price:	**$1,148,888**
Baths:	**3 (3/0)**	Sale Price:	**$1,090,000**
SqFt:	**3,140 (Agent (Unverified))**	Lot Size:	**13,494 Sqft (Assessor**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**06/03/2011**
High Dist:	**San Mateo Union High**	COE Date:	**07/14/2011**

Remarks: **This clean-line and elegant home located in San Mateo Terrace, has been enhanced with many modern amenities. Entry way leads into a fabulous living room which leads out to expansive decks with exceptional view. Two master suites plus two more bedrooms, three full baths, three fireplaces, family room and a big family kitchen. The back yard is perfect for nature hikes or entertaining.**

Private: **Buyers underestimated their qualification. BOM! Rose 650-222-2058 for showings. Call Regina disclosures at 650-888-7050 NO short sale. Final permits for MBR downstairs sq.ft. is higher than in mls, pls confirm, schools r Meadow Heights/Abbott.**

MLS #: **81221469** DOM:**8**
Status: **Sold**

3107 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**06/06/2012**
Beds:	**3**	List Price:	**$925,000**
Baths:	**2 (2/0)**	Sale Price:	**$1,080,000**
SqFt:	**2,210 (Assessor)**	Lot Size:	**14,000 Sqft (Assessor**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**06/14/2012**
High Dist:	**San Mateo Union High**	COE Date:	**06/28/2012**

Remarks: **Located in desirable Westside San Mateo & situated on a remarkable parcel of land (approx 14,000 sq ft)3107 Verdun Avenue offers awesome commanding bay views. This open floor plan features a formal entry, gracious lr, 2 wb fireplaces, shutters & skylights.Separate fr, inside laundry,granite countertops, stainless steel sink, designer paint, 2 car attached garage, bonus area, patio and fenced yard**

Private: **Lockbox after 6:00 Thursday 6/7. Thanks. Trust sale. Please call agent for disclosures and offer details. Thanks**

MLS #: **80934784** DOM:**31**
Status: **Sold**

3235 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**07/20/2009**
Beds:	**3**	List Price:	**$999,888**
Baths:	**3 (2/1)**	Sale Price:	**$1,000,000**
SqFt:	**1,960 (Assessor)**	Lot Size:	**10,640 Sqft (Assessor**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**08/20/2009**
High Dist:	**San Mateo Union High**	COE Date:	**09/21/2009**

Remarks: **Just reduced $39,000+.Take another look! This is a lovely home with newly refinished hardwood floors in the living room, formal dining, hall and bedrooms. Updated kitchen and bathrooms. New carpet in the lovely,spacious downstairs living area with approx.(10,640 sf.lot with Bay View. & appox.400 sf of family room and/or become 4th bedroom. Room for ping pong table, pool table or theater room.**

Private: **Prefer you go through Cornerstone Title San Mateo. Prelim available. For disclosures and even updated inspections go to https://tm.MarketLinx.com/7123-3335169 or (copy and paste into web browzer). If you require a hard copy, please call me 650-888-1331.**

MLS #: **80558779** DOM:**9**
Status: **Sold**

3115 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**10/05/2005**
Beds:	**3**	List Price:	**$990,000**
Baths:	**2**	Sale Price:	**$975,000**
SqFt:	**1,730 (Assessor)**	Lot Size:	**7,600 Sqft**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**10/14/2005**
High Dist:	**San Mateo Union High**	COE Date:	**11/28/2005**

Remarks: **COZY LIGHT & BRIGHT FLOOR PLAN W/SWEEPING VIEW OF MID-PENINSULA, SF, OAKLAND & EAST BAY. LARGE LOT W/MANY OPTIONS. TRUST SALE SOLD "AS IS" W/NUMEROUS OPPOR- TUNITIES TO UPGRADE. FUMIGATION IS RECOMMENDED PRIOR TO OR AFTER COE. QUIET**

Private: **NEIGHBORHOOD CLOSE TO ALL CONVENIENCES. OPEN TO OFFERS ANYTIME.**

MLS #: **80413613** DOM:**11**
Status: **Sold**

3319 VERDUN BOULEVARD, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**07/27/2004**
Beds:	**3**	List Price:	**$899,500**
Baths:	**3 (2/1)**	Sale Price:	**$926,000**
SqFt:	**1,770 (Assessor)**	Lot Size:	**9,240 Sqft**
Elem Dist:	**San Mateo-Foster City Elementary**	Sale Date:	**08/07/2004**
High Dist:	**San Mateo Union High**	COE Date:	**08/19/2004**

Remarks: **Rare! Huge Lot. Approx. O.212. Immaculate 2 story 3 BDR. 2.5 Bath. den covered deck and patio. Close to everything. Views! Views! Views!**

Private: **Offers if any 8/5/04 at Cashin BG @ 4PM. No showings after 8PM please.**

MLS #: **80011132** DOM:**10**
Status: **Sold**

3217 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**03/27/2000**
Beds:	**3**	List Price:	**$718,000**
Baths:	**2**	Sale Price:	**$831,000**
SqFt:	**2,600 (Seller (Unverified))**	Lot Size:	**13,494 Sqft**
Elem Dist:		Sale Date:	**04/06/2000**
High Dist:		COE Date:	**05/03/2000**

Remarks: **GREAT OPPORTUNITY EFFECTIVELY A 4 BRM HOME OF APPROX. 2600 SQ. FT. BAY VIEWS HUGE LOT,GREAT NEIGHBORHOOD, FAMILY ROOM LIVING ROOM PLUS LARGE REC ROOM OFFERS SUBMITTED ON 04/5 BY 4PM TO NEW ADDRESS AT 320 PRIMROSE**

Private: **SHOW STRICTLY 9AM-6PM DOG WILL BE IN DOG RUN THEN, NOISY & IF LOOSE MAY BITE!**

MLS #: **80360877** DOM:**16**
Status: **Sold**

3302 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**11/03/2003**
Beds:	**3**	List Price:	**$799,950**
Baths:	**2**	Sale Price:	**$810,000**
SqFt:	**1,620 (Seller (Unverified))**	Lot Size:	
Elem Dist:		Sale Date:	**11/19/2003**
High Dist:		COE Date:	**12/19/2003**

Remarks: **MUST SEE PARKLIKE SETTING IN TERRACED BACKYD. VERY PVT. INCREDIBLE BAY VUS FROM BDS & PATIO. THIS HOME LOVINGLY MAINTAINED, UPDATED KIT, HRDWD FLRS TRUOUT. TO SHOW GO THRU FRONT ENTRY DOOR TO PATIO**

Private: **KEYBOX ON FRONT DOOR. PLSE USE CHICAGO TITLE #000129072**

MLS #: **89952192** DOM:**13**
Status: **Sold**

3328 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**12/30/1999**
Beds:	**3**	List Price:	**$549,500**
Baths:	**2**	Sale Price:	**$653,000**
SqFt:	**1,640 (Assessor)**	Lot Size:	
Elem Dist:		Sale Date:	**01/12/2000**
High Dist:		COE Date:	**01/27/2000**

Remarks: **NO NEED TO PREVIEW.. LIGHT BRIGNT IMMACULATE & SPACIOUS FLOOR PLAN WRAPS AROUN A COURTYARD GARDEN SETTING. EXPOSED BEAM CEILING & WALL OF PICTURE WINDOWS IN LIV. RM. REMODELED MASTER BATH W/GLASS BLOCK DETAIL. NEW DUAL PANE WINDOWS.**

Private: **LEVEL LOT/PARTIAL VIEWS.1/4 BTH IN GARAGE.. CALL 4 DISCLR.CONFIRM OFFR BY 1/10**

MLS #: **80151553** DOM:**146**
Status: **Sold**

3323 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**09/17/2001**
Beds:	**3**	List Price:	**$685,000**
Baths:	**3**	Sale Price:	**$645,000**
SqFt:	**1,900 (Seller (Unverified))**	Lot Size:	**8,610 Sqft**
Elem Dist:		Sale Date:	**11/01/2001**
High Dist:		COE Date:	**11/30/2001**

Remarks: **LOWEST PRICED LAURELWOOD HOME! INCREDIBLE BAY/MOUNTAIN VIEWS ! YOU MUST SEE PARK LIKE SETTING IN TERRACED BACKYARD. ROOM TO EXPAND ON 1/4 ACRE LOT LOVINGLY MAINTAINED,UPDATED KITCHEN,HARDWOOD FLOORS THROUGHOUT**

Private: **PEST CLEARANCE BY SELLER. CALL 1ST SANDY 650-341-5057 THEN SHOW KYBOX**

MLS #: **89845345** DOM:**75**
Status: **Sold**

3331 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**09/27/1998**
Beds:	**3**	List Price:	**$649,000**
Baths:	**3**	Sale Price:	**$600,000**
SqFt:	**2,610 (Agent (Unverified))**	Lot Size:	
Elem Dist:		Sale Date:	**12/11/1998**
High Dist:		COE Date:	**01/29/1999**

Remarks: **IMMACULATE HOME WITH LARGE FAMILY ROOM, PLUS A VERY SPACIOUS STUDY. UPDATED KITCHEN WITH CHERRYWOOD CABINETS, GAS STOVE TOP. HARDWOOD FLOORS PRIVATE PATIO,. 2 CAR CARPORT. 2 FURNACES. ESCROW W/ FIDELITY #3002937**

Private: **MASTER BEDROOM DRAPES ARE EXCLUDED. CALL THEN K/B WILL BE LEFT OUT.**

3206 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**06/04/1999**
Beds:	**3**	List Price:	**$598,500**
Baths:	**3 (2/1)**	Sale Price:	**$600,000**
SqFt:	**1,910 (Assessor)**	Lot Size:	
Elem Dist:		Sale Date:	**06/23/1999**
High Dist:		COE Date:	**07/28/1999**

Remarks: **CALL SELLER DIRECT WITH PROPERTY QUESTIONS AT (650)692-2260 (WORK) OR (650)341-3145 (HOME)**

Private:

MLS #: **89924413** DOM:**19**
Status: **Sold**

3205 VERDUN AVENUE, San Mateo 94403

Class:	**Single Family Residential**	List Date:	**03/13/1998**
Beds:	**4**	List Price:	**$585,000**
Baths:	**3**	Sale Price:	**$585,000**
SqFt:	**2,060 (Seller (Unverified))**	Lot Size:	
Elem Dist:		Sale Date:	**03/29/1998**
High Dist:		COE Date:	**05/13/1998**

Remarks: **NICE FAMILY HOME IN A DESIREABLE NEIGHBORHOOD. 2 MASTERSUITES (3 BATHS) LV RM W/FIREPLACE, LARGE FAMILY RM, EAT-IN KITCHEN. BAY VIEWS. SUBJECT TO SELLERS CLOSING ESCROW ON A HOME THEY HAVE UNDER CONTRACT. KEY BX OUT**

Private: **BY APPOINTMENT.**

MLS #: **89809079** DOM:**16**
Status: **Sold**

The above information is deemed to be accurate but not guaranteed.

Sia Glafkides
A Heritage of Excellence

ALAIN PINEL
REALTORS

RECEIVED
PLANNING DIVISION
JUN 04 2014
Community Development Dept.

3120 Verdun Avenue

SAN MATEO

LUXURY PORTFOLIO INTERNATIONAL

Spectacular, Extraordinary Bay Views from Entire Property

4 Spacious Bedrooms including Master Bedroom Suite with Fabulous Views | 2 Designer Remodeled Bathrooms

Attached 2-car Garage | Updated Kitchen with Designer Custom-Finished Granite Counters & Backspash

Family Kitchen/Great Room with Fireplace/Brick oven | Dual Paned Windows | Hardwood Floors

Outdoor Living Areas including Backyard Deck, Patios | Manicured Gardens Front and Backyards

Offered at $1,199,000 | Virtual tour: www.3120Verdun.com

Square footage, acreage, and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors. It important to buyers, buyers should conduct their own investigation.

apr.com | **BURLINGAME** 1440 Chapin Avenue, Suite 200

Breathtaking, expansive views can be enjoyed from each living space in this immaculate and remodeled residence nestled in the San Mateo Hills. Casual, graceful elegance with exquisite designer finishes throughout create an optimal daily lifestyle of ease, function and entertaining. Every detail has been meticulously maintained and upgraded with thoughtful attention to quality appointments. Blending designer elegance with comfort and style, this home is well suited for indoor/outdoor entertaining and living. Private, enclosed front yard is ideal for outdoor playing and entertaining. The large backyard with its manicured, lush landscape, vegetable garden, stone paver patio, and redwood deck is ideal for afternoon get-togethers or puttering in your garden. The spacious and light-filled living, dining and family rooms feature dual paned picture windows capturing beautiful views from each room. Light colored hardwood floors flow through each room to the sleeping quarters. The kitchen boasts a custom made, golden colored, granite counter top and backsplash with matching butcher block top. Built-in appliances and fireplace/brick oven make meal prep a snap, while capturing views from the breakfast bar and eating area. Bedrooms are light filled and spacious, and the master bedroom suite windows take advantage of the views. Step out from two bedrooms to a redwood deck for morning breakfast or an afternoon read. Both bathrooms remodeled and bathroom #2 features custom wood vanities with marble tops, imported Italian porcelain tile and designer fixtures. Close proximity to transportation, freeways, parks, award-winning schools, and shopping.

Sia Glafkides, Broker

Office 650.931.2962 | Mobile 650.302.3333
Sia@apr.com | SiaGlafkides.com
DRE# 00637008

Sia Glafkides
A Heritage of Excellence

Christine "Christy" Usher

From: Jim Nash <pjnash1@sbcglobal.net>
Sent: Wednesday, June 04, 2014 9:20 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: Terri Schmier
Subject: Request - Approval Renovation 3328 Verdun Ave - Schmier

Dear Ms. Usher, Ms. Forsell and Mr. Munekawa,

We are San Mateo residents writing to support our neighbors, Terri and Michael Schmier, in their efforts to gain approval to renovate their San Mateo residence.

After reviewing the plans of the proposed renovation at 3328 Verdun Ave., we strongly believe that the proposal has been put together with diligence and thoughtfulness; addressing both the Schmier's need to expand their home while preserving their uphill neighbor's primary view. The proposed changes to this property will enhance the overall value of our neighborhood as well. Terri and Michael are active supporters of their children's school and as well as the community; contributing countless volunteer hours and participating in community events/activities in San Mateo. We support them in their efforts to remain in our neighborhood by extending their home to accommodate their family's needs.

We hope you will approve Terri and Michael's renovation plans.

Kind regards,

Patti and Jim Nash
675 29th Ave

From: Brent Harnish
To: Christine "Christy" Usher
Subject: View Preservation
Date: Friday, May 09, 2014 12:10:56 PM

City of San Mateo:

We have lived at 4119 Kingridge Drive in San Mateo for the past 25 years and have become very alarmed about the possibility of the lack of control regarding view protections.

It just makes common sense that a home with a view will generally have a higher valuation than a home without. As a matter of fact, chances are the homeowner has paid dearly in higher taxes because of the higher valuation. There must be a manner developed which would assure home owners that their long time held views would not be restricted by someone else building in front of them.

I don't understand how a planning application could be approved without a view review being conducted where one is relevant.

Perhaps I've overly simplified my inquiry but I've done my best to object to the planning application #13-074 at 3328 Verdun Ave in San Mateo which appears to affect other homeowners.

Thank you,

Brent Harnish
650-286-1625

From:	Gena Marie Squeo
To:	Christine "Christy" Usher
Cc:	Terri Schmier; michaelschmier@yahoo.com
Subject:	Proposed Renovation at 3328 Verdun Ave.
Date:	Wednesday, June 04, 2014 6:14:44 AM

Dear Ms. Usher,

After reviewing the plans of the proposed renovation at 3328 Verdun Ave., I think the proposal has been very carefully thought out and effectively balances the Schmier's need to expand their home while still preserving their uphill neighbor's primary view. I hope you will approve these plans in support of Terri and Michael's family needs.

The Schmiers are the kind of people and neighbors we want in San Mateo. They are invested in our neighborhood, our public schools and recreational sports teams. Simply put they care. They've followed all guidelines set forth by the city and it's a shame that it's come to this.

Thank you for taking the time to hear my opinion.

Warm Regards,

Gena Hocevar
2505 Ensenada Way
San Mateo, CA 94403

Christine "Christy" Usher

From: Kerri Weyer <kerriweyer@yahoo.com>
Sent: Wednesday, June 04, 2014 9:57 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: Kerri Weyer
Subject: Proposed renovation at 3328 Verdun Ave
Attachments: Letter from Jen and Ed.docx; terri house letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

After reviewing the plans of the proposed renovation at 3328 Verdun Avenue in San Mateo, we think the proposal has been very carefully thought out and effectively balances the Schmier's need to expand their home while still preserving their uphill neighbor's primary view. It sounds and looks like their plans fall within the guidelines of the overall code and planning rules. As a resident of San Mateo, I appreciate efforts that other residents do to update their homes. These investments only help to improve the neighborhoods that we live in. The Schmier's have a young family and are very involved within the community. We are very happy and fortunate to have them here.

If everything is designed to code, I see no reason why this proposed renovation wouldn't get approved.

We hope you will approve these plans in support of Terri and Michael's family needs.

The Weyer family
200 Aragon Blvd
San Mateo, CA

May 23, 2014

To the Planning Department Representatives of San Mateo:

As friends of the Schmier family for over 10 years and fellow San Mateo residents for over 15 years, we are writing in support of their proposed home renovation. We have reviewed their plans for which we feel has been very well thought out with much consideration given to their surrounding neighbors.

Clearly, family and the community are important to the Schmiers. It is evident in their support and involvement with the schools their two daughters attend in San Mateo and their dedication and time put into the many activities they participated in locally. It is also evident that spending time with their families is a priority to them and that they cherish the opportunity to have their girls see their grandparents as much as possible. This proposed plan will allow Terri and Michael to sufficiently accommodate their aging parents during their visits with the possibility of a multi-generation living situation which should be valued and respected.

It is evident that the Schmiers have reached out to their neighbors with much effort to find a reasonable compromise. This renovation would not only be a positive investment for this San Mateo neighborhood, but it will also allow Terri and Michael to continue raising their children in the best city in Northern California.

Thank you for allowing us to voice our support of the Schmier proposal for renovations to 3328 Verdun Avenue. They love living in San Mateo, and we would hate to lose a family like this one! Simply stated, these are good people with good intentions...

Respectfully yours,
Jennifer and Edward Yan
1498 Ascension Drive
San Mateo, CA 94402

How are you? My name is Siu-Ping and I am writing this letter in regards to the 2nd floor addition that our neighbors, Terri and Michael Schmier, have recently submitted for approval.

The purpose of this email is to give the City another neighbor's perspective toward their renovation project. Our house is directly across the street from their house.

San Mateo is a beautiful city with a thriving community. Owning a house is the quintessential American Dream. Most people will develop connections and relations to their community and often like to stay in their own house but their needs may have evolved over time. The Bay Area is one of the most expensive residential areas in the US. Most of us work diligently to become more financially secure to improve our everyday life and surroundings. This may mean better yard landscaping, larger living space for a growing family, more functional floor plan, updated appliances and so forth. Our neighbors are at this junction of their life and I would like to support them in this endeavor.

Here are the following points in support for their renovation:

1. This is their house. They have the right to build and expand following the guidelines of what the City of San Mateo have wisely established. They are not breaking any laws. Neighbors will have different opinions regarding their project but we shouldn't impose on their rights to their property if done in a lawful manner.

2. Neighbors do not own other people's property. If we do not like someone's dress or fashion style, we cannot forbid her to wear it if it is not against the law. Neighborhoods, just like fashion, will change over time. Change may be hard to accept but we cannot dictate others' action simply because we don't like it.

3. Change is not necessarily negative. Most of the houses in our neighborhood were built in the 40's and 50's. That is over sixty years ago. I believe that upgrading, while keeping the stylistic integrity of the community, will benefit the neighborhood in the long run. Home values will increase in our community.

4. If laws were written to prevent any 2nd story additions, this would hurt our economy. Instead of spending money to create more renovation jobs in our community, residents may take their money and go elsewhere. In preserving the status of some homeowners, others will be prevented from realizing the full potential of their house.

I hope the City of San Mateo will continue to support the homeowner's rights to their own property. It is not true that every house on Verdun Avenue has a view. There are houses on Verdun which do not have views. Please do not write any ordinance which **forever** decides who can or cannot have a view by not allowing any future 2nd story additions at all. Please give this option to the people who actually own their house. I believe the City of San Mateo will do their best to decide with objectivity and wise counsel in each individual case seeking approval.

Thank you for hearing my views regarding this issue.

Sincerely,

Siu-Ping Wong

From: kkaren1210@aol.com
To: Christine "Christy" Usher
Subject: Please forward
Date: Tuesday, June 03, 2014 12:54:20 PM

Hi Christy could you please forward this email to the Planning Commissioners?

Dear Honorable Chair Massey, and Commissioners, Hugg, Bonilla, Drechsler and Whitaker:

I would like to invite all of you out to my home before the June 10th meeting. I think it is very important to take a look at the views I mention in my letter to you all.

I will not be available Friday afternoon through Monday afternoon. However, if you can only come on the weekend I can arrange for someone to show you my home's views.

Thank you,
Karen Trudell
3334 Verdun Ave.
San Mateo, CA

From: Christine "Christy" Usher
To: Christine "Christy" Usher
Date: Tuesday, June 03, 2014 5:24:07 PM

From: gaudi stazi [mailto:gaudi_s@hotmail.com]
Sent: Monday, June 02, 2014 4:43 PM
To: Planning Commission
Subject: Planning Application #13-074, Schmier Residence

Planning Commission
City of San Mateo
330 W. 20th Ave.
San Mateo, CA 94403

Re: Planning Application #13-074, Schmier Residence
Planning Commission Hearing Date: June 10, 2014

My name is Gaudenzio Stazi, owner of a house in the same block, at 932 W. Hillsdale blvd.

I'm writing to notify that both my wife and myself are opposing the proposed project.

We believe it is unfair : it will "transfer" a significant amount of value from one property to another.
It is inconsiderate to the amount of loss to the other property: 10 or 12 foot high ceiling !! ??
It will be the beginning of a "domino effect" that will disrupt what is today a nice and well established
neighborhood.

I will write more about reasons for opposing this project and will present with additional email and/or personally at the scheduled meeting on June 10, 2014.

respectfully,
Gaudi Stazi and Dula Cardenas Stazi

From:	kkaren1210@aol.com
To:	Christine "Christy" Usher
Subject:	Application number 13-074
Date:	Tuesday, June 03, 2014 12:46:44 PM
Attachments:	Letter to Planning Commission.docx

Hi Christy,
Please forward the attached letter to the Planning Commissioners. This letter is intended for Planning Dept., Zoning Dept and the Planning Commissioners. I will also have some photos I would like to submit. When should I get these to the Planning Dept.?

Thank you,
Karen Trudell

KAREN TRUDELL
3334 Verdun Avenue
San Mateo, CA. 94403
650-580-6067

May 31, 2014

J. Christopher Massey, Chair
Planning Commission
City of San Mateo
330 W. 20th Ave.
San Mateo, CA 94403

RE: Planning Application #13-074, Schmier Residence
Planning Commission Hearing Date: June 10, 2014

Dear Honorable Chair Massey, and Commissioners, Hugg, Bonilla, Drechsler and Whitaker:

I have lived in my home for over 20 years. I bought my home because it had a large back yard and a spectacular view. The original flyer from the real estate agent selling the home emphasized the **View**. Right below the photo of the home she had in bold print, "Views Of The Bay." She also wrote, "Family room with walls of glass provide serene bay and beyond views." I have enjoyed a panoramic view of San Francisco Bay to the Belmont Hills. At the time I purchased the home, I paid a higher price because of the amazing view.

I am writing to express my opposition to the Schmier's proposal to add a second story addition. A second story addition will substantially obstruct my pre-existing view as well as impact surrounding properties. This application is causing great discord throughout the neighborhood. I am respectfully requesting that the Planning Commission deny this application. For reasons stated below, the Planning Commission will see that this application is not in the best interests of the City of San Mateo, is inconsistent with the City's Single Family Design Guidelines, and does not conform to the requirements of the City's Ordinances and therefore must be denied.

1. **The planning Commission does not have adequate information to make an informed decision on this matter. A Pole Study must be done.**

   My pre-existing view will be substantially impacted by this proposal. I will lose all of my spectacular view from my master bedroom and a considerable amount of my living room view. I am not a builder or an architect so I have a difficult time

visualizing the true full extent of the impact on my view. I have requested, as have other homeowners, that a Pole Study be done before any decision is made on this application.

The Schmier's consultant did generate some computer renditions of her perspective of the view blockage. However, there has not been any verification of the actual view blockage. It also came to my attention that one of the homeowners whose view will be impacted, stated that the computer renditions were not accurate. A Pole Study is absolutely necessary to get an accurate preview of the impact of the proposed addition. Other proposals for second story renditions have performed Pole Studies to determine the actual impact on the neighbor's views. I do not understand why this has not been required for this proposal. Before a decision can be made the Planning Commission must require a Pole Study be done.

2. **<u>The Schmier's application does not comply with the City's Single-Family Dwelling Design Guidelines</u>**

<u>Section IV (8) (A):</u>
Proposed additions must respect existing views. This application does not respect my views. I will lose all of my master bedroom view and a considerable portion of my living room view. The master bedroom view is deemed secondary by the Guidelines, but some of the value must be taken into consideration. Often I sit in bed and read, enjoying the amazing view. Having a view from the master bedroom not only adds monetary value but adds emotional value. After a very stressful day I sit and gaze out my bedroom window and unwind. As a single parent I bought this home because of the serene bay view, knowing I would need a place to relax at the end of the day.

Guidelines state the roof plate height could be lowered to minimize the view blockage. The last time I reviewed the plans with Christy, the south eastern room of the proposed addition had ceilings in excess of 11'. The ceiling height is excessive, does not add any square footage to the proposed addition and creates unnecessary view blockage. Lowering the ceiling height to 8' and having a flat roof may restore some of my view. Again, a Pole Study would confirm this.

Guidelines state pre-existing views should be maintained similar to that enjoyed by the proposed addition. If this addition is approved I will lose a considerable amount of my view, while the Schmiers will gain a full, unobstructed view. This second story addition is not maintaining views to a similar level or balancing the private rights to views from all parcels. The Schmier's residence will enjoy a greater view right than

mine. The guidelines state that no single parcel should enjoy a greater view right than other similar parcels.

There is no view equity in this proposal and for that reason this application needs to be denied.

My downstairs room will lose all eastern sunlight if the second story addition is built.

This application is detrimental to the harmonious and orderly development of the City. It has created ill will in the neighborhood. It impairs the desirability of investment or occupation of homes with a view in San Mateo. If this proposal is approved it will create an uncertainty in the real estate market.

I completely understand a homeowner's right to add on to their existing home. However, I do not believe that any homeowner has the right to build any structure that will devalue a neighbor's home or take away a neighbor's enjoyment of their existing view.

The Schmiers bought their home without a view. I bought my home with a view and paid a premium for the view. The homes on Verdun and many other areas in San Mateo were built to take advantage of the views. If this proposal is approved the City of San Mateo will be sending the message that it is acceptable to substantially eliminate pre-existing views. View homes in the City of San Mateo are often sold for a substantial amount more than similar homes without a view. If this application is approved I will lose a substantial amount in the value of my home. Again, no homeowner should have the right to build an addition that devalues another homeowner's property. I could possibly lose hundreds of thousands of dollars in the value of my home.

Other cities have adopted View Protection Ordinances to protect pre-existing views. These cities understand the value and importance of view sheds in their communities. It would be in the City's best interest to consider adopting a view protection ordinance in the very near future.

The Schmiers do have another alternative to expand their living space while respecting my pre-existing view and other neighbor's views. Their home has an existing patio that could be designed for expanding their living space. The Schmiers could utilize their property without blocking my views and other neighbor's views. This would be a reasonable alternative and would not impact my view or devalue

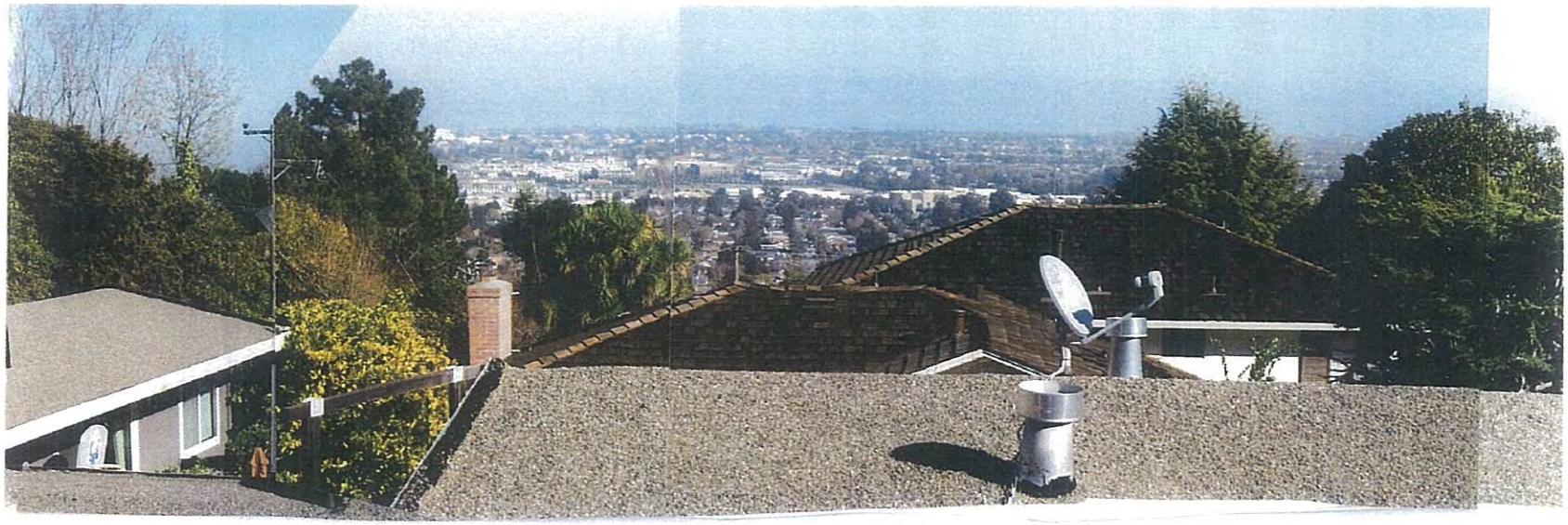
my home. It is the Planning Commissions responsibility to encourage the Schmiers to consider this alternative.

Should this proposal be approved it will set a precedent as to how views may be obstructed for subsequent additions not only on Verdun Ave. but other homes in the City of San Mateo. Allowing one property owner to build and obstruct another neighbor's view may result in a domino effect as homeowners build up to regain lost views. So, a pre-existing view scape must always be given priority since it recognizes and retains the integrity of the neighborhood.

In closing I want to say I love living in this neighborhood. It has been a wonderful community to raise my daughters in. As a single parent I worked very hard, sometimes two jobs at a time, so we could stay here. As retirement comes closer, I am finally in a position to really enjoy my home and the fabulous views. Yet I am also at risk of losing a substantial part of my views which would diminish much of my enjoyment.

Thank you for your consideration into this matter.

Respectfully,
Karen Trudell
3334 Verdun Ave
San Mateo, CA 94403
650-580-6067



Bedroom View
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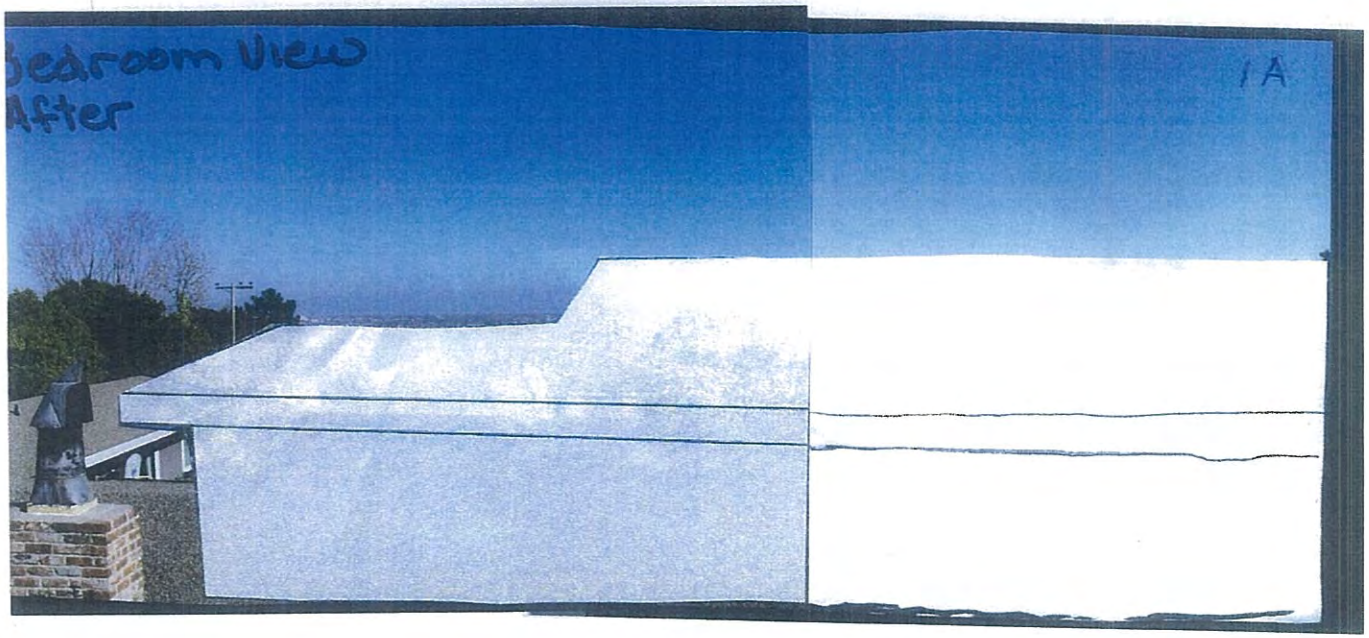
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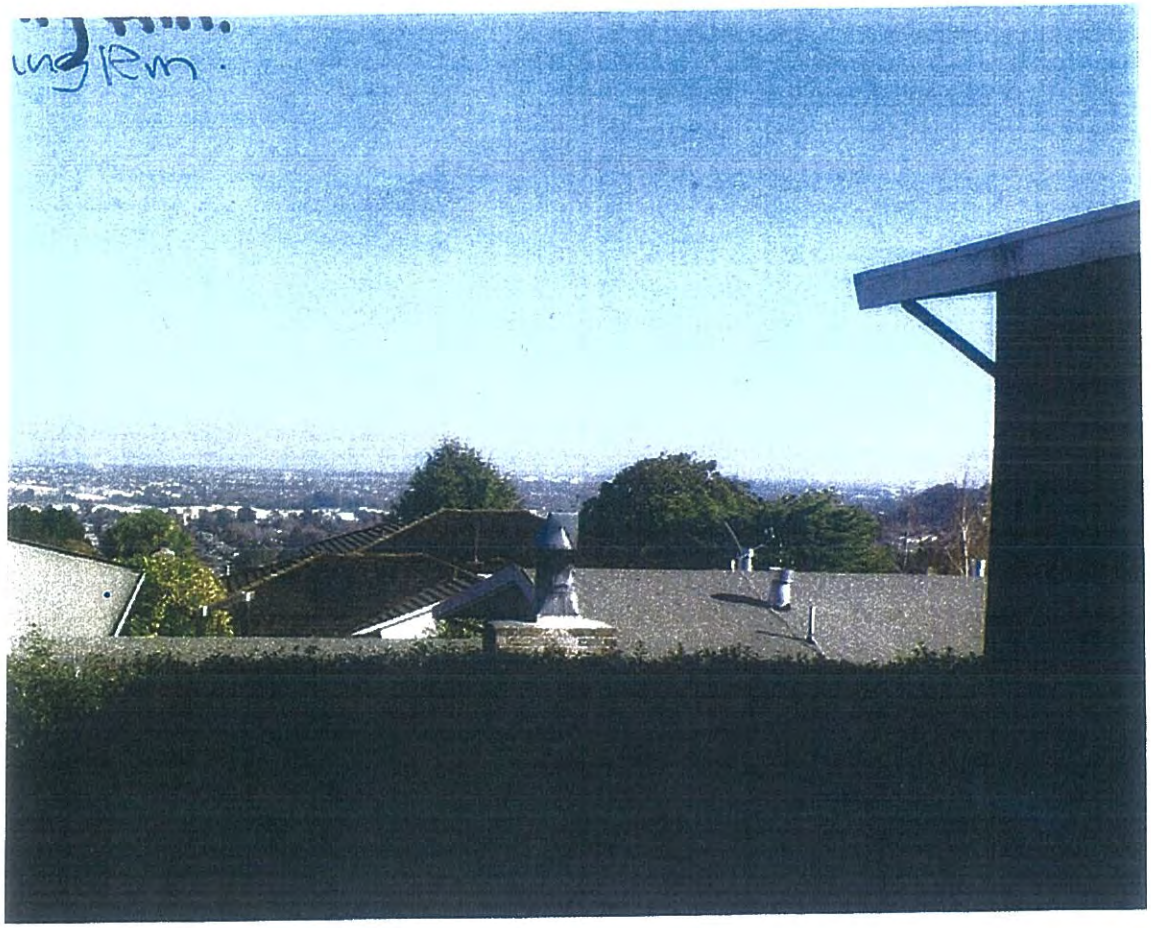
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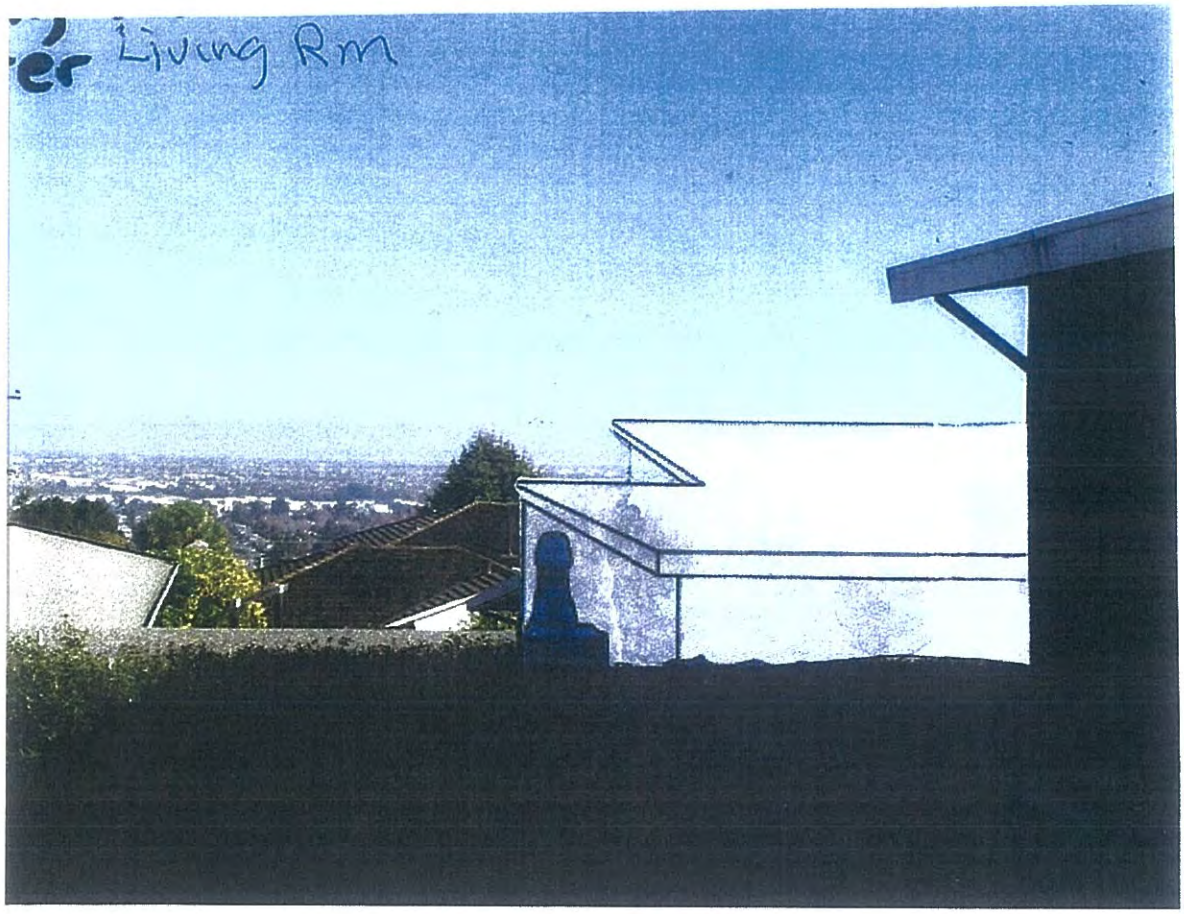
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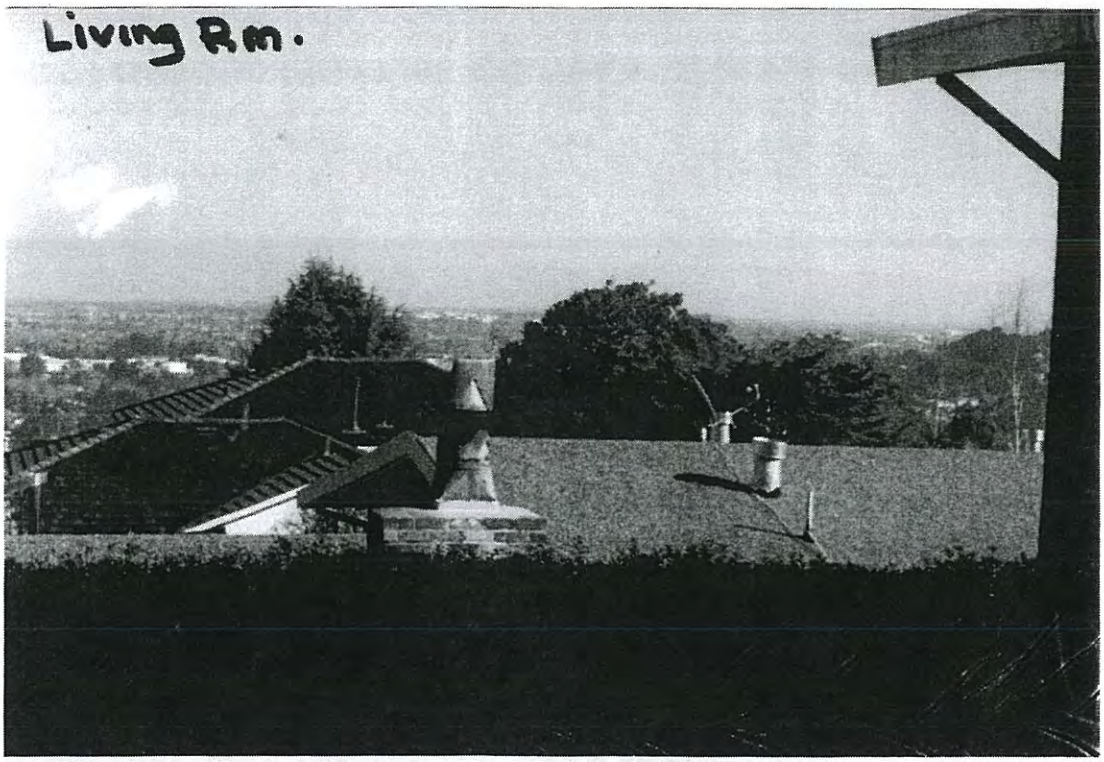
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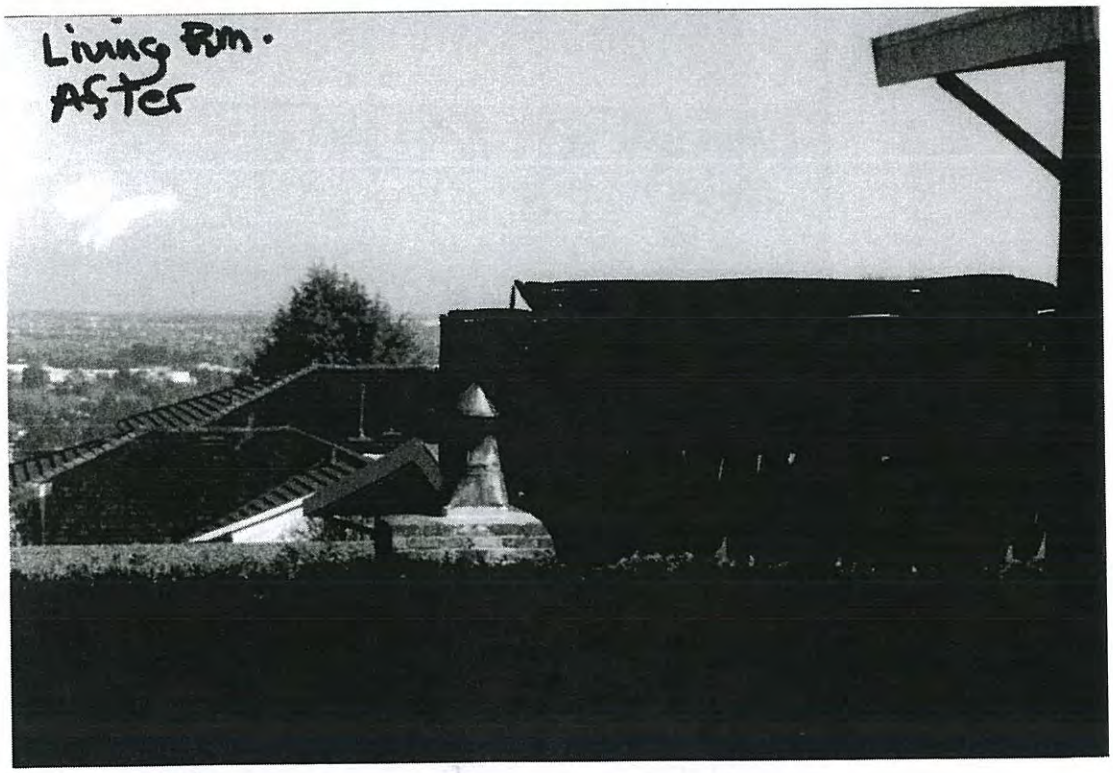
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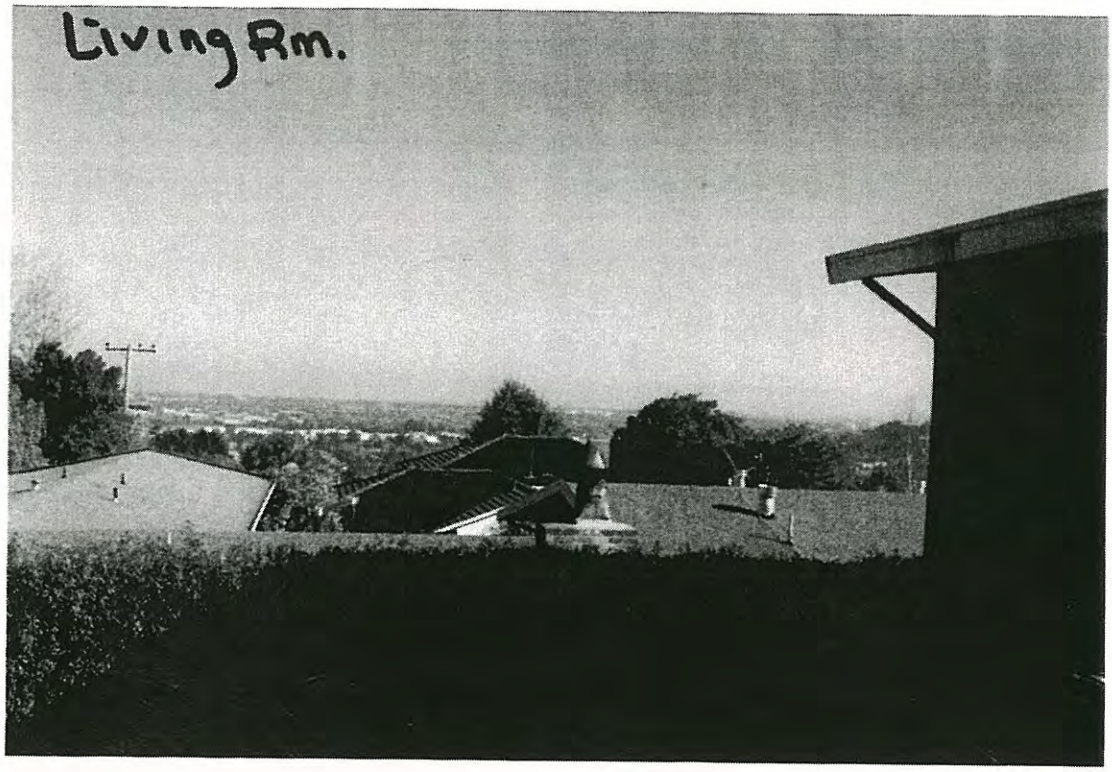
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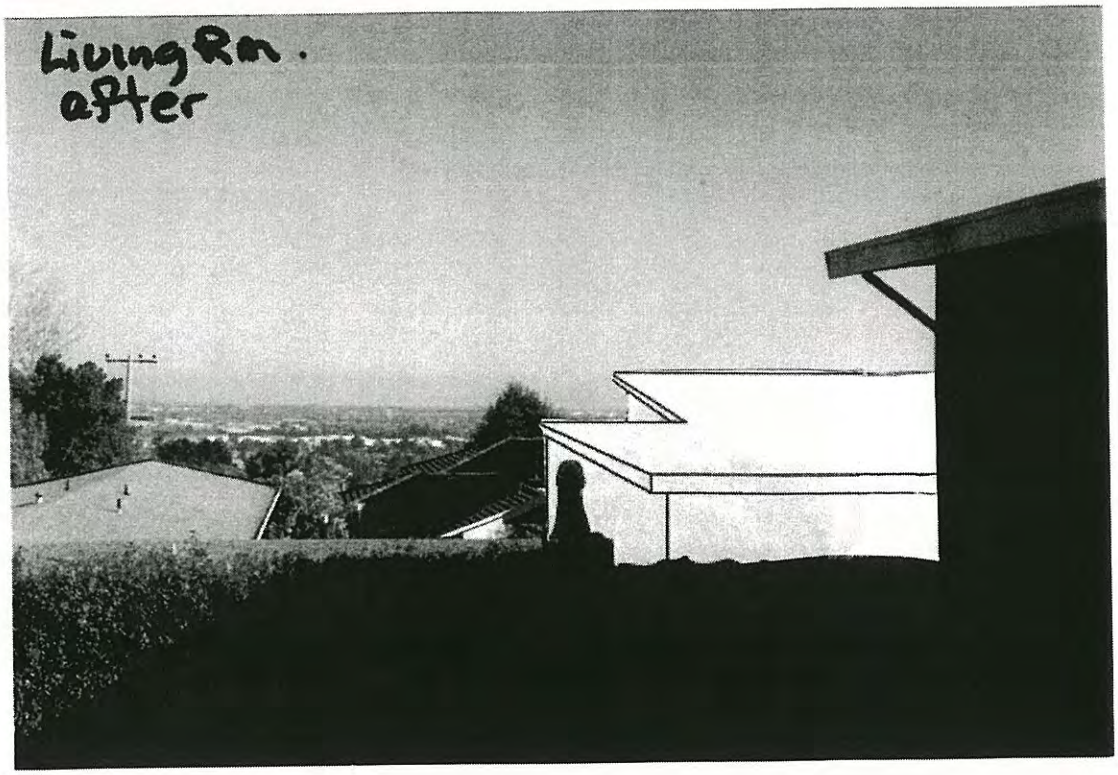
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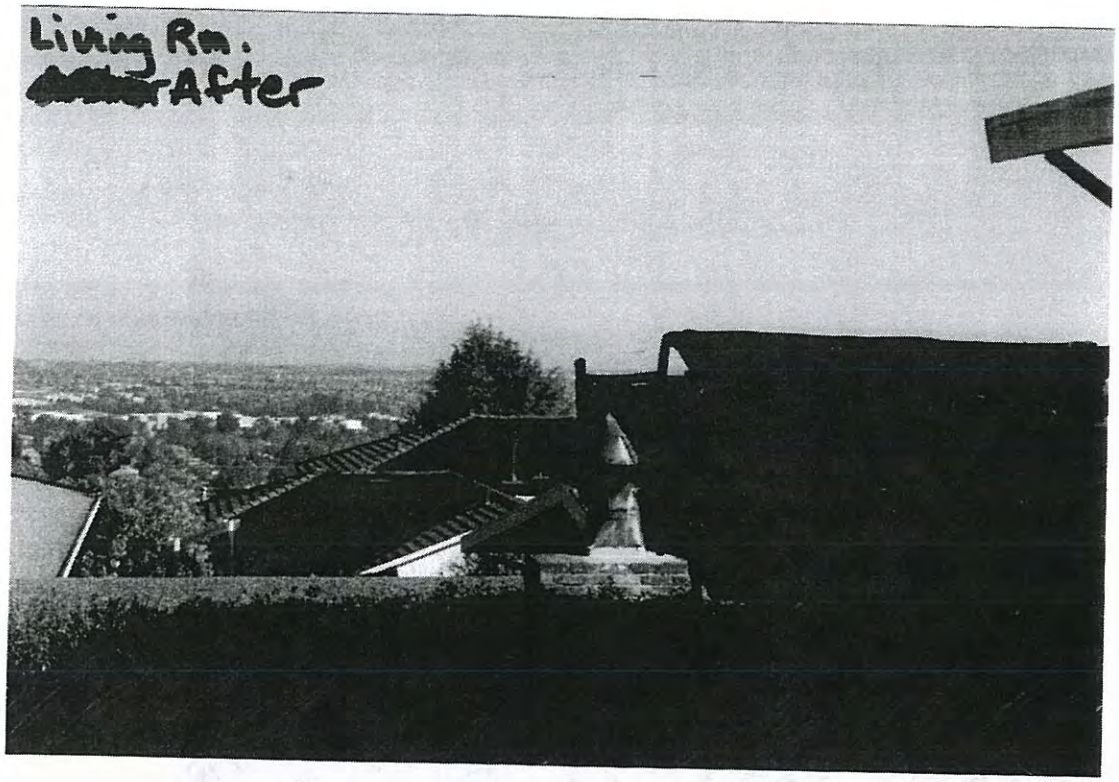
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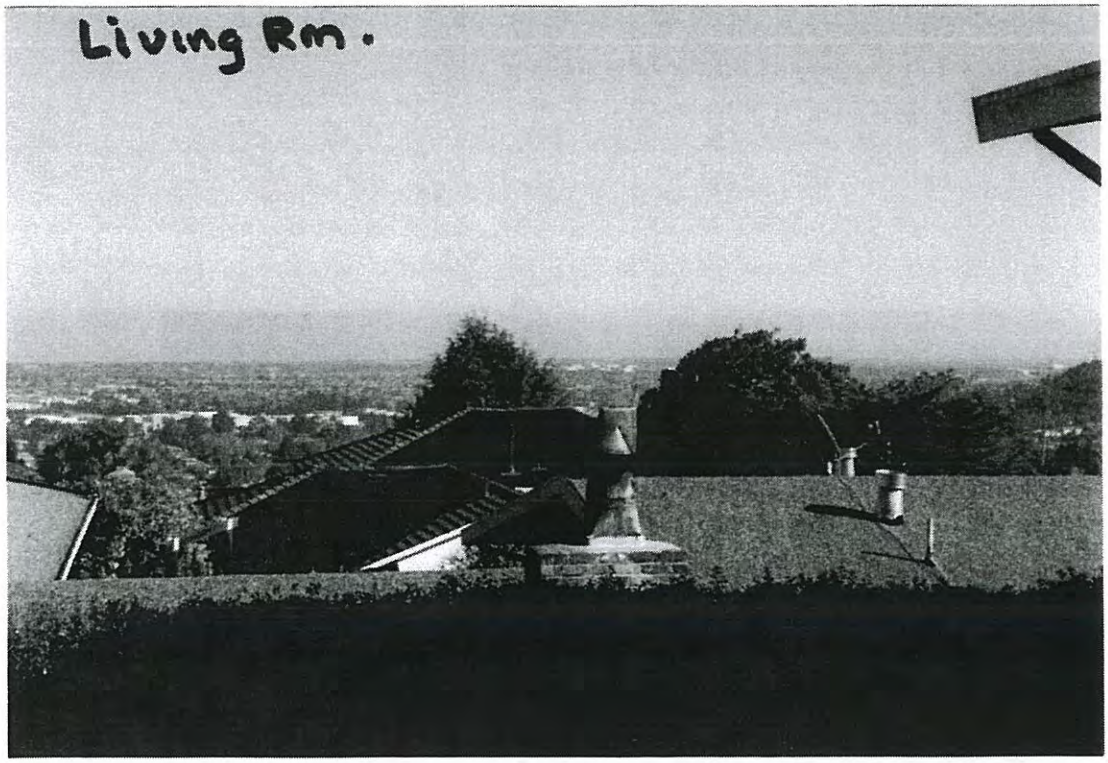
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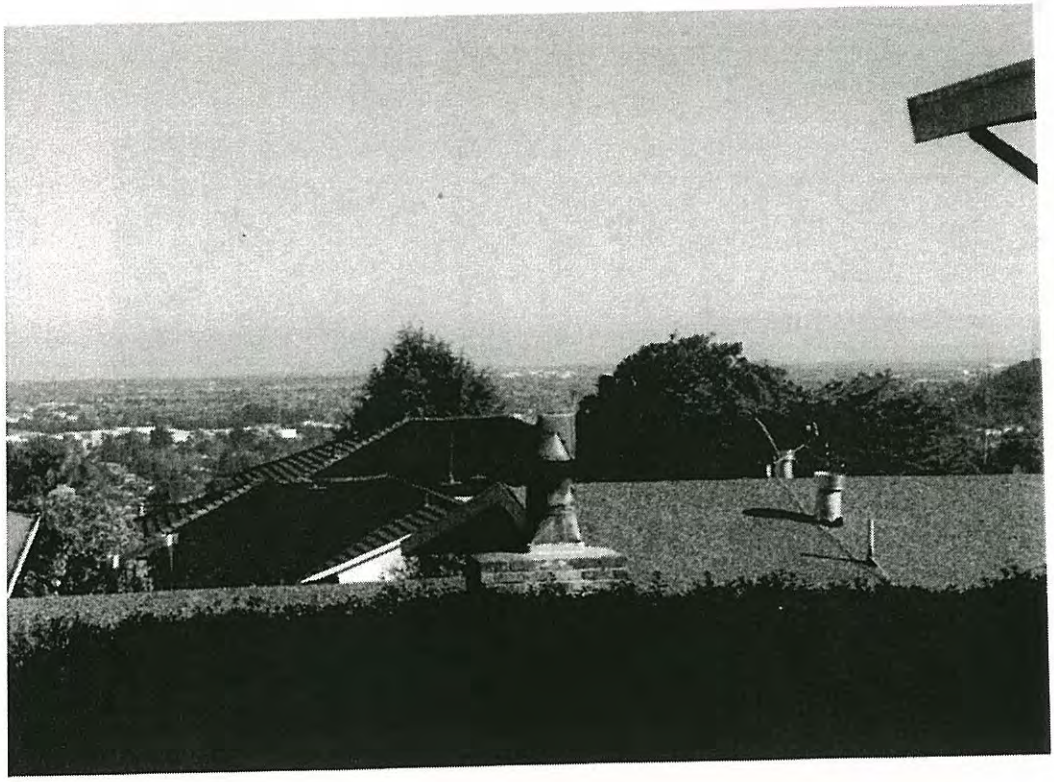

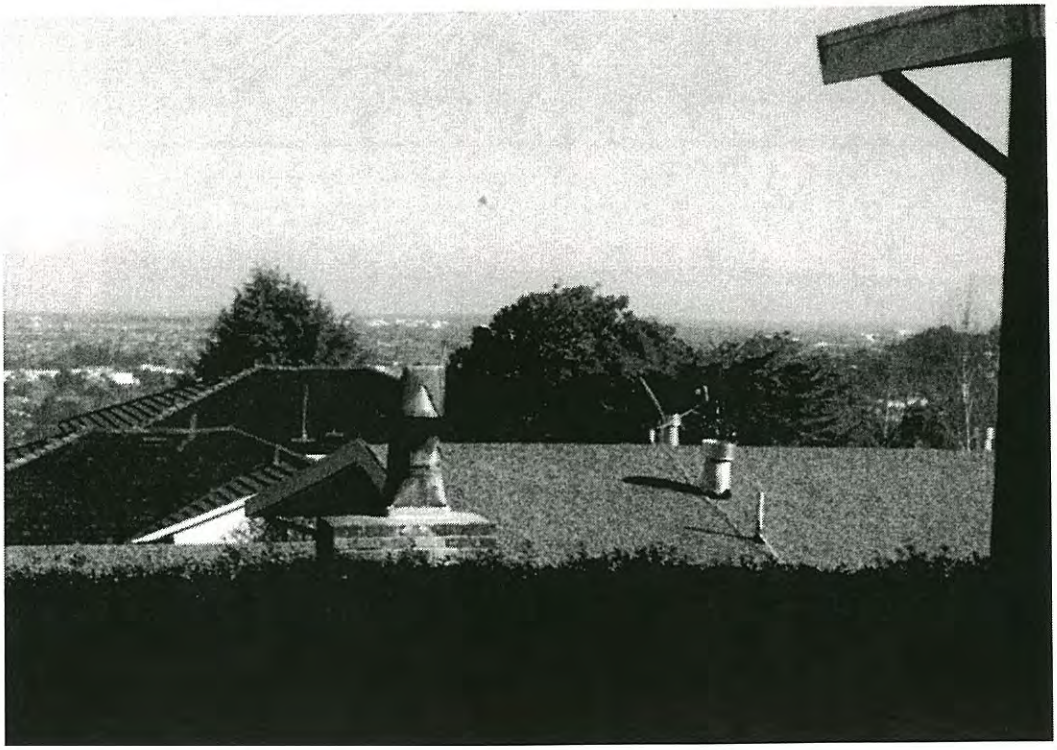

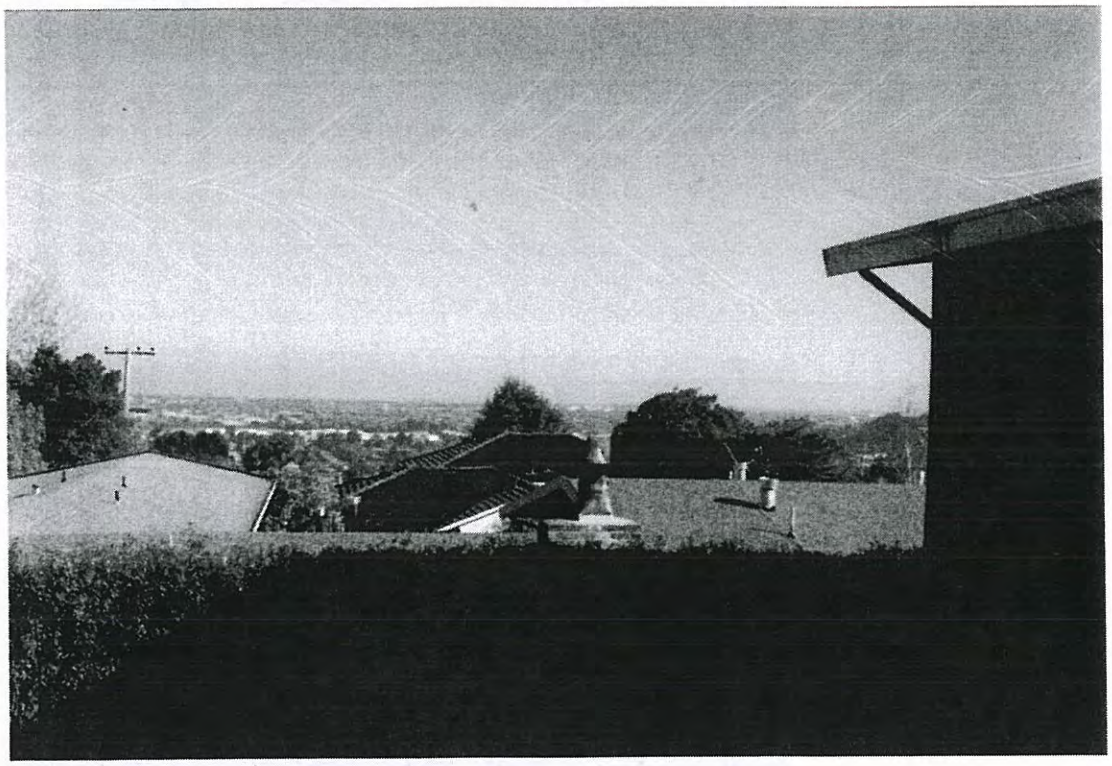

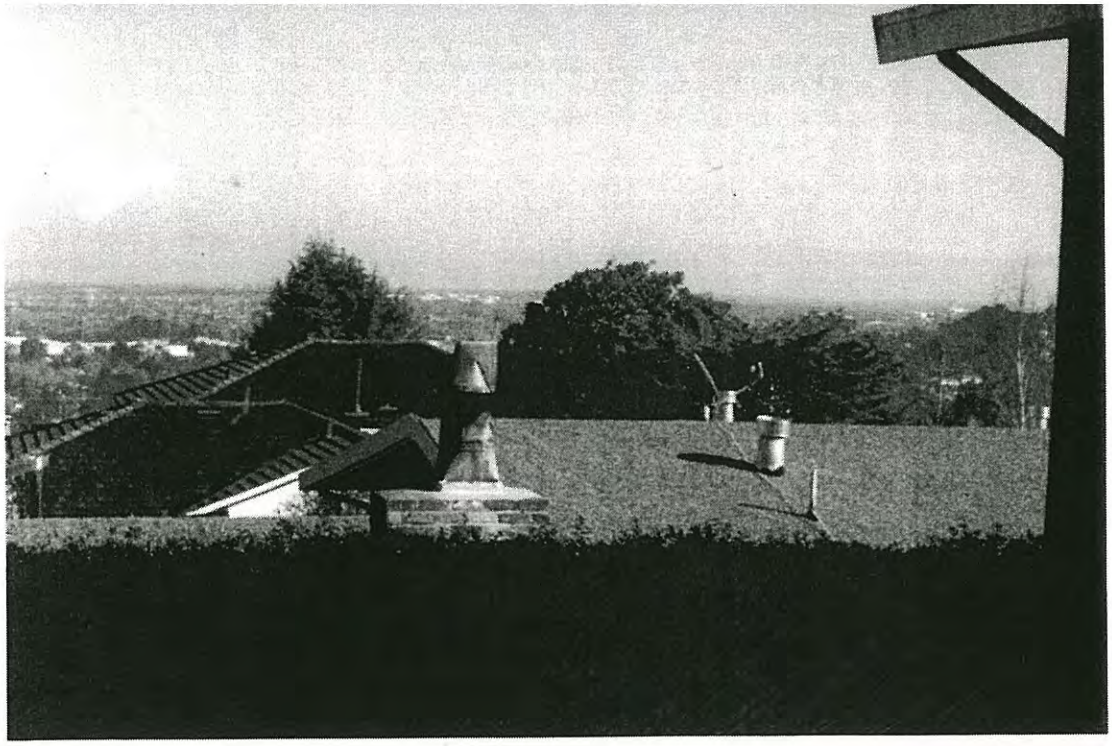

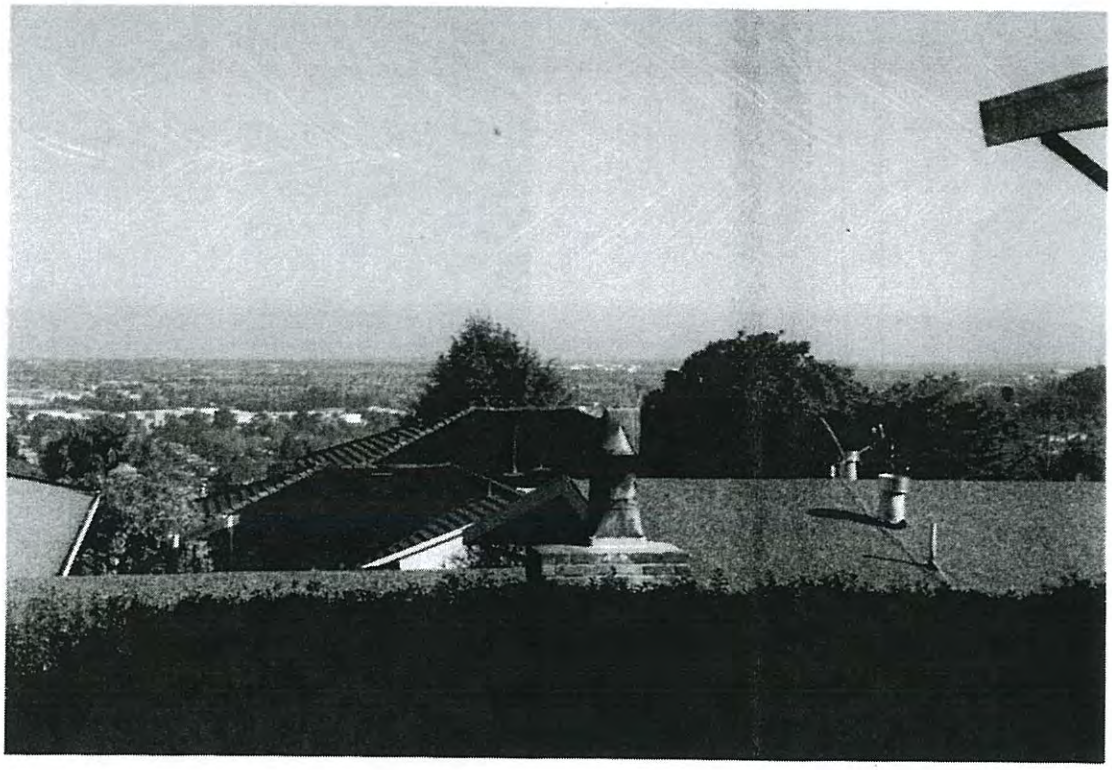

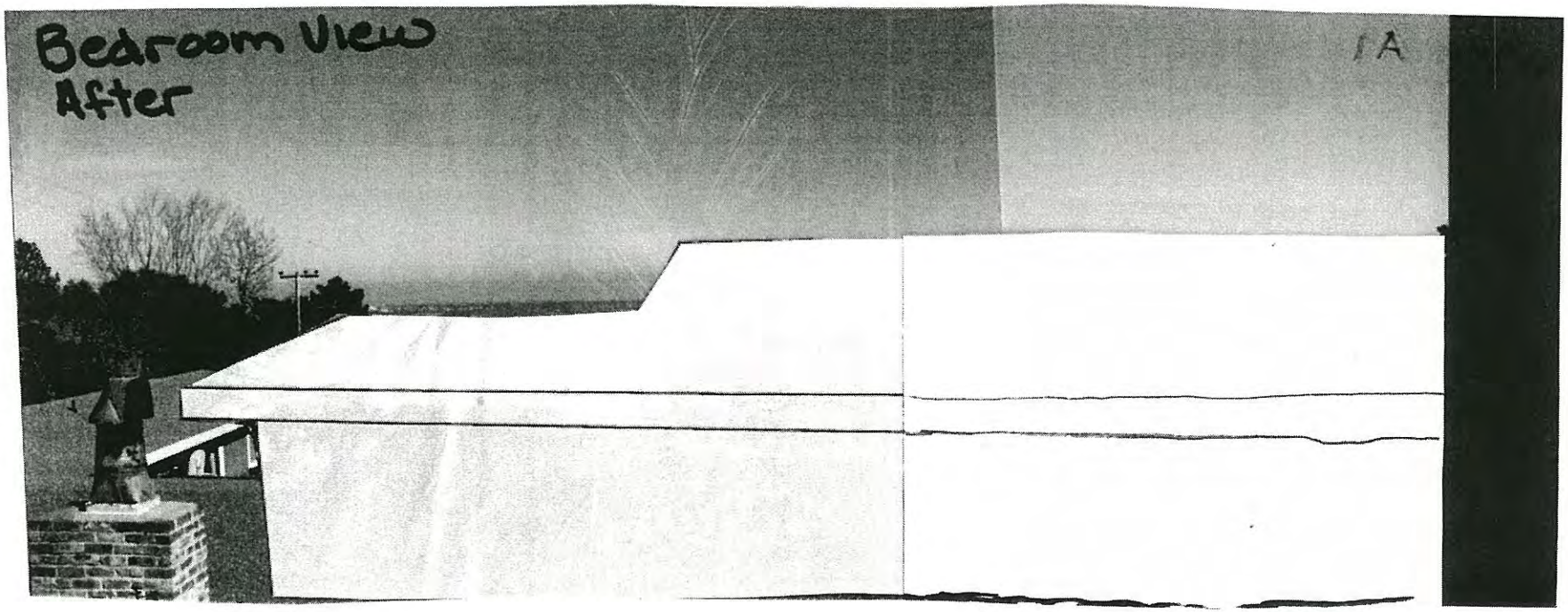
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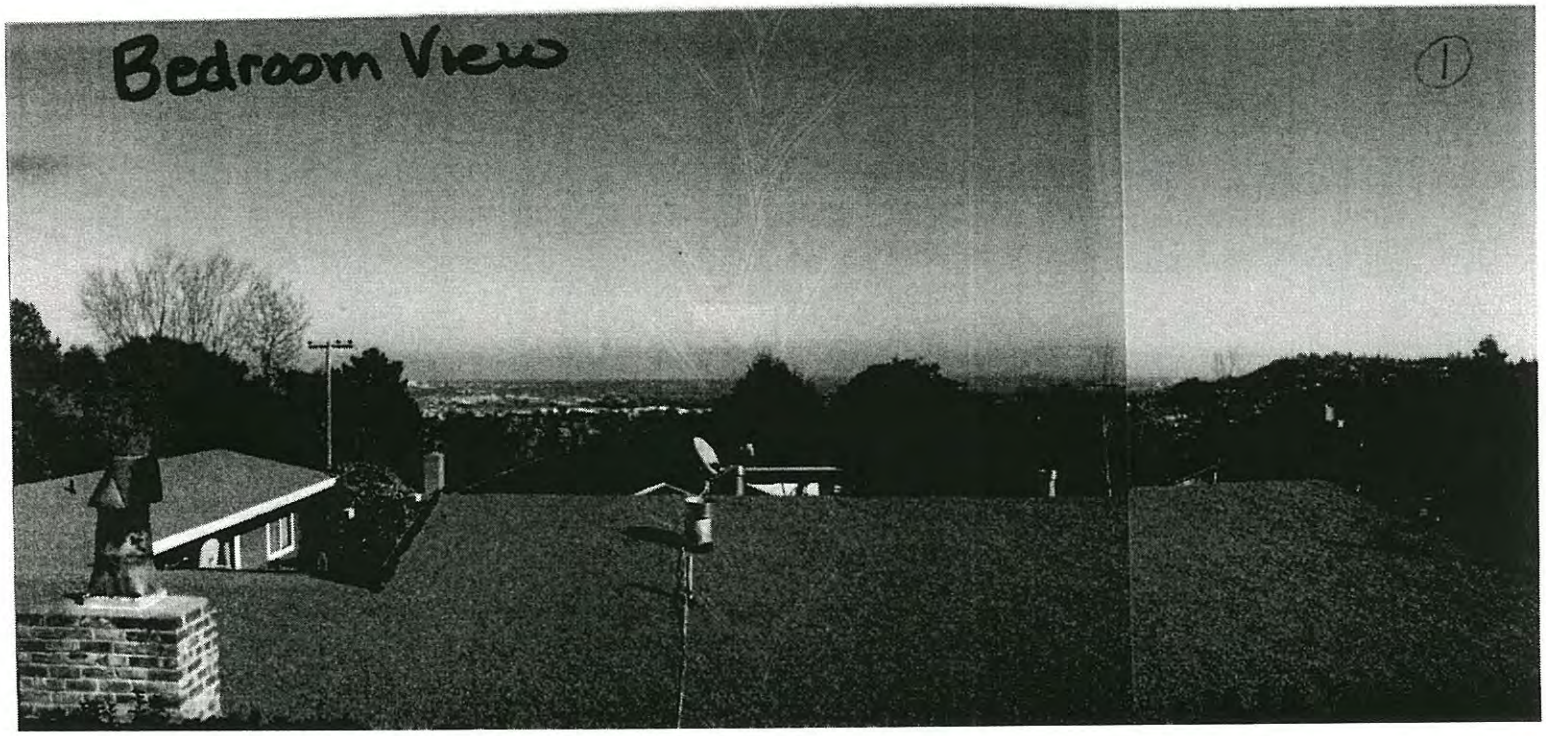
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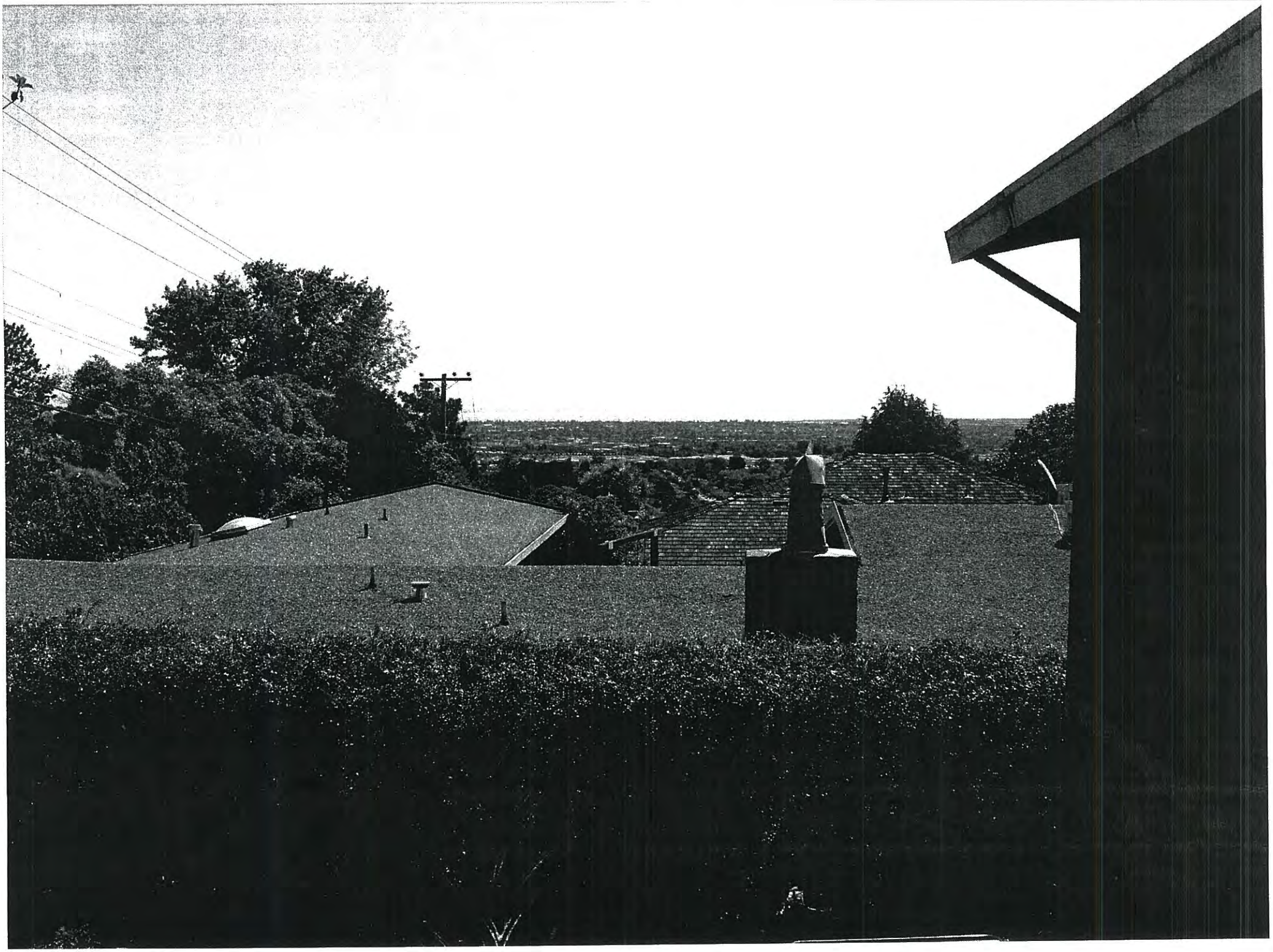

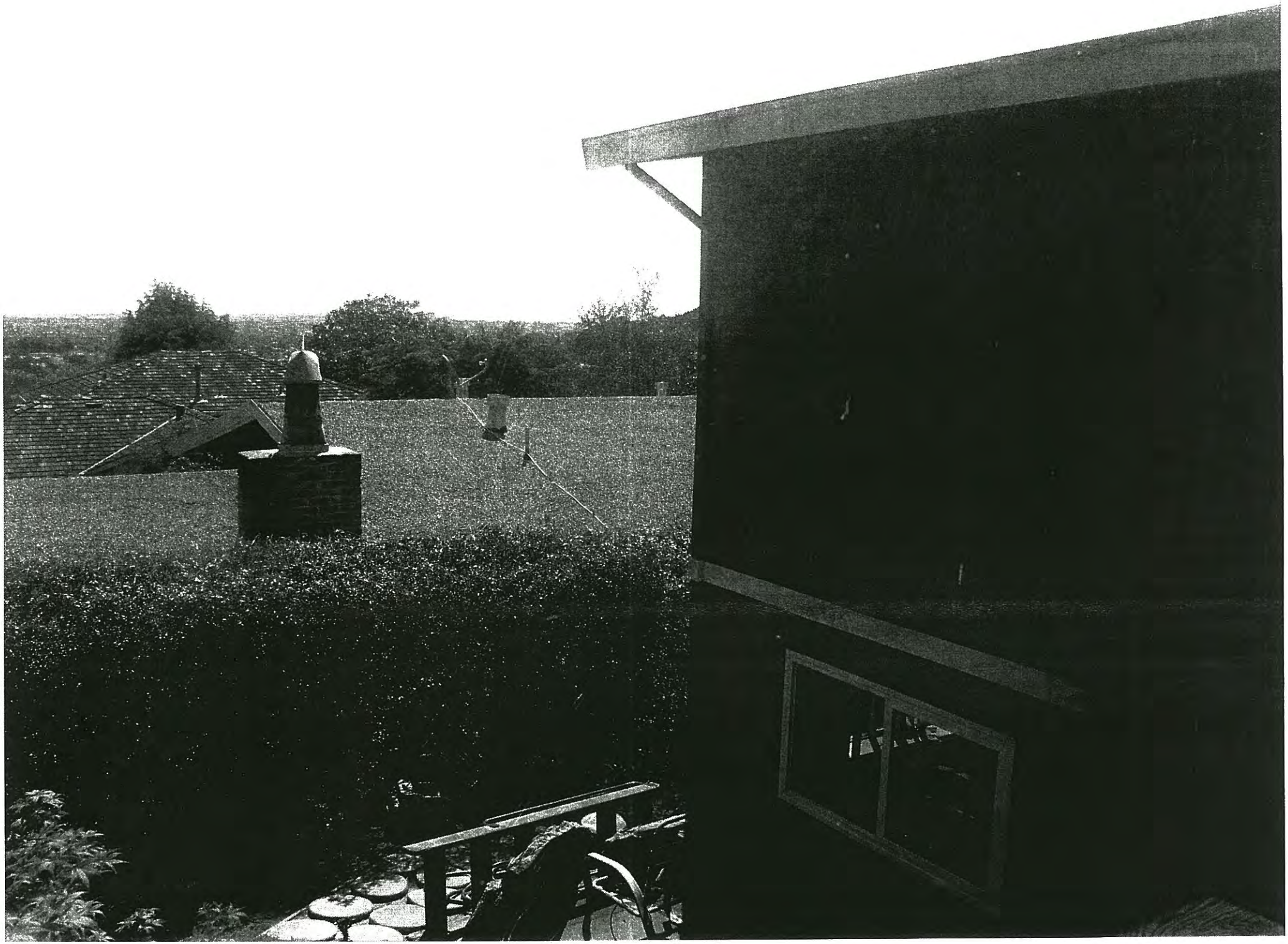

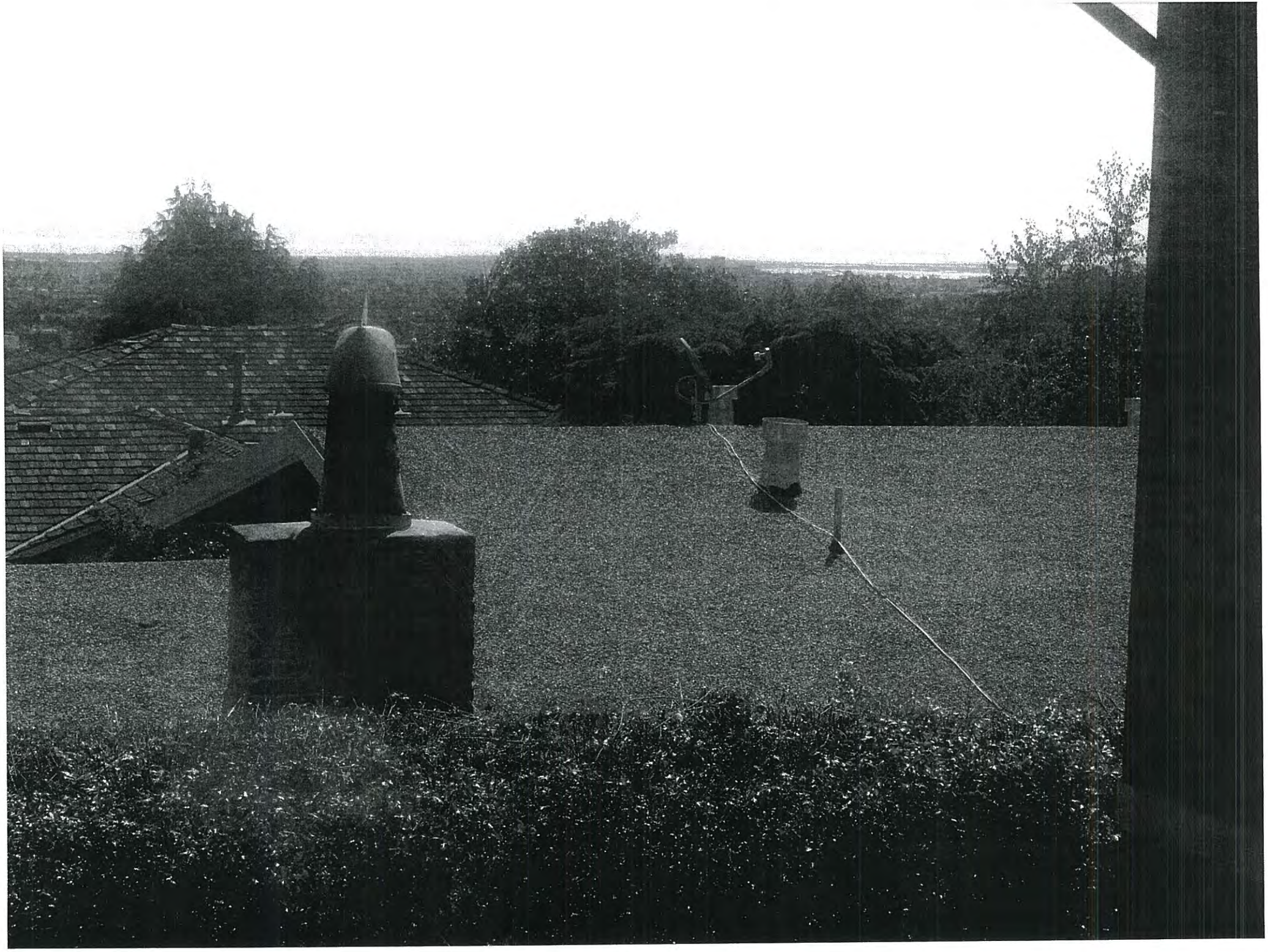

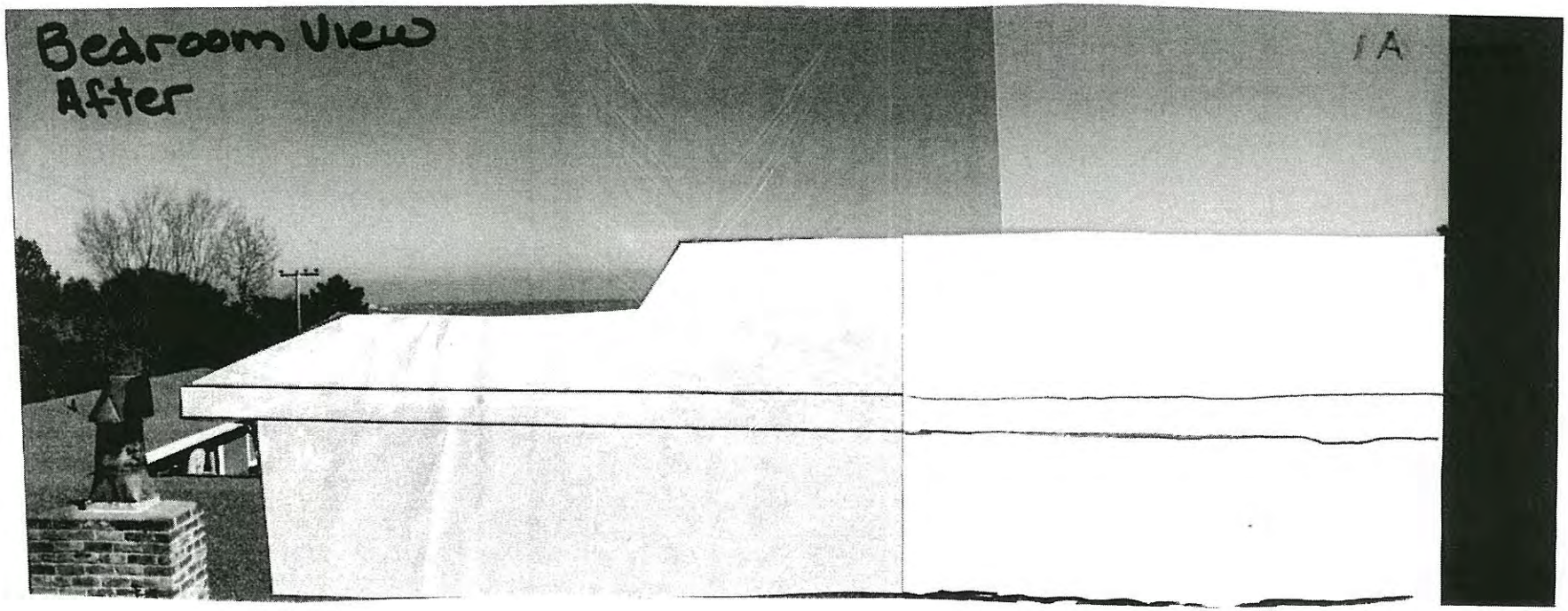
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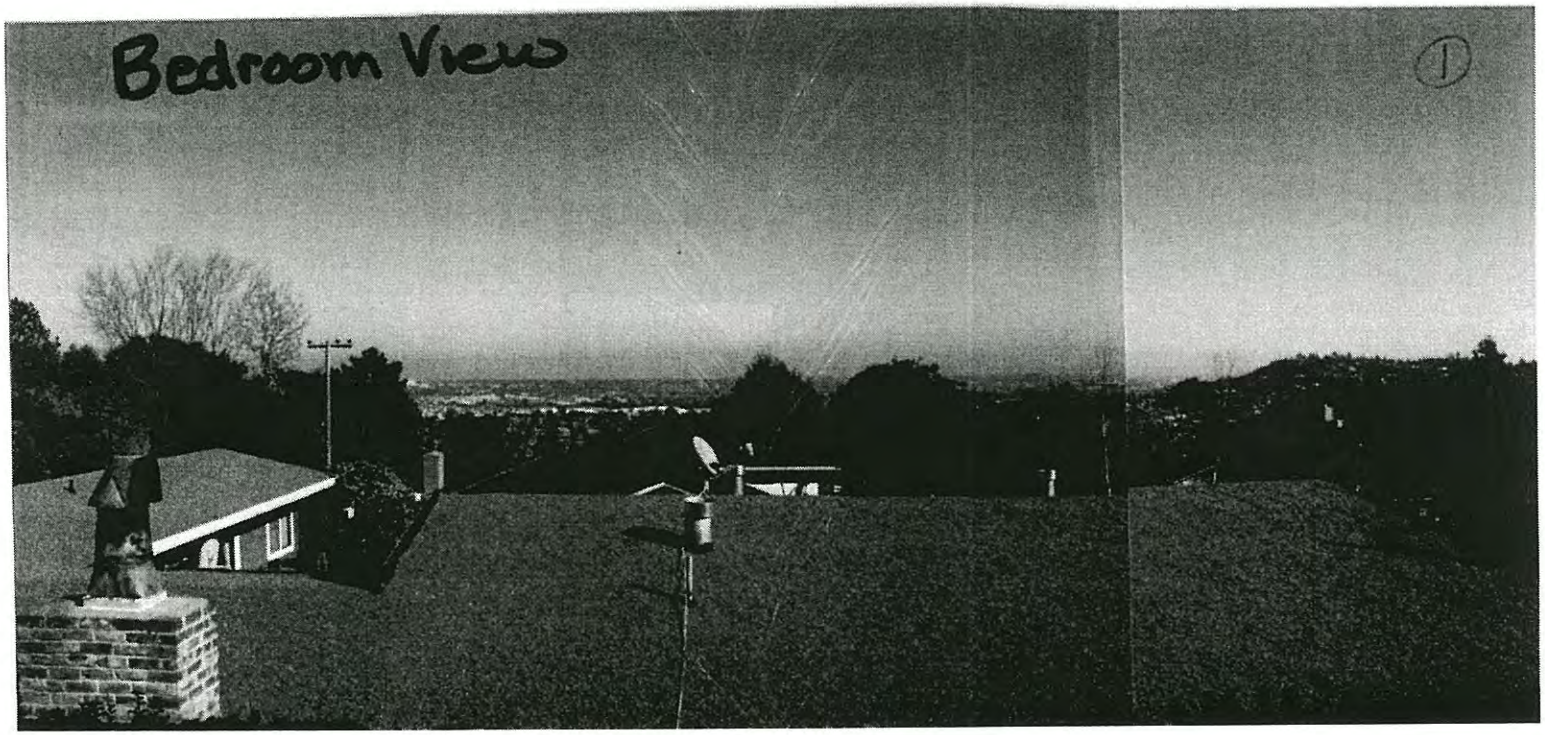
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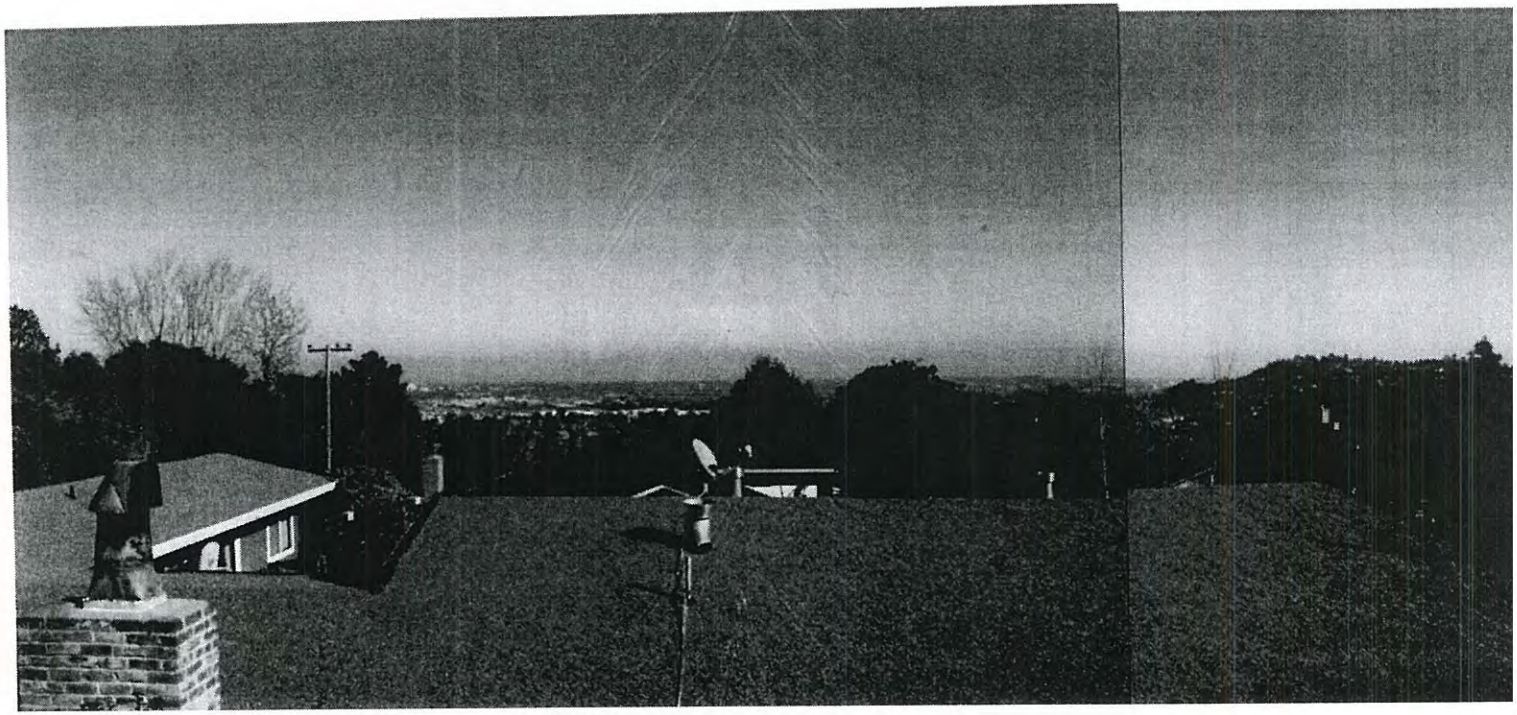

From: Peter Marcisz
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: Caroline Marcisz; miles_terri@yahoo.com
Subject: Support for Planning Approval of 3328 Verdun Ave Renovation
Date: Monday, June 02, 2014 2:12:18 PM

Hello,

We just wanted to send a quick note in support of the proposed renovation by our neighbor's Terri & Michael Schmier. We live just down the hill from them at 510 30th Ave, have known Terri & Michael for over a decade and believe that it is in the community's interest to allow for renovations such as these to occur. We believe there are many benefits in approving this request such as:

- **Retaining outstanding community members** – One example are the many hours Terri & Michael donate to our local school, Meadow Heights. Specifically, organizing our yearly auction fundraiser that raises tens of thousands of dollars to make the school a better place for all students.

- **Investment in our neighborhood** – Helps overall value & aesthetics of the neighborhood.

Given that Terri & Michael have worked closely with their neighbor in the design and have carefully balanced their needs while preserving their neighbor's view, we hope you will approve these plans in support of Terri & Michael's family needs. We're afraid that if the approval is not granted, we'll lose the Schmier's to another community and we don't believe that is right.

Thank you for your time.

Peter & Caroline Marcisz

501 30th AVe

Peter Marcisz | pmarcisz@qualys.com
VP of Finance
Qualys, Inc. | Continuous Security | http://www.qualys.com
Direct: (650) 801 6193 | Cell: (650) 703 7291

From: Josephine Lochbaum
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa; Planning Commission
Subject: RE: Planning Application #13-074 - Schmier Residence
Date: Monday, June 02, 2014 9:01:42 PM

Hi City Planning Commissioners,

I wanted to write in support of the Schmier proposed renovations. After reviewing the plans of the proposed renovation at 3328 Verdun Ave., we think the proposal has been very carefully thought out and effectively balances the Schmier's need to expand their home while still preserving their uphill neighbor's primary view. We hope you will approve these plans in support of Terri and Michael's family needs.

As a new homeowner of San Mateo, I wholeheartedly disagree with the members of the community who are trying to block this renovation. With the bay area housing marketing the way that it is, San Mateo MUST allow residents to expand and renovate to enlarge their homes. Yes, some of this may be at the cost of changing the views of other properties but I think that is a must if you consider the current size of San Mateo homes. The sizes of the homes, specifically for Verdun Avenue were originally built in the 50s, they do not meet current living standards for a 4 person household and therefore will need updates once the original homeowners move out. This will become common place and must be accepted if we want San Mateo to increase in terms of home values.

The expansion of homes in the San Mateo hills will allow for higher property values and an increase in city funding for schools as well as Police (crime has been on the rise as we have seen multiple burglaries on our block). Also, San Mateo schools are sorely below par when compared to our next door neighbors (Burlingame, Belmont, Millbrae, and San Carlos). We all know this, the higher the property values, the more funding for the city. Bottom line, this is good for us.

We see this renovation as a step in the right direction for our neighborhood and believe this will have a positive impact for all of homes.

I would also like to note that the members of our community who are against this renovation have created a very hostile environment on our block so that it is very difficult to support this planning application. You may not see many folks willing to voice their support at the June 10th hearing as they may fear retaliation from their neighbors. It's been a bit like bullying on our block lately so I want to make sure you know that whoever has signed in support does support the plans but may feel afraid to come forward on the June 10th hearing.

Please let us know if you have any questions.

Thank you for your time,

Josephine and Gregory Lochbaum
3221 Verdun Avenue San Mateo
415-722-3327

From:	Kathleen Lange
To:	Christine "Christy" Usher
Cc:	rumunekawa@cityofsanmateo.org; dforsell@cityofsanmaateo.org
Subject:	Planning Application#13-074, Schmier Residence
Date:	Monday, June 02, 2014 3:53:32 PM

From: Robert and Kathleen Lange
1099 31st Avenue
San Mateo, CA 94403

To: Christy Usher, Project planner
cusher@cityofsanmateo.org

Re: Planning Application #13-074, Schmier Residence
Planning Commission Hearing Date: June 10 2014

Ms. Usher:

It has come to our attention that the owners of the property at 3328 Verdun Avenue , Michael and Terri Schmier, are planning to construct a second story on their residence at the above address, which will obstruct the pre-existing view of their uphill neighbor, Karen Trudell, and we are asking that the Planning Commission DENY this application.

This second story structure should NOT be permitted to be built as proposed. We, too, have a home with a beautiful view and would object if one of our downhill neighbors put up a structure that would impair or completely obstruct our view. We, like Karen Trudell bought our home mainly because of the view that it offers. The blockage of our view would cause resentment and certainly affect the selling price, when and if we were to sell.

It makes no sense that there aren't some kind of safe-guards to protect our view. To allow the Schmier's permission to build the proposed addition threatens the views of all the homes in our neighborhood as it sets a precedence for all future second story additions.

We understand that the proposal submitted by the Schmier's in addition to blocking a pre-existing view also fails to comply with City ordinances and guidelines, so it is our hope that your Commission will look into these infractions and take seriously all objections thus denying the application #13-074.

Thank you for your consideration in this matter,
Robert O and Kathleen M Lange

CC: Ron Munekawa, rmunekawa@cityofsanmateo.org
Darcy Forsell, dforesell@cityofsanmateo.org

From:	Jann, Peter
To:	Christine "Christy" Usher
Cc:	rmunekowa@cityofsanmateo.org; Darcy Forsell; kkaren1210@aol.com
Subject:	Opposition Of Planning Application # 13-074
Date:	Monday, June 02, 2014 1:58:48 PM

Dear Christy:

I live at 1001 W. Hillsdale Blvd. in San Mateo & therefore very much support protecting pre-existing views & oppose Planning Application # 13-074. Thank you for your consideration in this matter.

Best regards,
Peter

Mr. Peter C. Jann
Staff Engineer - Development
Illumina, Inc.
25861 Industrial Blvd.
Hayward, CA 94545
510-512-7562 (office)
408-802-0155 (cell)
pjann@illumina.com

From:	Toni Dicapua
To:	Christine "Christy" Usher
Cc:	Ronald "Ron" Munekawa
Subject:	FW: Planning Application #13-074, Schmier Residence
Date:	Monday, June 02, 2014 4:43:43 PM

From: gaudi stazi [mailto:gaudi_s@hotmail.com]
Sent: Monday, June 02, 2014 4:43 PM
To: Planning Commission
Subject: Planning Application #13-074, Schmier Residence

Planning Commission
City of San Mateo
330 W. 20th Ave.
San Mateo, CA 94403

Re: Planning Application #13-074, Schmier Residence
Planning Commission Hearing Date: June 10, 2014

My name is Gaudenzio Stazi, owner of a house in the same block, at 932 W. Hillsdale blvd.

I'm writing to notify that both my wife and myself are **opposing the proposed project.**

We believe it is unfair : it will "transfer" a significant amount of value from one property to another.
It is inconsiderate to the amount of loss to the other property: 10 or 12 foot high ceiling !! ? ?
It will be the beginning of a "domino effect" that will disrupt what is today a nice and well established
neighborhood.

I will write more about reasons for opposing this project and will present with additional email and/or personally at the scheduled meeting on June 10, 2014.

respectfully,
Gaudi Stazi and Dula Cardenas Stazi

From: Miriam K. Hillier
To: Christine "Christy" Usher
Subject: cc:: rmunekawa@cityofsanmateo.org. dforssell@cityofsanmateo.com
Date: Monday, June 02, 2014 3:53:24 PM

Re: Planning Application #13-074, the Schmier Residence

I support protecting pre-existing views and oppose Planning Application #13-074. As a property
owner in San Mateo for over fifty years, I know what it is to lose the wonderful view I had, to trees
planted on an adjacent property that now obstruct that view.

Miriam K. Hillier, 4 Emerald Court, San Mateo, CA 94403

From: Genel Morgan
To: Christine "Christy" Usher
Cc: Ronald "Ron" Munekawa; Darcy Forsell
Subject: Planning Application #13-074/SchmierResidence
Date: Sunday, June 01, 2014 9:08:50 PM

Dear Ms. Usher,

I live a couple of blocks away from Verdun Ave. I have a panoramic view of the bay. My in-laws purchased this home around 1956 specifically for the view. They sacrificed to buy the home at a price higher than they had budgeted. They enjoyed living in the house until 1995 when my late husband and I purchased the house from them. I feel blessed to live here and enjoy this wonderful view. Losing even part of the view because of a neighbor building an addition on their house would be devastating to me.

I am aware of the Planning Application #13-074/Schmier Residence. I have also read the letter submitted to you by Mr. Scott Finley regarding this issue. I totally concur with the many points he makes in his letter.

I urge you and your fellow commissioners to do the right thing and deny this request. A pre-existing view should trump the request made by a neighbor to build an addition that would impinge on that view.

Sincerely,
Genel Morgan
3 Emerald Ct
San Mateo, Ca 94403

From:	Kelly Westberg
To:	Christine "Christy" Usher
Cc:	Terri Schmier
Subject:	Support of proposed renovation at 3328 Verdun Avenue
Date:	Saturday, May 31, 2014 11:58:36 PM

Dear Ms. Usher:

After reviewing the plans of the proposed renovation at 3328 Verdun Avenue, I think the proposal has been very carefully planned and effectively balances the Schmier's need to expand their home while still preserving their uphill neighbor's primary view. I hope you will approve these plans in support of Terri and Michael's family needs.

I have known Terri and Michael Schmier for the last four years as fellow parents of children who attend our neighborhood elementary school, Meadow Heights. I have had the pleasure of serving on the PTA Executive Board with Terri, who has served several years on the board. In addition to working full-time, both Terri and Michael are active, involved, and engaged members of the PTA, and we are fortunate to have them as part of our neighborhood and Meadow Heights community.

The Schmiers have shown they are committed to being good neighbors and have proposed a thoughtful renovation plan for their property. They have made revisions to their plans and the local zoning administrator has deemed it to be within all city zoning laws and design planning guidelines, including view implications. They have attempted to address any concerns their uphill neighbor has expressed.

The extreme costs of home ownership in the greater Bay Area require local communities to grow and evolve in order to retain residents. As property owners, the Schmiers should be permitted to make renovations to accommodate the changing needs of their family.

Most sincerely,

Kelly Westberg

2684 Mason Lane

San Mateo, CA 94403

From:	Barson, Karen
To:	Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc:	miles_terri@yahoo.com
Subject:	Support for Schmier"s expansion: 3328 Verdun Avenue, San Mateo
Date:	Saturday, May 31, 2014 3:52:58 PM

Dear Planning Department Representatives of San Mateo,

I'm writing this letter in support of the Schmier's plans to expand their home. This is a wonderful family who strives to contribute to their community. In considering their expansion, the Schmier's have gone above and beyond to meet the needs of their neighbor's view. After reviewing the proposed renovation at 3328 Verdun Ave., we are more than certain the Schmier's have carefully evaluated their plans and the proposal effectively balances their need to expand their home while still preserving their uphill neighbor's primary view. We ask you in earnest to approve these plans in support of the Schmier family. San Mateo needs families like the Schmier's who are wonderful neighbors and responsible citizens. I'd hate to see San Mateo lose this family due to this issue and hope the city can support their desire to stay in San Mateo, given this positive investment they are making in the neighborhood with their expansion plans.

Please don't hesitate to reach out with any questions.

Sincerely,
Karen Barson
344 Midvale Avenue
San Mateo, CA 94403
650 218-4303

Christine "Christy" Usher

From: Terri Schmier <miles_terri@yahoo.com>
Sent: Saturday, May 31, 2014 12:17 PM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Subject: Additional pictures

Hi Christy, Darcy, and Ron,
I wanted to forward you a few additional pictures in case you want to include any of these in the staff presentation for our hearing.

Picture 1 - New picture of the birch trees in our front yard now that they have full foliage - demonstrates how our landscaping substantially hides the 2nd story wall on the downslope side.

Pictures 2 & 3 - Pictures taken from our roof at the southeast and northeast corners where our addition will be - in response to the "View Equity" portion of the design guidelines, I think this demonstrates that we are not gaining a full, unobstructed view from our addition; rather, we will primarily see our neighbor's roof and some tree tops from the proposed addition

Please let me know if you have any questions on these pictures.

Thanks much,
Terri

From: Terri Schmier
To: Christine "Christy" Usher
Subject: Birch trees
Date: Monday, June 02, 2014 1:01:06 PM

Hi Christy,
I'm going to try sending the pics one at a time. Let me know if this works.

Thanks,
Terri

From:	Terri Schmier
To:	Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc:	Michael Schmier; Bess Wiersema; Amanda Studio3
Subject:	Re: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014
Date:	Friday, May 30, 2014 9:25:18 AM
Attachments:	Response to City - 01-28-14.pdf terri house letter.docx Signatures in Support - 11-04-13.pdf

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Hi Christy, Darcy and Ron,
Thank you for continuing to forward me these communications as you receive them. I would like to respond for the record to one specific point Paula raises in her attached letter about our addition also impacting views from 928 W. Hillsdale, 3331 Verdun, and 3323 Verdun, and those impacts not being evaluated by the city. Regarding the 928 W. Hillsdale impact, Darcy and Christy went to Larry and Trish's home after the May 7th public comment meeting to evaluate the impact to their home. My understanding from Darcy following that evaluation is that while Larry and Trish will see our addition, it is only covering a portion of the street they currently see from their view, not any bay or sky views. In addition, see page 2 of the attached "Response to City" document that was submitted in response to the first round of comments we received from the city on our plans. This diagram reflects the lack of impact to that home based on the plans at the time -- the proposed addition roofline is now even 1 foot lower on the east side than shown in that diagram.

Regarding the impact to 3331 Verdun Ave., the owner of that property, Siu-Ping Wong, sent the attached "Terri house letter" e-mail to Cky Ready on February 26th, very strongly supporting our project for all of the reasons stated in the e-mail. We also spoke with Gerry Mulligan, the owner of 3323 Verdun Ave. shortly after our October open house and he also vocally supported us by stating he is very much in favor of any investment to improve our neighborhood. You will find his signature in support of our project on the 7th line of the attached "Signatures in Support" document from 11/4/13.

Please let me know if you have any questions on this information.

Thanks much,
Terri

From: "Christine "Christy" Usher" <cusher@cityofsanmateo.org>
To: Terri Schmier <miles_terri@yahoo.com>
Sent: Friday, May 30, 2014 8:44 AM
Subject: FW: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014

From: Paula Finley [mailto:pflyer1251@gmail.com]
Sent: Friday, May 30, 2014 8:25 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Subject: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014

Dear Christy, Please forward attached letter to each Planning Commissioner regarding Planning Application #13-074 - Schmier Residence for the proposed hearing on June 10, 2014. Thank you for your help on this.

Sincerely,

Paula Finley

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Christine "Christy" Usher

From: Terri Schmier <miles_terri@yahoo.com>
Sent: Friday, May 30, 2014 9:25 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Cc: Michael Schmier; Bess Wiersema; Amanda Studio3
Subject: Re: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014
Attachments: Response to City - 01-28-14.pdf; terri house letter.docx; Signatures in Support - 11-04-13.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Christy, Darcy and Ron,
Thank you for continuing to forward me these communications as you receive them. I would like to respond for the record to one specific point Paula raises in her attached letter about our addition also impacting views from 928 W. Hillsdale, 3331 Verdun, and 3323 Verdun, and those impacts not being evaluated by the city. Regarding the 928 W. Hillsdale impact, Darcy and Christy went to Larry and Trish's home after the May 7th public comment meeting to evaluate the impact to their home. My understanding from Darcy following that evaluation is that while Larry and Trish will see our addition, it is only covering a portion of the street they currently see from their view, not any bay or sky views. In addition, see page 2 of the attached "Response to City" document that was submitted in response to the first round of comments we received from the city on our plans. This diagram reflects the lack of impact to that home based on the plans at the time -- the proposed addition roofline is now even 1 foot lower on the east side than shown in that diagram.

Regarding the impact to 3331 Verdun Ave., the owner of that property, Siu-Ping Wong, sent the attached "Terri house letter" e-mail to Cky Ready on February 26th, very strongly supporting our project for all of the reasons stated in the e-mail. We also spoke with Gerry Mulligan, the owner of 3323 Verdun Ave. shortly after our October open house and he also vocally supported us by stating he is very much in favor of any investment to improve our neighborhood. You will find his signature in support of our project on the 7th line of the attached "Signatures in Support" document from 11/4/13.

Please let me know if you have any questions on this information.

Thanks much,
Terri

From: "Christine "Christy" Usher" <cusher@cityofsanmateo.org>
To: Terri Schmier <miles_terri@yahoo.com>
Sent: Friday, May 30, 2014 8:44 AM
Subject: FW: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014

From: Paula Finley [mailto:pflyer1251@gmail.com]
Sent: Friday, May 30, 2014 8:25 AM
To: Christine "Christy" Usher; Darcy Forsell; Ronald "Ron" Munekawa
Subject: Planning Application #13-074 - Comment Letter for Planning Commission Hearing on June 10, 2014

Dear Christy, Please forward attached letter to each Planning Commissioner regarding Planning Application #13-074 - Schmier Residence for the proposed hearing on June 10, 2014. Thank you for your help on this.

Sincerely,

Paula Finley

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